

To whom this may concern,

As a local resident and member of the Fox Valley community, the infrastructural activities and developments to the SAN Hospital, Wahroonga Adventist School and associated, surrounding projects have had a widespread, and more so negative, impact on everyday life and living, namely the congestion of our roads through not only roadworks and roadside construction, but also the use of our roads as packed parking lots by employees.

These developments span across several metres of roads, from the building of the specialist medical centre and childcare centre at the intersection of the Comenarra Pkwy and Fox Valley to Wahroonga Adventist School situated a third of the way through Fox Valley Rd. The pre-existing issue of traffic congestion at that intersection due to the single-lane configuration of the Comenarra Pkwy will only be exacerbated when the complexes are complete and in full operation. Accommodating significant numbers of patients, patrons, employees and children, respectively, will serve to further multiple traffic in that area tenfold at the minimum. This is further amplified by the limited public transport options in the area, as patrons will rely heavily on private vehicles, resulting in more cars on the roads and more risk for accidents and congestion alike.

Coupled with the already significant issue of our over-parked streets and roads, such streets and roads will, and have, become merely functionable one-way-at-a-time as there is only space for one vehicle to traverse at any one time. Such an issue will not be resolved, or guaranteed by plans for car-pooling by patrons of the Adventist institutions given the increase in traffic congestion that will undoubtedly ensue from the ongoing developments.

With rapid global warming, as seen in our most recent summer of extreme heat and bushfires that have been close to home (as near as South Turrumurra), there is heightened concern of the ramifications of traffic congestion on blocking evacuation routes for residents of the area, ultimately contributing to the endangerment of lives rather than safety. Further given the extensive surrounding bushlands of Wahroonga and Fox Valley, it is not unreasonable to say that there is a large, and very real threat of bushfires, especially as it would not be the first time (when fires swept the valley in 2006 and residents were officially placed on alert to evacuate). In the past evacuation, there already were issues of traffic congestion and blocked exits at the intersection of Fox Valley Rd and the Comenarra Pkwy, these fears growing exponentially should the ongoing developments be completed, accommodating hundreds more individuals needing to escape in such a situation.

The area south of the intersection of Fox Valley Road and The Comenarra Parkway is a designated bushfire prone area. There are ten roads (Eurong St, Morona Ave, Yanilla Ave, Leuna Ave, Wongalee Ave, The Broadway, Kerela Ave, Kallang Parade, Moona Parade and Kiogle St) that feed into Fox Valley Road and the ONLY exit for all the residents of these 11 roads (i.e. including Fox Valley Road) is through the bottleneck intersection of Fox Valley

Road and The Comenarra Parkway. There are some 450 residential dwellings on all these 11 roads, not counting the row of shops and clinics right at the intersection. This is potentially 1200+ people in total. In the event of an emergency bush fire, these 1200 residents would be trying to escape via the bottleneck of Fox Valley Road and The Comenarra Parkway and/or Pacific Highway and Pennant Hills Road. The Comenarra Parkway itself could also be blocked by fire in both directions. This does not take into account the priority that must be given to emergency vehicles.

The residences in all the above mentioned streets as well as those in Browns Road were, owing to the high winds, estimated by the Rural Fire Service as being only minutes away from the 2019 fire in South Turramurra.

The complete and utter disregard of residents' input in the developments of the Wahroonga Estate, medical centre, childcare and aged care facilities has been, and continues to be, abhorrent, irrational and undemocratic to a significant extent. As the individuals and families that are most impacted by such developments, it appears that such planners and developers, executive boards and authorities have made decisions in isolation and without the relevant community consultation.

Furthermore, it seems that with the increased population density and traffic in the area, there have been no comprehensive evacuation plans made, or communicated with the community, should the likely event of a bushfire occur. Is the IPC waiting for a similar event as has happened in Paradise, California in 2018, to happen in this area before adequate, appropriate and proactive action is taken?

The question has to be asked, for how long is a development application valid? The original decision allowing the Wahroonga Estate was made more than 11 years ago! Countless issues have changed in that time frame, not the least of which are increased traffic congestion, numerous other developments leading to ever increasing flow of traffic and people, and changed climatic conditions leading to more frequent and more intense bush fires. If this project were submitted as a new concept in 2020, it would certainly not be successful, and yet, you, the people we entrust to have the community's interests at heart, you make decisions about the Wahroonga Estate as though this massive development exists in a vacuum and as though 11 years have not brought about any changes that need to be taken into account in your deliberations!

We implore you to cease this development.

Kind regards,

John Li

Resident of Fox Valley