



**JOHNSON PROPERTY GROUP**  
Creating living communities

**22 January 2010**

The Director General  
Department of Planning  
23-33 Bridge Street  
SYDNEY NSW 2000

**Attention: Emma Hitchens**

**Subject: MP 07\_0166 – Wahroonga Estate Redevelopment  
Final Preferred Project Report and Concept Plan**

Dear Ms Hitchens,

I am pleased to provide you our final Preferred Project Report and Concept Plan submission. This final submission has been prepared with respect to the:

- o gazettal of *State Environmental Planning Policy (Major Development) Amendment (Wahroonga Estate) 2009* on 18 December 2009, and
- o our subsequent meeting with Department of Planning staff on 21 December 2009.

Also included is additional modeling information from our traffic consultants as requested in our meeting on 21 December 2009. This modeling information has been separately forwarded to the RTA.

The modifications to the Concept Plan conform to the controls set by the SEPP Amendment, in particular the Concept Plan has been amended to include:

- o retention of additional vegetation;
- o realignment of APZ's due to retention of additional vegetation;
- o reconfiguration of apartment buildings due to revised APZs;
- o relocation of proposed school due to revised APZs;
- o height limited to 4 storeys in Fox Valley Precinct; and
- o reduction of dwelling yield to maximum of 500 (excluding aged care and student accommodation as discussed)

We believe this conforming plan now allows the Department of Planning to complete their assessment and determine this Concept Plan application.

Should you require further information, feel free to contact me on 0438 800 092.

Yours sincerely  
Johnson Property Group

**Bryan Garland**  
Senior Development Manager