

Dear Commissioner

Thank you for the opportunity to present my concerns to your office. Can I ask that you please take these into consideration when formulating the best response to Wahroonga Estate Concept Plan MP07_0166 MOD 8.

I have lived for over ten years in Wahroonga, and always appreciated the community's leafy greenness and environmental awareness, and the hard turnaround of MOD 8 is concerning and alarming, because the proposal sets the precedent of intentionally allowing the building of high-rise residential units where they will likely have the worst impact possible. They will adversely impact the Fox Valley and Comenarra Parkway strained traffic access, emergency services, SAN Hospital access, fire services access to the nearby bushland. Without nearby trains and with limited public transport, the area is being set up as an isolated concentration of unit-dwellers with nearby views of schoolchildren in their playgrounds. What kind of message does this give residents of this area? What kind of impact will this have on our children?

The precedent of recasting the leafy Wahroonga school as a landlocked city institution is not the first step on the slippery slope that we want to take. And it is a slippery slope, since the Concept Plan leaves the children worse off than previous revisions of the plan, and is provided at such (inappropriate for this stage) detail that letting it through will be tacit approval, preventing any of the further challenge in the normal course of events.

And the school is not the only community infrastructure impacted. The 500-seater Fox Valley community centre will have a total of 8 parking spots and 3 disabled. The Centre with its full working commercial kitchen is used for concerts, sports activities, youth programs, music practice, used as a church and used for community to connect and build friendships to help put their roots down. The whole purpose of Wahroonga Estate was to serve the hospital, school and community and this development achieves the opposite. Nobody in the community benefits from it. It lacks foresight, insight or empathy.

The whole plan has fundamental flaws. The entire traffic plan for the new development relies on only two days of traffic measurements which are statistically unlikely to be representative of the area's traffic. Any traffic mitigations stop dead at the borders of the development, leaving traffic to bottleneck further along Fox Valley Road. While deleting block D for sale of the land to the school is fine, this in no way makes the proposed higher and closer buildings one centimetre lower or further. The private tunnel under the main access road to let school children walk to their playground is bizarre. The louvres "blocking" the overview of units on the children only cover half of each unit's view, as if the residents will somehow not take one step sideways.

I have seen a couple of times how the developers will cunningly place plan-view simulations of the shadows, without trees, right next to a simulated view showing the trees in place for privacy. They cannot have it both ways. Either the entire development is a magnet for random strangers who like to watch children from the single-bedroom units which have the best views down on the playgrounds, or it is an allergy and asthma trap of shadows and mould. Maybe somewhere in between?

As for the benefits of trees on mental health, having a few trees between the school and the overshadowing buildings is hardly a consolation for permanently losing sight of the bushland to the northwest, or line of sight to the main playground. Instead the new residents will have normal school-

children noise to argue with the school about, and normal school traffic to get in the way of them driving (no trains, limited buses in the area) to work every day through the single access point. Fire evacuations of 200 units and 800 school children (when at full capacity) will be chaotic at the least. This proposal is a set-up for accidents and complaints.

The plans fail to allow for a bike track, and bring the road a few metres closer to the school (requiring the felling of the pavement trees) and fail to allow a location for school buses. There is no clear mitigation of water runoff from construction into Coop's Creek. There is no clear plan for the flow of school traffic around unit traffic.

Please consider these concerns. Although I realise that it is difficult to relitigate decisions made in the past, when these decisions were made using flawed superseded processes, based on traffic levels which have long since become irrelevant, and in the face of increased vulnerability of children, this is the opportunity to rethink the right thing to do.

Kind regards