

Reference:

PLANNING Application Number SSD-10352

Moriah College Redevelopment

The redevelopment of the southern portion of the Senior School Campus. Including demolition and construction of new teaching facilities.

I write in connection with the above planning application. I have examined the plans and I know the site well as our home is in Newland St. I wish to object strongly to the redevelopment on this site.

Queens Park is a small suburb with significant Federation and Victorian heritage buildings, development proposals should be considered very carefully: further expansion of Moriah College with the increase in traffic loads and spoil the character of the suburb and parklands. The visual impact on the park and surrounding area is quite significantly impacted by this development too. I'm afraid the massive development in this proposal will overwhelm Queens Park. It's a sweetheart deal for a wealthy private school.

Student Numbers Overwhelm – I understand Moriah College has around 1600 students and they wish to increase this by 25% it to around 2000 – there is only 3066¹ residents in Queens Park, adding more students will only add to the already disproportionate burden on us local residents and homeowners and overwhelming stress on local transport infrastructure and facilities.

Moriah College is an exclusive school - The College has a policy of only accepting for enrolment students who are Jewish in accordance with halacha (Jewish Law)². Most Queens Park residents would not be welcome at Moriah College, in the 2016/18³ Census, in Queens Park, the most common responses for religion were No Religion 35.0%, Catholic 23.9% and Anglican 11.6%, Not stated 11.4% and Judaism only 9.3%^[1] This is an enormous footprint that benefits so few. It's blatant subsidisation of an exclusive private school at the expense of public values.

Traffic Control Plan TCP - Moriah's TCP could be acceptable if it were enforced, it's just that they don't seem able to enforce this plan and it's really inconvenient for us residents. Notwithstanding the best endeavours of the College to provide a safe and efficient method of student collection, the traffic generated and the extent of

1

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SC13294

² Moriah College Annual report 2012, accessed December 1, 2019

3

https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SC13294

queuing are acknowledged by Moriah College as being a current issue, despite this Moriah has failed to adequately alleviate the traffic problems. The proposed TCP in this proposal seems essentially the same as the current traffic plan. It's not grounded in reality, more on wishful thinking and lofty assumptions. It's manifestly inadequate.

The traffic is already terrible in the mornings and afternoons with York Road, Baronga Avenue and Queens Park Road all carrying increased traffic loads at those times, detrimentally impacting upon the surrounding road network and local residents.

Moriah's current system of individual student collection involves a pick-up facility in York Road. Vehicle queues in York Road at peak times currently can exceed thirty to forty vehicles. The afternoons generally create the most queuing, as pick-up of students is more intensive than drop-off. This will only get worse and the school can't seem to control it.

The school does not currently have sufficient on site parking for staff and students, instead staff and students park in the nearby streets and residential areas immediately to the north of the school. This results in loss of on street parking for us residents and significant air and noise pollution which will only increase. Once again, the school has not been successful in stopping parents, teachers and students from parking here against school policy.

The protection of Queens Park's visual and historic qualities is not sufficiently addressed in the Visual Impact Assessment. They show only limited visibility of the development from surrounding areas which, from my point of view is incorrect. The school has already removed a significant amount of York Road Bushland including an endangered ecological community of *Eastern Suburbs Banksia Scrub*⁴. The images in this Redevelopment Proposal show an alarming end result. We need more for consultation on the visual impact.

The Transport Impact Statement is 162 pages long. The Environmental Impact Statement is 132 pages. There are 32 documents altogether, maybe more than 2,000 pages in total. We need more time to consult, digest and review this important proposal. While design issues might be solved by conditions or revised proposals, these could not remedy the siting problem of a massive school redevelopment so close to precious parklands. The visual impact on the park is immense. It will significantly change the look & feel of Queens Park and that section of Centennial Park forever.

4

<http://www1.waverley.nsw.gov.au/council/meetings/2001Minutes/0105/WorksReports/6.htm>