

Seventh-day
Adventist Church

Wahroonga



Commissioners
New South Wales
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000
ipcn@ipcn.nsw.gov.au

RE: MOP 07_0166 MOD 8 Wahroonga Estate Concept Plan

This submission is forwarded to you under the authority of the Wahroonga Seventh-day Adventist Church board.

Our church has a seating capacity of 1000+ and currently on average a few hundred attending weekly services. Our board represents the interest and views of its congregation which itself has formally met a number of times over this proposed development matter and overwhelmingly resolved to authorise the board to express our concerns publicly through both written and verbal submissions in various public hearings.

We thank you for the opportunity to submit verbally to the Independent Planning Commission NSW last Thursday at the public hearing, and also now in this written form.

This letter expresses formally our concerns regarding the Modification 8 and its adverse impacts on the wider community, the school community, our church, and its members and visitors.

Our Church remains strongly opposed to the residential development because of the adverse impacts upon our Church, its community functions, the School and our wider community.

We do acknowledge that the removal of BLOCK D from next to BLOCK E allows for some opening of green space for the school and an improvement in the line of sight to its oval and basketball courts. However, we do note that this option only came at the expense of the school entity purchasing the land from the proponent at an appraised market value.

We remain very concerned that notwithstanding the removal of BLOCK D, the total number of units proposed has not been commensurately reduced. But rather exacerbates many negative impact issues through the increase in the height of BLOCK's A, B, & C, the number of units in those Blocks, and the significant shift in the proximity of Blocks A, B, & C towards both the school and our church.

This increased close proximity of these proposed new residential neighbours will have a deleterious impact on the functions of our church for the community.

We run a number of young children, teens, and youth activities for both our church members and the wider community and the quiet enjoyment of our activities on our tenancy will in all reasonable views be impacted by the proximity of the proposed residential neighbours.

Lights at night, noise from children playing undertaking community-based activities, organ playing (as part of church programs at night), cars coming and going to events, will most likely be perceived by the proposed incoming residential neighbours to be unacceptable in 'their residential neighbourhood'.

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for a living God*

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This concern has been well highlighted in other cases across Sydney, one prominent case being Luna Park and its neighbours.

From a town planning perspective, the increased height and closer proximity of the proposed BLOCKS A, B, & C to our church may have extensive overshadowing impact on our church building.

The sheer number of residential buildings in such a closely-knit development is not, we would submit, at all consistent with the suburban, open-space, green environment that Ku-ring-gai Local Government Area prides itself as.

The potential overshadowing may most likely have a negative impact on our classical heritage brick and terra cotta tile church building.

We express our concerns that the parking on the greater estate area is already inadequate before these proposed additional residential premises are developed. There is too little attention given to visitor parking and the cumulative impacts on the already overloaded parking facilities.

With the addition of ~200 residential units, side-streets could likely become clogged thereby broadening the negative impacts of this proposed residential development to a wider community catchment area.

The out-dated traffic studies noted in the Modification 8, incorrectly in our view, suggest that residential traffic takes place outside the hours of the school activities and therefore do not increase any traffic concerns. This is simply out of touch with the current and future generational shift in flexible working hours provided by many companies that provide for parents working to school timetables and other flexible hours.

The studies also fail to take into account the alarming increase in traffic congestion that already exists on Fox Valley Road and the Comenarra Parkway before the proposed 200 plus additional residential units and associated cars are added to the mix.

Were the proponent to be consistent with the original concept plan of building housing for local and or estate-based workers (for example, for those on the estate including the hospital and or aged care), or undertake development consistent with the bike-based, or car-sharing characteristics that were critical parts of the concept plan, then the proponent's negligible-traffic argument could have some credibility.

However, these residential units are proposed to be sub divided from the estate and the proponent will therefore not be able to adequately manage any future traffic or parking congestion throughout the estate.

We remain concerned, and express our view, that the cumulative impacts of the modifications since the original approved concept plan are significantly different from that which was originally proposed and approved; including the type of residents on the land and their traffic and parking impacts.

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The proponent has yet to undertake any improvement in the road infrastructure as part of its broader estate development, excepting for the traffic lights at the hospital entrance.

With the increase in traffic from the completed, but not yet opened, additional medical clinic at the corner of Fox Valley Road and Comenarra Parkway (also undertaken by the proponent), the proposed increase in residents via a single private access road shared with a K-12 School is simply inadequate.

This is before any impact of (not yet detailed) any additional units on the other side of Fox Valley Road diagonally opposite the school planned by the proponent and using the same proposed traffic lights at the school intersection.

We very much appreciate the opportunity to present our concerns on behalf of our church community and the wider community of which we have been proud to serve as a church over the last 100+ years.

Our church congregation through its formal member meetings and resolutions remains opposed to the proposed residential development because it is not in the best interest of the wider local community, the school, and the two churches on the estate. We consider that the proponent has placed their own financial interests above the best interests of the local community, the school, our church, and our functions of serving our local community.

Authorised and signed on behalf of
Wahroonga Seventh-day Adventist Church

David Swain
Senior Elder

14 November 2019

Nigel J Lewis
Elder

14 November 2019