

Joel Herbert

From: a.butterfield6@bigpond.com
Sent: Tuesday, 28 August 2018 8:29 PM
To: Joel Herbert
Subject: MP07_0166MOD8

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Dear Mr Herbert

Thank you for forwarding Ethos Urban's response to the submissions objecting to the plans by Capital Bluestone and the Seventh-Day Adventist Church to construct 200 units in tower blocks on church land fronting Fox Valley Road Wahroonga.

This Concept Plan was approved 8 years ago when Fox Valley Road and the surrounding area were very different from the congested and overdeveloped area that it is today.

When the IHAP approved a 127-place child care centre on the corner of Fox Valley Road and The Comenarra Parkway earlier this year, the decision included this direction:

Generally, the future traffic implications for this vicinity in the light of the scale of the proposed developments in the locality will need to be carefully monitored by all relevant authorities to take account of community concerns.

This has not happened. The concept Plan is being presented as a fait accompli. There has been no careful monitoring. The traffic modelling was purely hypothetical and took no account of the huge increase in vehicle movements which will occur when all the approved development applications are completed.

In the case of the above-mentioned child care centre, residents monitored the traffic during peak hours for a week and came up with figures which far exceeded those presented by the developer, often double the modelled figures.

Residential developments should be permitted only in those areas where the infrastructure can cope. It cannot cope on Fox Valley Road or the surrounding roads, which are used as 'rat runs' by huge numbers of motorists from other areas. Another set of traffic lights, no-parking zones and slip lanes at heavily congested intersections will not solve the problems. The choke-points – Pacific Highway, Pennant Hills Road and Ryde Road – trap the traffic, which is regularly grid-locked. The local stations are not within walking distance. The owners of those cars occupying the 363 car spaces in the proposed towers will be forced to drive everywhere, and not just in peak hours.

There is no provision for parking at the three local train stations. Four times during the past three weeks, my husband has not been able to drop me off at a station because of blocked roads or congestion on the highway. Consequently, I have had to make the last part of the journey on foot. Though I am elderly, I am still mobile, but many residents cannot walk those distances.

I am not sure of the status of this matter at the moment. Is it a Development Application, or does it just look like one? There has been no community consultation and no information about options the SPD says it is exploring. Residents are just being told what the SPD is going to do, regardless of the well-founded objections of those living in the area.

What is required before this matter is considered is what the IHAP stated. A comprehensive, independent traffic study and evaluation of all the vehicle movements which will be generated by the developments already approved must be undertaken before any decision is made.

I estimate that there will already be thousands of extra vehicle movements from approved DAs:

- 127-place child care centre, corner of Fox Valley Road and The Comenarra – parents, staff, service vehicles;
- 60-suite specialist centre on diagonally opposite corner with coffee shop, chemist etc. – entry and exit from and onto Fox Valley Road – specialists, patients, staff, service vehicles. Three storeys of parking for 262 cars;
- WAS school – when complete 800 students – parents driving children who live at a distance. Some parents in the vicinity of Roland Avenue take up to twenty minutes to drive the relatively short distance to the school as queued drivers refuse to let them enter the traffic stream;
- Six new townhouses behind “Rothemay”;
- DA for 96-place child care centre at 44 Fox Valley Road – parents, staff, service vehicles;
- Seniors’ accommodation 46 Fox Valley Road – number of residents unknown, but replacing a two-person household;
- Seventh-Day Adventist plan to repurpose the former primary school site on the corner of Fox Valley Road and The Comenarra as a child care centre. Most primary school children were able to walk there, but there will be additional traffic as those attending the centre will need to be driven – plus staff and service vehicles.

Add to that total, the four or five hundred – perhaps more – would –be residents of the proposed towers and the answer is absolute chaos.

Then there is the unknown quantity – the plans for the large, ominously vacant site of the former centre next to the pre-school on Fox Valley Road.

I am writing at length, Mr Herbert, because Fox Valley Road and the surrounding streets have reached crisis point. This area, a low-density residential zone, has become over-developed and increasingly congested and will become much more over-developed and congested if this Concept Plan is allowed to proceed . The streets just south of the Fox Valley Road/Comenarra intersection are parked out on both side every day, having become free parking lots for the Seventh-Day Adventist Hospital.

The situation at WAS has also reached crisis point. The North Shore needs more schools. WAS promised to be a beautiful school, set in idyllic grounds and offering a perfect environment for learning. Now the plans have changed and it and the students will be hemmed in by these looming towers, overlooked by the residents of those towers and cut off from playing fields and with no line of sight to anything but these towers.

I am attaching the letter which I wrote to the president of the SPD of the Seventh-Day Adventist Church. The tone of his letter and Ethos Urban’s response to the grave concerns of the community was so arrogant and dismissive that I had to respond.

I have lived here for over forty years and cherish the area. Fox Valley Road and the area surrounding it will truly cease to exist if this plan goes ahead. People are dismayed by what the Church is planning and the Church has lost the support and goodwill of the community forever.

Yours sincerely

Avona Butterfield

Email to Glenn Townend being forwarded separately.