

I would like to formally lodge my objection to the Wahroonga Estate MOD 8. This is on the basis that I do not believe that adequate and appropriate traffic congestion analysis has been performed in relation to this development. Whilst the Concept Plan was developed 8 years ago, traffic on Fox Valley Road and the Comenarra Parkway has increased exponentially. In peak hour it is almost impossible to exit from Strone Avenue onto Fox Valley Road, and then there is significant traffic jams from around the school area down to the Fox Valley Road/ Comenarra Parkway junction. The additional traffic from the residential blocks will make an already impossible situation worse.

I have discussed this with the traffic consultants engaged for the project and did not get the impression that any significant study had been performed on the ground recently. In addition, the imposition of a “turn right” lane into the residential blocks from Fox Valley will further constrain traffic flows from two lanes to one lane at that junction. This is already the case at the turning into the SAN Hospital, and into the Fox Valley Medical Centre. Every time that someone turns right, traffic backs up along Fox Valley. No traffic concerns have been addressed or allayed by the developers – and I believe that this will cause impossible traffic concerns both during and after the construction.

In addition, I do not believe that the buildings have been designed to fit the character of the area – when quizzed on their claim to “match Wahroonga designs” the designer could only point to the materials used, and not the design itself. There are no residential buildings of any similar design or height in the immediate area, and no need for such high-rise blocks.

Finally, the road widening and removal of trees from outside the school is both environmentally unfriendly, and also of potential adverse impact to the safety and wellbeing of the school children and local residents.