

PLEASE DO NOT PUBLISH MY NAME, DETAILS OR LOCATION

12th November, 2019

Independent Planning Commission NSW

Level 3, 201 Elizabeth Street

SYDNEY NSW 2000

Re – Wahroonga Estate Concept Plan MOD 8

There are almost 30 issues relating to this Plan listed on the public Facebook page, Stop High Rise Apartments on Fox Valley Road, and we agree that all 30 need serious consideration. There are several other points that we would like to bring to the attention of the Independent Planning Commission (IPC).

TRUST IN THE PROCESSES IS BADLY ERODED

The lack of transparency and on-going consultation with the local community, including the three congregations on the estate, by the South Pacific Division of the church reminds us of what one could expect of a totalitarian regime. Awareness of large strategic political donations via the Johnson Properties Group (listed on the ASIC website) before the Concept Plan was originally submitted concerns us and many others. It is 9 years since Johnson Properties Group held the first public meeting and there has not been a *consultative* public meeting in the time since. The several communities affected need the intervention of the IPC and Ku-ring-gai Council to restore faith in the planning process. We are not against development, but we very strongly object to gross over-development (500 apartments).

WHOLE ESTATE PLAN INTEGRATED

The IPC has a grave and very serious responsibility, and hopefully power, to allow practical common sense to prevail, greed to be curtailed, and the voices of the community to be heard and acted upon. Because the Commission appears to be dealing with only a single concept plan relating to the school on the estate, what is planned for the whole estate should be considered when the present and ongoing future needs of the school are studied and rightfully acknowledged and the Concept Plan Mod 8 changed.

OVER DEVELOPMENT

We, as part of the community, are looking to the IPC for this gross overdevelopment to be reined in and Blocks A, B and C deleted or moved elsewhere on the estate.

FIRE RISK

Climate Change is HERE, now, not at some time in the future. The unprecedented and historic experience of dozens of uncontrolled fires across Australia these past few days (9-12 November), with loss of precious lives and at least 150 properties, **how can the fire and building regulations under which the IPC will be making decisions, keep up with such rapidly changing and catastrophic fire risks.** Such decisions by the IPC that could have such cataclysmic consequences, due to present and now outdated regulations. This estate is almost completely surrounded with fuel laden bush with some 13 years of fuel build up. The several thousand people (from the estate and community within 1 km radius) could be caught in a wildfire death trap. Such a sobering possibility for the IPC to include in their decision-making. If blocks A, B and C are deleted from the Concept Plan, a permanent safe evacuation area is created for the whole community as well as an adequate sports ground for the school. And many of the objections would then be eliminated. Will the Independent Planning Commission have the courage and power to make such decisions?

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