

Submission to Independent Planning Commission on Wahroonga Estate

Date: 4 November, 2019

Submitted by: Dr Barbara Newman, resident at [REDACTED]

My submission includes the following points:-

1. There has been little consideration by Wahroonga Estate on the building of and extension to their estate; given the extremely high fire zone, and high fire risk to this area and the close proximity in which the new buildings will be situated.
2. Already, the Sydney Adventist through which the Wahroonga Estate is managed have paid little attention to fire and fire problems by using high fire cladding on various buildings. In addition, there is a large area of bush surrounding the proposed area.
3. There has been scant consideration to access to Fox Valley Road, the only public road, applicable to this DA. Given the situation of the School, parallel to Fox Valley Road, and with scant access roads to Fox Valley road, escape from proposed buildings from fire is an impossibility.
4. There has been no attempt by Wahroonga Estate to establish massive water tanks to be used in case of fire?
5. In case of fire—approximately 850 patients would need to be moved, thus blocking of Fox Valley Road and preventing thousands of residents down The Broadway and Warrawee Valley from any way of escaping the fire or many fires?
6. Residents have moved to live in this area because they want a healthy lifestyle. We know through research that bush and trees and space provide the environment that fosters good health. The proposed DA, if approved diminishes residents opportunities to have a healthy lifestyle because of the enormous impact on every resident.
7. There has been little attention to any planned landscaping in the DA. Planting lots of trees, no larger than growth to 8 metres is an essential element of the Greenfield Housing Code.
8. The impact to Fox Valley Road by proposed residents is gigantic. Already there is close to 7,000 vehicle movements per hour along Fox Valley Road. There has been No building of extra car parking facilities at either Wahroonga or Warrawee Train stations. Public bus is almost non-existent- lucky if one can get a bus, once an hour!
9. The Sydney Adventist through their Wahroonga Estate Managers promised that when the Medical Centre was complete, they would very quickly repair the damage to Fox Valley Road and install new corner configuration at junction between Fox Valley Road and Commenarra Parkway. This has NOT happened?
10. In times of high storm, there is NO ability for water to escape, thus building up on Fox Valley Road causing major road hazard. There is inadequate storm water drainage on Fox Valley Road and there has been NO attention to this detail by Wahroonga Estate.
11. Due to the enormous number of staff who work at the hospital, mostly using their cars as travel conveyances, plus family and friends of patients, plus those future residents, plus parents dropping children off to school and Fox Valley Road not being anything, other

than a peripheral road, major bottle necks will occur. Fox Valley Road is and always has been a peripheral road!

For all these reasons this application should be modified or Not proceed.