

From: [Fox Valley Region Action Group](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Wahroonga Estate Concept Plan Modification 8 (MP 07_0166 MOD 8)
Date: Friday, 30 October 2020 10:05:34 AM

Dear Ms Harrison,

In response to your recent email dated 23 October 2020, we have set out below the reasons why we believe that this DA should not be approved.

As residents of the Fox Valley and surrounding area, we are only too aware of the effects the extensions to the SAN Hospital and the Adventist school and associated developments have had on our roads. These effects are in terms of vastly increased traffic density. Employees of the Seventh Day Adventist Church and its numerous associated institutions further congest our roads by parking there, rather than parking on-site to avoid on-site parking fees.

The development of the specialist medical centre on the north-east corner of Fox Valley Road and The Comenarra Parkway, and the development of the child care centre diagonally opposite, guarantees further traffic congestion. We note that there is no 'free' period for parking at the Medical Centre facility, so patients park in our roads or fill the few parking spots available outside, and behind, the Fox Valley shops.

Each room in the newly-built medical centre must have a number of patients coming and going each day, causing at least a 10-fold increase in the number of movements on and off Fox Valley Road/Comenarra Parkway connected to that building. Car parking has spilled over to the narrow streets in the surrounding areas. Parking on such narrow streets necessarily means that there is only room for one vehicle to traverse in any direction at any one time.

Further, the proposal that residents of the proposed units will engage, seemingly spontaneously, in car-sharing arrangements is preposterous to say the least. Irrespective of these plans for car sharing by residents of the proposed residential units, further developments can only make matters worse.

In the Black Summer of 2019 just past, there were unprecedented intense bushfires in many parts of Australia. Surely those horrific scenes have been burnt into our memories? At one stage, a bushfire threatened suburban houses in South Turramurra, an area that – as the crow flies – is just a kilometre away. Residents around the area south of Fox Valley Road and The Comenarra Parkway, as well as Browns Road were concerned for their safety to the extent that some residents evacuated left* their homes.

This was not the first time that a bushfire had threatened this area. A similar event occurred in 2006 when fires swept through the valley and residents were officially placed on alert to evacuate. This resulted in severe traffic congestion at the intersection of Fox Valley Road and The Comenarra Parkway as local residents attempted to leave the area. How much worse will this now be with the completion of a child care centre right at that junction? Then, If residents of lower Fox Valley road manage to cross at the lights, they will presumably have to wait while the hospital, school and proposed units are also evacuated. Good luck with that!

The area south of the intersection of Fox Valley Road and The Comenarra Parkway is a designated bushfire prone area. There are ten roads (Eurong St, Morona Ave, Yanilla Ave, Leuna Ave, Wongalee Ave, The Broadway, Kerela Ave, Kallang Parade, Moona

Parade and Kiogle St) that feed into Fox Valley Road and the ONLY exit for all the residents of these 11 roads (i.e. including Fox Valley Road) is through the bottleneck intersection of Fox Valley Road and The Comenarra Parkway. There are some 450 residential dwellings on all these 11 roads, not counting the row of shops and clinics right at the intersection. This is potentially 1200+ people in total. In the event of an emergency bush fire, these 1200 residents would be trying to escape via the bottleneck of Fox Valley Road and The Comenarra Parkway and/or Pacific Highway and Pennant Hills Road. The Comenarra Parkway itself could also be blocked by fire in both directions. This does not take into account the priority that must be given to emergency vehicles.

The residences in all the above mentioned streets as well as those in Browns Road were, owing to the high winds, estimated by the Rural Fire Service as being only minutes away from the 2019 fire in South Turramurra.

Some 14 years after the 2006 bushfires, with the two new developments discussed above and on top of all that, with the Wahroonga Estate going full steam ahead as though in a vacuum, with proposed developments for another child care centre and an aged care centre near the junction of Fox Valley Road and Ada Avenue, residents in this area have to ask again, WHY do planners and developers, KMC Councillors, Planning NSW and the Independent Planning Commission (IPC) make decisions in isolation, quite separate from reality?

With increased population density and the proposed units in the Wahroonga Estate plan, what comprehensive plans have been made for the evacuation of the entire area - not just a building development in isolation - in the event of a bushfire?

Is the IPC waiting for a similar event as has happened in Paradise, California, USA in 2018, to happen in this area before adequate, appropriate and proactive action is taken?

The question has to be asked, for how long is a development application valid? In the case of the Wahroonga Estate, the response seems to be 'forever'.

The decision to approve the expansion of the Wahroonga Estate was made more than 11 years ago! The world, and our part of it, has changed significantly in that time with major increases in business and personal travel causing further congestion. Numerous large developments have been approved state-wide, leading to ever increasing flow of traffic and people. But of most concern are the changed climatic conditions which lead to more frequent, more intense, bush fires.

If this project was submitted as a new concept this year, it would certainly not be successful, and yet, you, the people we entrust to have the community's interests at heart, are still making decisions about the Wahroonga Estate as though this massive development exists in a vacuum. It is as if 11 years have not brought about any changes that need to be taken into account in your deliberations.

We trust, and expect, you to FULLY consider the problems and implications of further development of this area as we have outlined and to refuse to approve anything more concerning this development.

Lastly, it must be said that it is difficult to understand why, when the IPC has had over 12 months to consider this Application, why is it that the general public was given only 7 days to prepare and submit submissions? How long did the developer have to submit proposals, changes, amendments?

Yours sincerely,

George Gleeson, Tricia White, John Farrar
for and on behalf of the Fox Valley Region Action Group (FRAG), a community group
representing over 140 residents



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