



Queens Park Precinct Executive Committee

c/- 109 Newland St, Queens Park 2022

Ms Karen Harragon
Director Social and Infrastructure Assessments
Department of Planning, Industry and Environment
GPO Box 39, Sydney 2001

16 July 2020

Dear Ms Harragon

Comments on Moriah College's Response to Submissions (RtS)(SSD-10352)

In December 2019, the Queens Park Precinct Committee, representing Queens Park residents, submitted a strong objection to Moriah College's application to massively increase the buildings on its campus and substantially increase the student population.

In its submission, the Committee outlined the history of the College's move to Queens Park, the assurances previously given to residents about student numbers and the impact from the school being located in our suburb with its ever-increasing student population.

As a condition by Waverley Council in its approval of one of the College's early developments, the Moriah Community Consultative Committee was formed to discuss issues relating to College's interface with and impact on local residents.

The College's RtS is extremely disappointing and barely addresses major concerns, in that

- there are only very minimal changes to the height and design of the inappropriate buildings in this park setting
- there is no mention of engagement with residents to discuss the proposed changed traffic arrangements that could alter traffic patterns and local streets
- it provides somewhat misleading overview of where supporters and objectors reside and nature of those submissions and
- shows no change to the proposed substantial increase in student numbers.

Our response to the RtS is outlined below and should be considered in conjunction with our objections in our original submission.

Only minor tweaks: proposal still excessive in scale; inappropriate for this location

Our objection to the proposal was that the buildings, especially along Baronga Ave, are far too large and intrusive for the site, located between Centennial Park and Queens Park and adjoining the Queens Park Heritage Conservation Area.

While the upper level being recessed slightly from Baronga Ave is a minor improvement, the scale of the building is still excessive and totally inappropriate.

The height adjustments to the northern and southern wings are negligible and still way over the height limit of 8.5m.

The floor area has actually increased.

We still believe that this huge structure is not the least bit compatible with its location and will be visually jarring when viewed from Queens Park and Baronga Ave.

Waverley Council's suggestion in its submission should be considered:

Consider reorientation of the STEAM building to an east- west alignment integrated with the curve of the existing campus buildings rather than an element that dominates the Baronga Avenue frontage and Baronga Avenue and York Road corner. Re-orientation would also reduce the impact on visual links between Centennial and Queens Parks both from street level and from within these parks. This would also enable retention of the low-scaled frontage to much of Baronga Avenue.

Traffic impacts on congested roads and local streets

There have been no discussions between the College, Waverley Council and Queens Park residents about the proposed significant changes to traffic arrangements, at York Rd and Queens Park Rd in particular.

Residents have been included in discussions on proposed traffic changes in the past and were heavily involved in the development of the Local Area Traffic Management Plan (LATM) when the school first located to the Queens Park site. The MCCC has not been consulted either.

The Traffic Report has not even considered the local streets impacted by school parking and traffic, namely the north-south streets Denison, Alt and Newland Sts that are carrying much heavier volumes of traffic than local streets should or did before the school was located here.

Traffic assessments provided in the proposal were only undertaken on York Rd, Baronga Ave and Queens Park Rd and in particular, the intersections, on a school day. No counts are provided for a non-school day to enable a comparison of the traffic at these intersections.

York Rd is a very busy regional road and the main north-south artery for traffic from the south-eastern suburbs to the north, leading to the city and Harbour Bridge.

1. The threshold garden on the southern side of Queens Park Rd near York Rd seems to be a significant bottleneck. If it was removed, there would be smoother access for cars turning left into York Rd which are currently often impeded by those turning right into York Rd.
2. The proposal for a pedestrian crossing, possibly a children's crossing, is apparently for the convenience of senior students (not children) parking in Centennial Park. There is no nearby pedestrian entrance to the College. There should be community consultation about this measure.

As the two issues of the proposed crossing and seagull intersection are complex and could seriously impact this section of this main north-south artery as well as the precinct more broadly, **we believe that RMS and/or Council should engage traffic engineers to thoroughly investigate these measures in consultation with the community.**

3. While the College is proposing another internal drop-off and collection point for parents, experience shows that many do not use this system. Instead, they park in local streets,

sometimes in *No Stopping* zones, and sometimes double park to drop off students. There is no indication as to how this system will be enforced.

4. The suggestion of a major increase in bike use seems unlikely to be fulfilled, based on current bike usage.
5. The RtS indicates that these proposed measures will be considered by the Waverley Traffic Committee in the coming months and that State Transit will be consulted.

Residents **must have input** into any potential traffic changes as they have always had in the past, before anything is put to the Traffic Committee.

Misleading overview of submissions

The RtS gives a somewhat misleading account of the public submissions.

Of the 168 submissions in support, 94% were NOT from Queens Park. While many were from other eastern suburbs, there were quite a few from places dotted right across Sydney. Most were just short single statements and others, just generally supporting the school.

Of the 143 objecting, 92.3% were from Queens Park and the others from the two adjoining suburbs. They mostly provided detailed reasons for objecting, not from a pro-forma list as suggested.

Furthermore, one Precinct Committee member who emailed AND sent a mailed copy of objection well before the closing date, was not included. How many more were not included?

Unreasonable increase in student numbers

As stated in our original submission, the current number of students allowed is 1,680, almost three times the limit that residents were promised when the school was located in our precinct.

The RtS reinforces the proposal for a 20% increase in student numbers, including an increase to 130 in the Early Learning Centre (ELC) despite the condition of the Waverley Local Planning Panel in November 2017 that the ELC be limited to 80 students.

The Precinct still considers this **increase in student numbers totally unreasonable**, especially in light of so many previous promises of student numbers being limited.

Proposed changes to the *Plan of Management*

The *Plan of Management* is overseen by the MCCC. Some of the suggested changes are not supported:

Meetings

The MCCC has always involved the Council who help prepare the agenda and provide the minutes. Meetings are held at the Council Chambers.

The proposal to exclude the Council and also hold the meetings elsewhere is not supported by a Council motion passed in November 2017 for Council's continuing role on the Committee.

Hours of use

We are alarmed at the proposed changes to the core hours

- FROM 6am to 6pm Monday to Thursday (to dusk on Friday) TO 6am to 6 pm in winter and 6am to 8pm in summer every day.

We hope that this is an error as the school does not operate on Saturdays. If not, it's totally unacceptable as is the extra two hours per day in summer.

Site population – student numbers

As we do not support the proposed significant increase in student numbers, we do not support this inclusion at this stage.

Traffic management

The new inclusion "Alterations to the TTPP that affect operations of the surrounding road network, including York Rd, Queens Park Rd and Baronga Ave, shall be approved by the Waverley Traffic Committee" makes no mention of residents or the MCCC.

This should be added to the statement: ..." after extensive consultation with the MCCC and precinct residents".

As we have already pointed out earlier in this submission, there has been no consultation with residents on the proposed traffic changes.

Conclusion

The community has been very tolerant over the years considering the ever expanding school numbers against reassurances to the contrary.

Such a large and intrusive development in this location and an expansion in school numbers are unreasonable impositions on our community and those who treasure our parklands.

Furthermore, we are very concerned at the proposed traffic changes that should not be considered without serious consultation with the community.

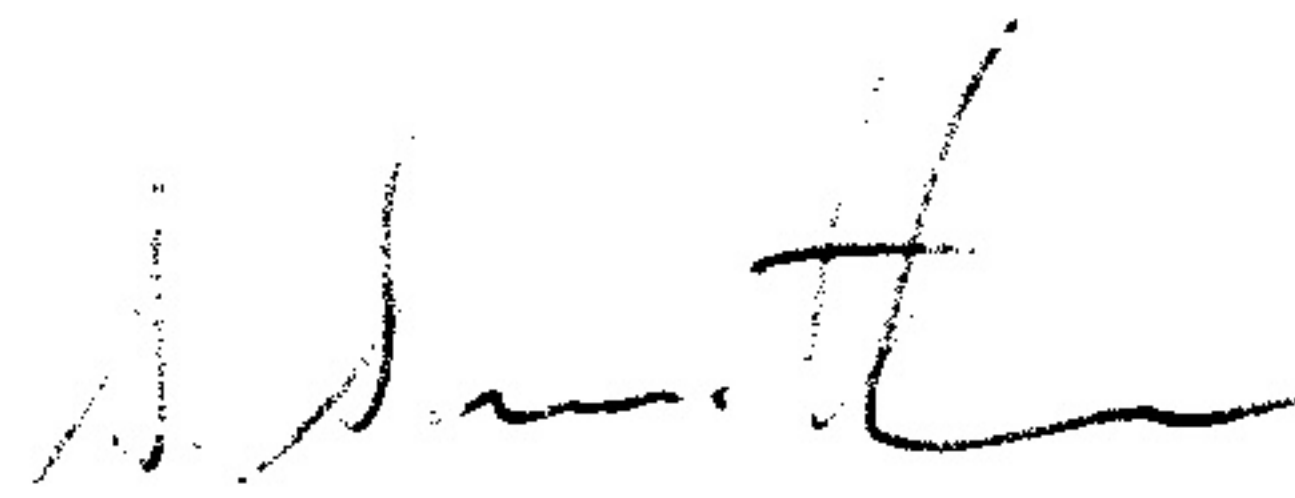
The expansion of the College on such a massive scale should not be approved.

Yours sincerely



Peter Cohen
Co-Convenors

and



Simon Swifte

Cc Mayor Paula Masselos
Deputy Mayor Elaine Keenan
Councillor Angela Burrill