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To: [IPCN Enquiries Mailbox](#)
Subject: Wahroonga Estate Mod 8
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I have lived in The Broadway, Wahroonga for more than forty years. I most strongly object to the residential neighbourhood development by the Seventh-day Adventist Church and its developer company, Capital Bluestone for the following reasons:

1. At the IPC meeting on 7th November, not one person was in favour of this development by the Church hierarchy – the SDA - including the two churches, the school and the residents of this community. No one objected to the 50% increase in the facilities of the SAN hospital complex or to the establishment of a much-needed school.
2. Since then we have been subjected to the construction of the enormous SAN Parkway Clinic (with three storeys of underground parking, a café and a chemist shop) on the Fox Valley Road/Comenarra intersection and a pre-DA application for a large child care centre on the opposite corner, to replace the former church primary school which is now part of the new K-12 school further along Fox Valley Road.
3. An obvious and glaring flaw with these DAs and with the ones already approved for 16 town houses at Rothemay and 46 Fox Valley Road, and child care centres at 44 Fox Valley Road and on three blocks at the crucial FVR/Comenarra intersection is that the traffic surveys and modelling were done in a vacuum. Traffic figures – at times less than half those done by competent residents – were taken in isolation. No one, anywhere, seems to have added all these figures together and to have seen how ridiculous it is to imagine that already-congested roads could cope with the daily increase of hundreds of extra vehicles.
4. All parking at the SAN hospital is paid-by-the-hour parking. As a result people park on both sides Fox Valley Road. With the proposed widening of the road to four lanes in the vicinity of this new development, workers and visitors to the SAN will park in the streets on the southern side of the FVR/Comenarra intersection instead of paying. Ever since the SAN introduced paid parking, the residents of this area have been parked out every week day and the effect on their lives has been horrendous.
5. Parking spaces for visitors at the proposed residential development have been further reduced to maximise parking spaces attached to the units, making the units worth more money. Pure greed! The suggestion that visitors can pay to park at the Church-owned paid parking at the SAN is completely unacceptable.
6. Our area south of the FVR/Comenarra intersection is a designated, bush-fire prone peninsula with increased insurance premiums and special building regulations as a result. There is only the one road in and out of this peninsula. The potential of loss of life in natural disasters was brought home so terrifyingly during the terrible storm of January 1990 which closed The Broadway and all the streets in the peninsula for a week. In 2006, a bushfire roared up the valley and panicked residents whose properties were under direct threat tried to flee with their families, precious possessions and pets. There was chaos at that intersection as there was No Way Out.
7. On Tuesday 12th, two days ago, the same residents, fearing the spread of the South Turrumurra fires, prepared to flee. Some did leave.
8. I note the reasons the Church gives for demanding a signalised intersection to serve its purposes – and its alone. This will mean three sets of lights within an incredibly short

space. And why? To give permanent access to its school, the WAS – a facility not provided for any other school, public or private; to give access to this proposed commercial residential development; and to give better line of sight for its workers leaving its offices.

9. I have a steep driveway and it is dangerous for me to exit my property on the one-way section of The Broadway as I have no line of sight because of cars parked to the edge of my drive. There have been occasions when people have parked across my driveway and I cannot even leave!
10. The school, which the community needs and welcomes, seems to be merely a token. It is squeezed between towering blocks of units, denied the glorious playing fields which it could have had if the Church wasn't concentrating on using every scrap of land for commercial development. And this on tax-exempt church land?

This residential neighbourhood is greed pure and simple, with no justifying religious or medical function. What will the Church inflict on us next? Its developments are already destroying the village atmosphere of the Fox Valley community. People have lived here for decades and cherish this beautiful area, working in many ways to preserve it.

How is it that a dubious concept plan passed in the dying days of the previous corruption-riddled government by allowed to destroy it?

I cannot state my objections to this residential neighbourhood more clearly. I trust that, in its deliberations, the IPC will look beyond the wishes of developers and help us preserve what is beautiful and deserves to be preserved. Once lost, gone forever.

Ron Butterfield