

## Wahroonga Estate Concept Plan MOD 8

Dear Ms Harrison,

Thank you for inviting a response to new information received by the Independent Planning Commission.

I note that the Applicant has made further submissions with reference to shared use of motor vehicles by the residents of the proposed apartment towers.

As local residents we find this approach to the inevitable increase in traffic congestion caused by Wahroonga Estate to be preposterous.

The developments completed on the site to date have caused a substantial increase in traffic congestion. Many of the narrow surrounding streets only permit one-way travel owing to SAN employees using the streets as car parks in preference to paying fees for car-parking on site.

We continue to call for a competent survey of traffic movement of the area and competent modelling of the effect of the developments proposed by the Applicant on traffic density.

Such a survey must include the effects on traffic caused by new development on the intersection of The Comenarra Parkway and Fox Valley Road and take into consideration the prospect of evacuation of local residents should there be another bushfire in Lane Cove National Park to the south west of the intersection of The Comenarra Parkway and Fox Valley Road.

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. The only exit for all the 1200 residents of these 11 roads (i.e. including Fox Valley Road) is through the 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 does not take into account the priority that must be given to emergency vehicles.

We remain concerned that in the advent of a bushfire, traffic congestion, caused largely by the proposed development, will prevent evacuation of residents with loss of life.



John Farrar  
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