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To: [IPCN Enquiries Mailbox](mailto:ipcn@ipcn.nsw.gov.au)
Subject: FW: Wahroonga Estate Concept Plan Modification 8 (MP 07_0166 MOD 8)
Date: Wednesday, 28 October 2020 4:48:17 PM

From: a.butterfield6@bigpond.com [mailto:a.butterfield6@bigpond.com]
Sent: Wednesday, 28 October 2020 4:45 PM
To: 'ipcn@ipcn.nsw.gov.au'
Subject: Wahroonga Estate Concept Plan Modification 8 (MP 07_0166 MOD 8)

Dear Sir/Madam

Re: Wahroonga Estate Concept Plan Modification 8 (MP 07_0166 MOD 8)

Here we go again! Yet another request for modification from the Proponent. Or is this a modification of an earlier modification? It seems that the Proponent now finds the designated zones in the Concept Plan inconvenient.

Solution? Move the VMTL; amend the FAR B5(1); allow a redefinition of 'conservation land'; change the permitted location of the APZ; and offset an area equivalent in size to the APZ encroaching on the E2 zone for regeneration of the critically endangered Sydney Turpentine-Ironbark Forest. Done!

While I am pleased to see the attention being given to the wellbeing and future of the endangered STIP, I am appalled by the lack of attention being given to the wellbeing and future of the in-danger residents of the bushfire-prone peninsula south of the Fox Valley Road/Comenarra Parkway intersection and the Browns Road area.

For many years, residents have voiced their concerns about the rampant overdevelopment which is destroying our cherished area. We have written to all the relevant authorities; displayed placards; staged protests; attended meetings; addressed hearings; taken photographs to highlight the increasing problems with parking and the problems with the WAS; and monitored traffic to show the true traffic figures. We have spent thousands of hours and written probably millions of words trying to protect our piece of paradise. To what avail?

Our last hope was the bastion that is the IPC. On 7th November, 2019, IPC held a hearing to enable residents to voice their objections to the plan. People took time off work to attend. Many people spoke. I also spoke. In the 356 days since that hearing, what have we heard from the IPC? Nothing. There was detailed coverage in the press, but no report, acknowledgement or follow up from the IPC, and letters to the Minister responsible have gone unanswered.

On last Friday, 23rd October, however, there was some action – an IPC email with voluminous attached material, and a deadline of seven days in which to respond. Now here is a real problem. The Proponent has been given years to chip away at every condition and dismiss every objection, and the IPC itself has not responded in nearly a year. What of those complaining residents? How have they been treated in our supposed democracy? Unlike the hierarchy of the Seventh-Day Adventist Church, the owners – now 50% foreign – of Capital Corporation Wahroonga and probably those in power in the IPC itself, we live here! Our insignificance in the scheme of things

is reflected in both the time frame and the final instructions where different fonts and colours are used to whip us into compliance.

While we feel despair at what is happening to our area, we feel another even darker emotion: fear. This area is surrounded by bushland. As I type I am looking at the glorious, towering gums in the wide nature strip down the middle of this section of The Broadway. But there is fear in their beauty. In 2006 residents were forced to flee as fire swept up the valley and reached the rear fences of their properties. Their flight was stopped at the Fox Valley Road/Comenarra Parkway intersection, often gridlocked in normal times. The intersection acts as a plug, cutting off the one road into – and obviously out of – this peninsula. There was no way out. The resulting chaos and panic as people in their cars loaded with children, pets and precious possessions tried to escape was terrifying. Just last November residents were warned by Council to leave or find shelter as another fire in South Turramurra came within one kilometre of where I am.

Why are all the developments under construction, already approved or waiting approval being allowed when no one anywhere seems to have looked at a map and asked: How would people from those 450 households escape in a major bushfire? The RFS has found no problem with current plans, saying that children and staff at the under-construction childcare centre at the intersection can shelter in place and the zoning at the planned residential Wahroonga Estate is satisfactory.

But what of the vast Adventist complex centred on the SAN hospital? I wonder how many people remember Paradise in California? Two years ago, on 7th November 2018, the deadliest and most destructive fire in California's history destroyed 90% of the town and killed 86 people, including the mother of a friend of my son. As here, the Adventist Church was the biggest landowner and employer and its medical facilities were similar to those of the SAN. The complex suffered considerable damage, but patients were safely evacuated by helicopters, a fleet of ambulances and employees' cars. Staff sheltered in the tunnels. In a major bushfire I assume a similar evacuation would occur, placing incredible strain on our intersection and the local streets. I assume too that panicking parents would try to reach their children in the increasing number of childcare centres on Fox Valley Road. What hope of escape would we have?

The US press used the title of Milton's epic poem, 'Paradise Lost', to report this tragedy. Paradise was indeed lost and it is now a wasteland. No one will ever use the title of Milton's companion epic poem, 'Paradise Regained' as it will never be regained.

Here we too are in danger of losing our paradise to greed and overdevelopment and perhaps a devastating bushfire. Once lost, it can never be regained.

I wonder how many people who make crucial decisions about fire safety and evacuation plans have ever witnessed a bushfire up close? I have, and it was terrifying: fire crowning in tall gums, trees exploding, relatives fighting for days to save property and stock, a nephew sheltering in a ground dam as the fire roared overhead and the incredible speed of the flames. I do not want to see those images again.

With due respect, I think that it is time for all tiers of government and all government entities to start to say 'NO' to the billionaires, the developers, the political donors, the lobbyists, and all those who seek to advance their own interests at the expense of others. Our system of

responsible government means that governments are responsible to the citizens who elect them, not to those who seek to enrich themselves. The scandals of the last few weeks have shocked and appalled me and left me deeply disturbed about the state of our democracy. I see that we are now 15th on the world scale of democratic countries. I fear that recent events will see us slide further down the pole.

Enough is enough. This Concept Plan has moved from being a residential estate promising that residents would not need to own cars as cars would be provided and maintained and public transport and infrastructure would be improved to the disaster it has become. Why is this being allowed to happen?

Avona Butterfield

Please note: 'nor' is incorrectly used in the final sentence. The negative in *will not be* is carried over to *uploaded* and therefore *or*, not *nor*, another negative, is required. That section should read: 'will not be considered by the Panel or uploaded to the Commission's website'.