

## EXHIBITION OF MODIFICATION APPLICATION TO APPROVED CONCEPT PLAN

### Wahroonga Estate Concept Plan – Modification 10

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Application No	MP07_0166 MOD 10
Location	Corner of Fox Valley Way and The Comenarra Parkway, Wahroonga (Lot 1 DP834963 and Lot 201 DP1234558)
Applicant	Capital Corporation Pty Ltd
Council Area	Ku-ring-gai Council
Consent Authority	Minister for Planning and Public Spaces

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#### Description of the development consent

The Concept Approval (MP 07\_0016) was approved on 31 March 2010 by the then Minister for Planning for a Concept Plan for the redevelopment of the Wahroonga Estate. The Concept Plan established five development precincts, each containing separate GFA controls, land uses and restrictions on the type and dwelling numbers. The Concept Plan also included key elements related to building height, road design, traffic management works and landscape, open space and public domain treatments.

#### Description of proposed modification

The Modification Application does not seek to change the total number of dwellings approved under the Concept Plan which will remain at 500. Specifically, the modification involves:

- decrease in dwellings within Precinct A – Mount Pleasant, Precinct B – Central Church and Precinct D – Fox Valley East
- increase in dwellings within Precinct C – Central Hospital
- increase the height of the two (2) building envelopes from 4-storeys to 10-storeys to accommodate an additional 112 residential flat building dwellings
- reconfigure the approved concept building footprints of the building envelopes to provide additional articulation and to facilitate compliance with the objectives of the NSW Apartment Design Guide (ADG) for future detailed designs
- minor adjustment to the Comenarra Parkway interface to adopt a uniform 6m setback, and retention of required 10m setback to Fox Valley Road
- refined building envelope dimensions, setbacks and heights to allow for accurate detailed architectural design and to facilitate assessment of future development applications by Council.

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#### About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development.

The Department of Planning, Housing and Infrastructure (the department) has received an application to modify the abovementioned approved Concept Plan (MP07\_0166). The application and accompanying documents (including the modification report) are on exhibition from **Wednesday 15 January 2025** until **Thursday 30 January 2025**. You can view these documents online at:

<https://www.planningportal.nsw.gov.au/daex/exhibition/wahroonga-estate-concept-plan-modification-10-mp-070166-mod-10>

At the time of publishing this advertisement, the Minister for Planning and Public Spaces has not directed that a public hearing should be held.



## Department of Planning, Housing and Infrastructure

### Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before the close of exhibition.

To do this, search for this project at <https://www.planningportal.nsw.gov.au/> and click on 'Make a submission'.

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://www.planningportal.nsw.gov.au/major-projects/help). If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

Before making your submission, you should read the department's:

- Disclaimer and declaration at [www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

Your submission will be published on portal in accordance with our privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

Please note that if the application is approved, there is no right of a merit appeal to the NSW Land and Environment Court by an objector.

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure) or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the department's [disclaimer and declaration](#).

For more information, including the department's submissions policy, please go to [www.planningportal.nsw.gov.au/major-projects/have-your-say](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

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**For more information about the project:** Contact Renah Givney on (02) 8275 1824

If you require assistance to use the Planning Portal or you are having difficulty making a submission online, please call Service NSW on 1300 305 695.

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