

Tim Green
Planning Department
NSW Government

01 May 2018

Via email: tim.green@planning.nsw.gov.au

Dear Mr Green,

Re: Modification Application MP 07_0166 MOD 8 Wahroonga Estate Concept Plan on the NSW Major Projects website.

This letter is written on behalf of 136 residents, whose names and contact details are as listed below and who object to the proposed DA.

We reside in the Fox Valley area and surrounding roads, i.e. in the region south of The Comenarra Parkway that is entered via Fox Valley Road as well as the area extending up Fox Valley Road to the Pacific Highway, the area extending from The Comenarra Parkway to Pennant Hills Road and all the surrounding roads.

Our major objections are on several fronts, but essentially they can be summarised in three main areas:

1. traffic congestion;
2. evacuation of local residents in the event of a bush fire; &
3. commercial enterprises on land that was granted to the Church which is historically exempt from the payment of certain taxes.

We are concerned that if Ku-ring-gai Council approves this DA for the building of display suites, it will be giving implied consent to the Wahroonga Estate project as a whole and be *seen* to be giving that implied consent. Once a contract is signed for sale of the first unit, the developers will argue that the die has been cast and the Wahroonga Estate is then a live commercial entity.

Your records will indicate that the Wahroonga Estate concept plan was approved under Part 3A by the then Labor state government some 8 years ago. The very substantial increase in traffic through Fox Valley Road and The Comenarra Parkway and other new developments since that time mean that the concept plan is no longer viable or appropriate.

We are aware of the planned upgrade of the Fox Valley Road and The Comenarra Parkway intersection but these improvements will only increase the amount of traffic using this intersection. Any improvements will continue to be subject to the constraints imposed by traffic controls at Pacific Highway and Pennant Hills Road.

Furthermore, the extra lanes being only of a short distance will create congestion where those lanes come to an end and traffic merges into a single lane again. Traffic will continue

to be particularly congested as it reaches the intersection of The Comenarra Parkway and Pennant Hills Road.

We note that the approval of the Wahroonga Estate concept plan was contingent upon road works being fully funded by the developer and community consultation being undertaken. We are not aware whether any such contract has been signed by the developer, and any community consultation that was undertaken in 2010 is clearly no longer relevant.

Secondly, the southern part of Fox Valley Road is the only exit route for some 350 residences in that area. KMC needs only to recall the congestion caused during the 2006 bushfires to appreciate the potential effects of the proposal for an additional 200 apartments in the vicinity. If the proposed parking spaces for 365 cars in the units in the concept plan and the 265 cars in the medical suites that are currently being built are included, the resultant number of vehicles trying to exit this area could be catastrophic in a bushfire.

It is particularly reprehensible that the Seventh Day Adventist Church - under its numerous guises – is operating and profiting from commercial enterprises on land that was intended originally for religious purposes. As a church, their properties are exempt from many of the charges which other commercial buildings would attract, yet they charge their staff, patients and visitors for parking. In the absence of the regular public transport available at other major hospitals, staff, patients and visitors who cannot afford to pay are forced to park in the local streets, thus causing local residents undue traffic congestion.

The Church should in these circumstances be required to use their facilities and land in a manner that ensures minimal disruption to our environment. They should not make wide use of public roads for vehicles that can, and should be, accommodated on the SAN grounds. The SAN should not use and exploit resources to which they do not contribute.

Fox Valley residents have historically been supportive of the SAN hospital, church and school. The proposed construction of 200 units and the resultant effects of that suggests that the community support is no longer valued nor reciprocated by the SAN management.

In addition, the natural turnover in local population means that many current residents are not aware of the Wahroonga Estate plan, the proposals in the plan and the massive effects that this plan will have on our everyday lives. Many long-term residents who were around in 2010 were not aware of the plan either!

We value this area and pay for the privilege of living in a low-density environment in close proximity to beautiful bushland. Constructing an additional 200 apartments will place immense strain on the roads and the traffic in an area that is already extremely stressed and badly congested. The traffic congestion, especially in The Comenarra Parkway and Fox Valley Road intersection, is already currently untenable.

We insist that this DA be referred by Ku-ring-gai Council to the Independent Hearing and Assessment Panel for proper discussion and genuine consultation, including wide representation from concerned local residents.

J. Farn

on behalf of Fox Valley Region Action Group and the following signatories:

- [illegible]

Country	1980 (Number of people)	2012 (Number of people)
Algeria	100	100
Argentina	100	100
Australia	100	100
Austria	100	100
Belgium	100	100
Canada	100	100
Chile	100	100
China	100	100
Colombia	100	100
Czechia	100	100
Denmark	100	100
Egypt	100	100
France	100	100
Germany	100	100
Greece	100	100
India	100	100
Indonesia	100	100
Italy	100	100
Japan	100	100
Korea	100	100
Lebanon	100	100
Malaysia	100	100
Mexico	100	100
Netherlands	100	100
Norway	100	100
Peru	100	100
Poland	100	100
Portugal	100	100
Romania	100	100
Saudi Arabia	100	100
Spain	100	100
Sweden	100	100
Sri Lanka	100	100
Taiwan	100	100
Thailand	100	100
Turkey	100	100
United Kingdom	100	100
United States	100	100
Vietnam	100	100
Yemen	100	100

U.S.

Issue	Percentage
Protect the environment	75%
Protect the environment	70%
Protect the environment	68%
Protect the environment	55%
Protect the environment	45%
Protect the environment	55%
Protect the environment	50%
Protect the environment	60%
Protect the environment	65%
Protect the environment	70%
Protect the environment	75%
Protect the environment	80%
Protect the environment	55%
Protect the environment	65%
Protect the environment	45%

U.S. and other countries

Issue	Percentage
Protect the environment	75%
Protect the environment	70%
Protect the environment	68%
Protect the environment	85%
Protect the environment	80%
Protect the environment	95%
Protect the environment	75%
Protect the environment	80%
Protect the environment	85%
Protect the environment	90%
Protect the environment	75%
Protect the environment	80%
Protect the environment	85%
Protect the environment	80%
Protect the environment	75%