



7<sup>th</sup> November, 2019

Independent Planning Commission NSW  
Level 3, 201 Elizabeth Street  
SYDNEY NSW 2000

Tony Deighton  
Principal Public Affairs Officer

RE: WAHROONGA ESTATE CONCEPT PLAN MOD 8

Thank you for allowing me to formally respond to the Wahroonga Estate Concept Plan MOD 8.

I am disappointed that this proposed development was ever conceived in the first place because of its potential for affectation on the activity and functionality of my church, positioned very closely to the proposed development, but grateful that the Independent Planning Commission, NSW has been put in place for this type of purpose and provides me opportunity to express my concerns.

As a member and officer of the Wahroonga Seventh-day Adventist (SDA) Church on the subject estate, I outline my personal objections, as I see it deleteriously affecting the ongoing function of the church as follows:

**“QUIET ENJOYMENT”**

A place of worship is a very important entity in any community, particularly when it has been in existence for over 100 years on this estate and in the current position for sixty plus years and has linked many families both inside and outside of the church in terms of births, marriages, funerals and a myriad of public programmes including health and welfare, sacred public concerts, large public gatherings for Christmas and Easter Celebrations and associated with many programmes with the large contiguous Private Hospital. Whilst I would hope that these programmes will still be able to function in perpetuity, one of my concerns is the loss of overall **“quiet enjoyment” to the church** which is important and a basic tenant of much of the worship programmes. This amended plan now positions Block A closer to the Wahroonga SDA Church. It is well held that for each unit there will be a multiplicity of human and vehicular movement and this will impact more specifically on the church and its function with Block A now being closer to the church building with the very real potential of additional noise and disturbance. Because of the newly proposed footprint, Block A is now more elevated and this affects the contiguous church with, amongst other things, greater shadowing.

I am also concerned that there is a very real potential for future home unit owners/tenants complaining/taking action against any effect on **their “quiet enjoyment”** pertaining to their living conditions regarding the church’s worship and other programmes which include music, human movement of many people ( note the church’s seating capacity – 1000+), movement of vehicles etc. many instances of which occur at weekends, evening and into the later night. In the current social and political climate, I have very real concerns that this may be very difficult for the church’s mission of functionality into the future. Note: The church, due to public complaint from some neighbourhood groups, either close by or further afield, has already, in past years, been very limited in the use of its worship and other celebratory bell ringing from the **approved bell tower**.

### **PARKING**

The fact has already been stated that for the proposed density of development there will be a potential for many hundreds of inhabitants and the associated many vehicles potentially over and above the provided development parking and this will be a particular problem for the church and its precinct in availability of ongoing parking all day and night for those legitimately using the church. One only has to note the situation surrounding most high density developments in Sydney that cars are parking wherever they can as close to their homes as possible resulting in a density of parking in many surrounding streets and often other illegal places causing local traffic congestion and inconvenience. **The Wahroonga SDA church has limited parking facility on its grounds for its use and the area used for church parking previously met the Ku Ring-Gai Council parking/church seating ratio requirements but this was taken away by the originally approved proposed development** which, as well as providing very limited parking for the potential of occupants of the proposed development including only 1 space per both 2 and 3 bedroom apartments, 0.5 for one bedroom apartments, visitor parking 1 per 4 dwellings and car share parking 1 per 6 dwellings, but MOD 8, whilst marginally increasing parking provisions to 1 space per 1 bedroom apartment, 1.5 spaces per apartment for Buildings A – C and 1 space per apartment for Building E, 2 spaces for 3 bedroom apartments, it has decreased visitor and car share parking respectively to 1 per 6 dwellings, (down from 1 per 4 dwellings) and Nil car share parking (down from 1 per 6 dwellings) adding to the major potential parking problem of use of the church grounds by occupants of the juxtapositioned unit development. The modified MOD 8 has not made any significant change to this potentially very difficult church position for parking.

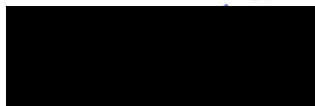
Whilst there is currently some limited parking offered by the Sydney Adventist Hospital to church attendees in their San Clinic car park, adjacent to the church, this is only free of charge from sunset Friday evening to sunset Saturday evening and its availability would not be known to visitors or guests attending the church.

Page 3: Submission to the independent Planning Commission NSW  
RE: Wahroonga Estate Concept Plan MOD 8

By its very nature, the church parking is for the use of all who are coming to the services, programmes and legitimate uses of the church at many varied times of the day or evening and accordingly cannot be "locked off" to restrict entry to only those people. **It will be impossible for the church to control wrongful use of its limited parking by persons from the proposed development.** This could be very difficult if cars are parked in places of inconvenience, particularly for funerals, weddings etc. and the owners are not able to be contacted for removal of the vehicles.

Thank you for taking the time to review my comments and I look forward to any positive changes you may see fit to make which will assist the church in its unimpeded ongoing service to its members and the community at large.

Yours sincerely,



Allan C. Hillier  
AAPI (Ret), CDP (Ret), AAVI (Life Member), AMAIB (Ret)