

MP 07_0166 MOD 6 – Wahroonga Estate Concept Plan

and

MP 10_0070 MOD 7 – Staged Alterations and Additions

Response to proposed changes to delivery of roadworks in association with specific elements of Wahroonga Estate's redevelopment

Dear Ingrid Berzins,

Thank you for the opportunity to comment on the applicant's response to proposal to change to delivery of roadworks in association the redevelopment of the Wahroonga Estate.

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The modification proposes to upgrade the intersection of The Comenarra Parkway and Fox Valley Road prior to the occupation of the Commercial development at the north-eastern corner of the intersection of The Comenarra Parkway and Fox Valley Road. As references to "Interim" or "Ultimate" upgrades at this location has been removed, the suggested modified condition B7 (1) a.ii. is supported on the basis that the upgrade is the "Ultimate" upgrade and not the "Interim" upgrade.

Regarding the suggested modified condition B7 (1) b.i., there would be difficulty in achieving the suggested 50m left turn slip lane on The Comenarra Parkway (eastbound) as the current road reserve width already accommodates a carriageway width containing 4 travel lanes and basic/minimum width footpath facilities on either side of the road. The suggested 50m left turn slip lane on The Comenarra Parkway would require either property acquisition on the northern side of The Comenarra Parkway or substantial narrowing of the already constrained nature strip/footpath on both sides of The Comenarra Parkway, which would impact on pedestrian access and amenity. Previous discussions/suggestions had centred around the possibility of redirecting



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the funding of these works towards upgrading the intersection of Pacific Highway and Fox Valley Road, and this should be considered.

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As the timing of the road improvements would be set out in suggested modified condition B7 (1) a., there is no objection to the deletion of Condition E1.

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