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**To:** [IPCN Enquiries Mailbox](#)  
**Subject:** Wahroonga Estate Concept Plan Modification 8 (MP 07\_0166 MOD 8)  
**Date:** Friday, 30 October 2020 2:59:22 PM

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Dear Sir/Madam,

Once again, yet another request for modification from the developer of the Wahroonga Estate. How many times can a development that was approved more than a decade under dubious circumstances - at best - be modified yet again? And what is the basis for modification? That the developer finds the designated zones in the 'concept plan' inconvenient? As a local resident, I find the entire concept plan not merely inconvenient, it is positively destructive.

In fact, I am appalled by the lack of attention being given to the wellbeing and future of the residents of the bushfire-prone peninsula south of the Fox Valley Road/Comenarra Parkway intersection covering the entire residential area to Pennant Hills Road.

As local residents in the Fox Valley and surrounding area, we are well aware of the effects extensions to the SAN Hospital, the Wahroonga Adventist School and associated developments have had on our roads. These effects are in terms of vastly increased traffic density as well as employees of Seventh Day Adventist Church (and its numerous associated institutions) further congesting our roads by using them as car parks, rather than parking on-site.

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. Each room in the newly-built medical centre will have a large number of patients coming and going each day. In theory that will mean 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. Irrespective of plans for car sharing by residents of the proposed residential units, further developments can only make matters worse.

The fanciful proposal that residents of the proposed apartment blocks will engage, seemingly spontaneously, in car-sharing arrangements is, at best, stemming from the land of fairies, and at worst, preposterous.

For many years, residents have voiced their concerns about the rampant overdevelopment which is destroying our little piece of bushland surroundings. We have set up homes and live here because we love the bushland. When our little part of paradise was threatened, we wrote to all the relevant authorities, attended and addressed meetings, displayed placards, staged protests, took photographs to highlight the increasing problems with traffic congestion and

parking, and, therefore, the associated problems with evacuation in the event of a bush fire. After all, we do live in a designated bush fire prone area. We have written countless emails and submissions trying to protect our little piece of paradise. To what avail?

So that the IPC can hold a meeting on 7 November 2019 and then sit on that project for close to a year, and then, lo and behold, send an email to concerned residents, complete with voluminous attachments, with the requirement to respond within seven days or forever hold your peace?! It is positively insulting.

The developer has had decades to chip away at every requirement, dismiss every objection; the IPC has not seen fit to contact residents for close to a year, and when they do, the residents need not just jump but jump within seven days. The IPC's request for response is an insult to my and every local residents' intelligence.

In the Black Summer of 2019 just past, there were unprecedented intense bushfires in many parts of Australia. Surely our memories are not that defective that we have already forgotten the horrific scenes? A bushfire threatened suburban houses in South Turrumurra, an area that – as the crow flies – was 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 and left their homes.

This is not the first time that a bushfire has threatened this area, a similar event having happened in 2006 when fires swept the valley and residents were officially placed on alert to evacuate. In 2006 there was traffic congestion at the intersection of Fox Valley Road and The Comenarra Parkway as local residents attempted to leave the area.

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. For these 1200+ residents, **there is no other way out!** Do you get it? **There is no**

**other way out except through this intersection!** 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 other proposed developments for child care centre and an aged care centre further up on Fox Valley Road (towards Pacific Highway), residents in this area have to ask again, do planners and developers and, indeed, KMC Councillors and the Independent Planning Commission (IPC) make decisions in a vacuum, isolated from reality?

With increased population density and the proposed towers of 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 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? The original decision allowing the Wahroonga Estate was made more than 11 years ago! Countless issues have changed in that time frame, not the least of which are increased traffic congestion, numerous other developments leading to ever increasing flow of traffic and people, and changed climatic conditions leading to more frequent and more intense bush fires. If this project were submitted as a new concept in 2020, it would certainly not be successful, and yet, you, the people we entrust to have the community's interests at heart, you make decisions about the Wahroonga Estate as though this massive development exists in a vacuum and as though 11 years have not brought about any changes that need to be taken into account in your deliberations!

It is time for all tiers of government and all government authorities to start saying 'NO' to 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 has to mean just that: a government responsible to the citizens who elected them, not to those who seek to make a killing at the expense of others.

Enough is enough. This 'Concept Plan' has evolved from being a grandiose money-making exercise from lands that were given for a religious purpose to the environment-destroying disaster that it has become. This should **not** be allowed to happen.

Y Heng