

1

15th December 2010

Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Luke Murtas

Dear Sir,


re Concept Plan for Residential Development at
1-9 Allengrove Cres, 116-122b Epping Rd and
259-263 Lane Cove Rd, North Ryde (MP10_0037)

We strongly Object to the above project for the following reasons:

- * The proposed massive high-rise development would tower over the neighbouring single and two-storey dwellings causing lack of privacy, shadowing and would not be in keeping with the surrounding area.
- * Traffic from Allengrove Crescent can only turn left into Lane Cove Road which would create more congestion in our streets as motorists attempt to travel north, east or west resulting in an increase in traffic into an already clogged local road network.

We do not want our names on the Department's website.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.

Larkard Street
NORTH RYDE 2113

Larkard Street
NORTH RYDE 2113

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Department of Planning
Received
7 DEC 2010
Scanning Room

Residents from
Larkard St, Lorna Ave



Director, Metropolitan Projects
GPO Box 39
SYDNEY 2001

3 December 2010

Dear Sir/Madam,

Application No. MP10_0037

I'm writing with objection to the above project, on behalf of residents from Larkard St, Lorna Ave and Carr St North Ryde.

269 apartments with levels as high as 11 storeys is not appropriate in our area, all these extra people coming into the area will congest our roads further to the chaos already on Epping, Rd, Lane Cove, Wicks Rd and many more.

A smaller development with no higher than 4 storeys will be more appropriate and very happy there not Department of Housing as they have taken over North Ryde.

Yours sincerely

Residents from North Ryde

**SUBMISSION RE: PROPOSED DEVELOPMENT 1-9 ALLENGROVE CRES,
116a-122b EPPING RD and 259-263 LANE COVE RD, NORTH RYDE.**

**ATTENTION: DIRECTOR,
METROPOLITAN PROJECTS.**

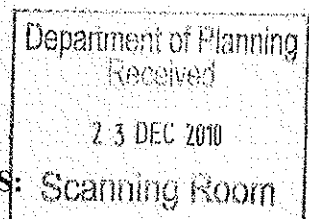


FROM: Mr and Mrs Clayton Tombs.
8 Fisher Avenue,
Ryde. 2112.

NAME OF APPLICATION: 1-9 Allengrove Cres, 116a-122b Epping Rd and 259-263 Lane Cove Rd, North Ryde.

Proponent- EGC Custodian Services
Council Area- Ryde

APPLICATION NUMBER: MP10_0037



STATEMENT OF OBJECTIONS TO THE PROJECT WITH REASONS: Scanning Room

I object to the proposed project on the following grounds:-

SCALE. The Proposal does NOT integrate with the local environment. The scale of the proposed development is greatly at variance with the surrounding residential dwellings from the perspective of:-

- a. **Height-** Presently the highest residential building in the block (perimeter of which is Lane Cove Rd, Cox's Rd, Wicks Rd and Epping Rd, North Ryde) in which this development is proposed is two storeys (Maximum 9.5 metres tall).

However, the height of each of the proposed 3 building envelopes, one up to 7 storeys and two up to a towering **11 storeys** (31.85 metres) is **excessive**, "out of character" with the surrounds and presents imposing problems for residents.

INCREASED TRAFFIC CONGESTION. Traffic congestion in Lane Cove Rd, North Ryde, along and near its intersection with Epping Rd, in peak hour is already **extreme** in both directions. Even though the proposed Project is close to public transport it is impossible to force residents of the proposed apartments to use public transport. Each potential new resident may chose to add his /her car the to peak hour rush, thus increasing traffic congestion both in Allengrove Cres to an impossible level, and on Lane Cove Rd.

VEHICLE ACCESS TO ALLENGROVE CRES. There is only one vehicular access point for entry and exit to the Project's proposed underground carpark with 394 car spaces. This is in Allengrove Cres. Allengrove Cres. is itself a very narrow (6.4 metre wide) street with only one entrance. This entrance is onto the very busy arterial Lane Cove Rd. This effectively means that a potential 394 cars may be trying to enter and exist this one driveway in peak hour simultaneously, then clogging the very narrow Allengrove Cres. as they wait for an inordinately long time to edge their way towards Lane Cove Rd exit. - a preposterous scenario.

VEHICULAR ACCESS TO LANE COVE ROAD. All cars from the proposed project are being channelled in and out through Allengrove Cres., which has only one entrance. It is only possible to turn left in to Lane Cove Rd from Allengrove Cres. How will it be possible for up to (worst –case scenario) 400 cars to negotiate this 6.4 metre wide Crescent and enter into the very busy, congested Lane Cove Rd in a smooth and manageable manner?

INADEQUATE REVELATION OF SHADOW DIAGRAMS IN THE PLAN. The plan, pages 48 -51, gives diagrammatic representation of shadows cast by the proposed development on 21st June from 9am to 3pm. During this time shadows are cast on surrounding properties, which will substantially reduce the winter sun received by residents in adjoining properties.

However, of substantial concern is the lack of diagrams showing shadows at **summer solstice (December 21), and the equinox (March 21 and September 21) at 9.00am, 12 midday and 3.00pm.** SECTION 75F, APPENDIX B OF THE *ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979* REQUIRES THE INCLUSION OF THESE.

LACK OF PRIVACY FOR SURROUNDING RESIDENTS. Immediately adjoining the proposed development site are single storey villas and free-standing single storey houses. These houses have back yards, up to 700 square metres in area. As many families spend a significant amount of time in their out door land areas, it would be incumbent upon EGC Custodian Services to ensure that there be **NO vantage point from any proposed apartment that has a view into ANY neighbouring resident's back yard or private land area.**

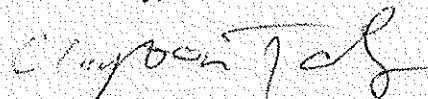
Privacy information in the Plan (page 47) has NOT addressed specific issue of visibility into adjoining residents' back yards.

RYDE COUNCIL HAS ZONED THE SITE "R2- Low Density Residential" under the Ryde Local Environmental Plan 2010. The proposed development is R4.

THE "EXHIBITION PERIOD" HAS SPANNED THE HOLIDAY CHRISTMAS SEASON (from Dec 1st – Dec 31st) SO I REQUEST THAT THE EXHIBITION PERIOD BE EXTENDED ONE MORE MONTH (to finish January 31st, 2011) TO ENABLE RESIDENTS/ INTERESTED PARTIES TO PROPERLY CONSIDER ALL ASPECTS OF THE PROPOSED PROJECT.

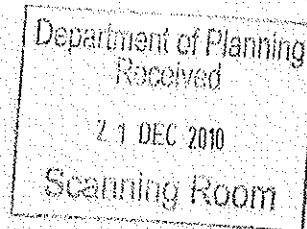
We have not made any political donations during the last two years.

Yours faithfully,



Clayton and Heidi Tombs.





14 Lorna Avenue,
North Ryde, 2113
11th December, 2010.

Mr. Luke Murtas,
Department of Planning,
G.P.O. Box 39,
SYDNEY, 2001.

Reference; MP 10-0037 Residential Development Exhibition.

Dear Sir

It was with shock and disgust that I received your notification relating to a very large development at the corner of Lane Cove Road, Epping Road and Allengrove Crescent, North Ryde. I would like to indicate initially that the planning by the developers for this project has been ongoing for at least seven years, and your department has been good enough to allow the residents one month to make a case to lodge objections. Obviously justice for the residents is not taken into consideration by the Department of Planning.

It is readily apparent that the proposed development apart from being an eyesore will cause increasing traffic problems in the area as there is only one street to give access to or from the units.

After leaving Allengrove Crescent all vehicles will have to travel south in Lane Cove Road. Should the driver wish to travel to the City or to the Macquarie Park area, the vehicles will have to turn left into Lorna Avenue. This fact is not mentioned in the Traffic Section of the Planning Papers. As long term residents of Lorna Avenue, my wife and I have experienced severe traffic problems for nearly thirty years and have records to substantiate the problems mentioned.

I believe that the proposed development will have a detrimental effect on the local community in that it will devalue residential properties and cause severe traffic problems in the local area. My wife and I are very much against the proposed development. I would like to indicate that neither my wife nor I have ever made any donations to any political party.

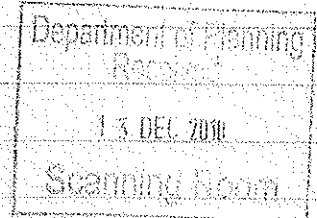
Yours Sincerely,

A handwritten signature in cursive script that reads "Wal Gaffney".
Wal Gaffney



PCU017726

North Ryde
2113.



Attention Mr. Luke Mantas.

Dear Sir,

This correspondence is an OBJECTION to an Application currently with the Dept. of Planning.

NAME OF APPLICANT :-

URBIS ON BEHALF OF F.G.C. CUSTODIAN SERVICES

APPLICATION NUMBER :- MP10 0037

The OBJECTION is the complete incompatibility of this proposal with the surrounding suburbs, and has been drawn after the documents available at Ryde Library, were viewed.

OBJECTION'S :-

EXCESSIVE HEIGHT

UNSIGHTLY STRUCTURES

TRAFFIC

DEVELOPMENT CLASSIFICATION.

EXCESSIVE HEIGHT

Predominately, residential buildings in this project site for kilometres in most directions, are one and two floor housing.

Obviously this project of four to eleven storeys is totally out of place and character with its surrounds.

At this level of development the Application should be rejected as totally inappropriate.

UNSIGHTLY STRUCTURE

Having viewed the proposal documents, and the demonstrative photos included, it is very apparent that this development is massively out of place.

The design of the proposed structures appear to resemble a MULTI STOREY "STATE CORRECTION CENTRE", again not appropriate for this area, and should be rejected.

TRAFFIC

Given that the Application is for 269 units, with one parking space allocated per unit plus one space for every four units for visitor parking, it would not be unreasonable to suggest that parking requirements are far understated.

Obviously, this will force extra parking on to Allengrove Crescent. In addition if entry/exit is via Allengrove Cres. This must cause a major increase in traffic on local back streets, with residents gaining access to major roads.

Again, rejection of the Application should take place.

RESIDENTIAL CLASSIFICATION

Bearing in mind that the proposed site is classified for one or two storey residences, a fact acknowledged by the proposal documents, then this Application should be dismissed without further consideration.

HIGH RISE DEVELOPMENT

The place for High Rise developments in North Ryde is on the Northern Side of Epping Rd. As can be evidenced by the commercial development in place.

On the Northern Side of Epping Rd. there are two vacant blocks, the old High School site and a huge block bordered by Epping Rd, Delhi Rd and the M2 motorway. Both of these sites would create for greater amounts of High Rise Accommodation, than the Application currently before the Dept.

Blending into North Ryde there are many Town House, Villa and Duplex developments ~~in~~ which meet the one/two story classifications.

No doubt these types of structures would certainly attract more positive consideration.

In Summary

This development is totally excessive and inappropriate in all regards, and should not be accepted.

As acknowledged by the Proposal Documents this Application does not meet Development Classification. Hopefully, this area will not become another Pacific Highway force, with Government, at the behest of Developers, overriding local development classification.

In Conclusion

There should be NO HIGH RISE development south of EPPING RD. Build as many double Storey Town Houses / VILLAS or DUPLEX'S AS REQUIRED BUT NO HIGH RISE.

Hope this submission will be acknowledged, and receive positive consideration to help prevent this monstrosity being dumped on our suburb.

Yours Sincerely



NOTE : MY NAME + ADDRESS ARE NOT TO BE PROVIDED TO ANYONE OR UTILISED ON THE DEPT WEBSITE, THANKYOU.

Application No MP 10 0037

I Les Starrett of 15 Allengrove Cr North Ryde vigorously oppose the over development of the Allengrove Cr -Lane Cove Rd -Epping Hwy project and the changing of the zoning of the area to accommodate the NSW government or private enterprise development of the area.

The reasons are as follows.

The street has one 8m wide road of light construction for all of the traffic in and out of the street and to add an extra 200 cars to the street is insane we in the street have great difficulty getting out now as Lane Cove Rd is always busy any time day and night.

The intersection of Lane Cove Rd and Epping Hwy is a known black spot intersection and it is only 100 m from Allengrove Cr. and when the lights change at Epping Hw the traffic from the highway roar around the corner in great numbers and at high speed.

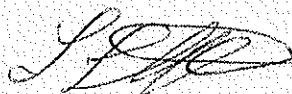
Just to do demolishing and escalation work the trucks come in and when loaded would have to turn around and the turning circle at the top of the street and it is not big enough and if the truck had a bogie on it is impossible for it to turn. Trucks turning in or out of the street would bring all traffic to a stand still while turning, both in Allengrove Cr and Lane Cove Rd.

If two cars are parked opposite each other the trucks could not get through and stopping people parking outside their own house is not an option, visitors have a right to visit the other houses in the street of which there are many or will denying any parking in the street be your intention to deny people of their normal Australian rights.

It is with absolute disgust that I have had to write a list of the over all problems associated with this building project when the building firm and or the state government has to know or don't care for the existing residence in there charge to make money on boost up there image for her re election in March 2011.

In closing I have lived in the Ryde council area all my life and have paid council rates in Allengrove Cr for the last 50 years and was looking forward to ending the rest of my days there but State Government with their changing of the zoning has put paid to that and it's a pity that that Ryde Council and other council have given away half of there councils to a failing State government.

Regards Les Starrett



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From: Chris Mendes <chris@themendes.com>
To: <plan_comment@planning.nsw.gov.au>
CC: <luke.murtas@planning.nsw.gov.au>
Date: 07/12/2010 21:45
Subject: 1-9 Allengrove Crescent, MP10_0037

Dear Sir/Madam

We have received notice of intended development at 1-9 Allengrove Crescent and 116-a-122b Epping Rd and 259-263 Lane Cove Rd in the post recently.

We are concerned about the increased density of population in this area due to our doubts that the local roads can carry the extra traffic that a development of this nature will bring into the area and also because local shopping centres (such as Coxs Rd) are already very heavily used, hard to park in and hazardous to pedestrians.

Another concern will be availability of sufficient parking for the residents and their friends in the local streets.

We would greatly appreciate it if we could see that these issues have been considered thoroughly and with sympathy to the current residents of the area and those who would occupy this new development.

I would appreciate it if you could advise us of your views.

Regards

Chris Mendes
4 Parklands Rd
North Ryde

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Luke Murtas - Online Submission from Yi-Ching Ku of Owner of unit 10, 114 Epping Road, North Ryde (object)

From: Yi-Ching Ku <yiching.ku@gmail.com>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 08/12/2010 08:38
Subject: Online Submission from Yi-Ching Ku of Owner of unit 10, 114 Epping Road, North Ryde (object)
CC: <assessments@planning.nsw.gov.au>

Against this project.

Reason, this plan will impact to our residential privacy and it will to too high traffic rate access in/out from this area where is close to both main roads already - too dangerous.

Name: Yi-Ching Ku
Organisation: Owner of unit 10, 114 Epping Road, North Ryde

Address:
3 Rufus Avenue
Glenwood, NSW 2768

IP Address: cpe-124-185-9-234.lns1.cha.bigpond.net.au - 124.185.9.234

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhliive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
https://majorprojects.onhliive.com/index.pl?action=view_site&id=2216

Luke Murtas
Planner

P: 02 9228 6382
E: luke.murtas@planning.nsw.gov.au

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Luke Murtas - Online Submission from Chris Koziarz (object)

From: Chris Koziarz <chriskoz@cisra.canon.com.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 13/12/2010 11:20
Subject: Online Submission from Chris Koziarz (object)
CC: <assessments@planning.nsw.gov.au>

I'm against this development as it's totally inappropriate with surrounding area: from low density single story houses to very high density 11 stories. Sudden change in zoning from current R2 to proposed R4 without any buffering is not acceptable.

The commercial buildings across Epping road that are zones R4 are still lower (4 to 5 stories) than the 11 residential stories proposed here. IMO, if that development goes ahead as planned it will create a landscaping eyesore. No need to mention the immediate neighbours will be opposing this development as NIMBYs.

Name: Chris Koziarz

Address:
14 Burmah Rd
Denistone NSW 2114

IP Address: edge-thru.cisra.com.au - 203.12.172.254

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhlive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
https://majorprojects.onhlive.com/index.pl?action=view_site&id=2216

Luke Murtas
Planner

P: 02 9228 6382
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Peter & Beverley McEvoy
108a Epping Road
North Ryde, NSW. 2113
Tel: 98786167
pbrmc@unwired.com.au
15th December,
2010

The Director
Metropolitan Projects Assessment
Department of Planning
G.P.O. Box 39
Sydney, NSW. 2001

Re: Application No.MP10_0037

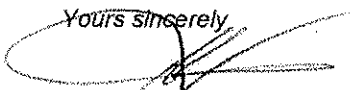
Development 1-9 Allengrove Cres, 116a – 122b Epping Road and 259-263 Lane Cove Road North Ryde.

We are the owners of 108a Epping Road, North Ryde and wish to place on record our objection to the proposed redevelopment for the following reasons;

1. The development depicted on website www.allengrove.com.au appears to consist of 3 or 4 multi storey buildings which would be totally inconsistent with existing dwellings in the area. All residences in the area are of 1 or 2 levels.
2. The creation of 269 units is an overdevelopment of the site thus adding considerable vehicular traffic to surrounding streets.
3. The magnitude of the development will certainly detract from the amenity of the area and especially effect those who live in Allengrove Crescent.

A recent development by the Housing Commission situated on the corner of Lorna Ave and Larkard Street consists of 5 x 2 level buildings and blends well with the residential area – perhaps the developer in the above matter should redesign the project so as to not exceed 2 levels. We understand that such action would reduce the number of apartments making the redevelopment much more acceptable as it would be more in line with surrounding dwellings.

Yours sincerely,



Peter McEvoy



Luke Murtas - objection

From: "Ronald " <rrfong@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 15/12/2010 21:26
Subject: objection

The plan for this **1-9 Allengrove cres** project is ridiculous! How can a sensible planner do such horrendous thing to the surrounding residents.

Ronald

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Luke Murtas - Online Submission from Helen Johnstone (object)

From: Helen Johnstone <myweematecharlie@yahoo.com.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 16/12/2010 14:46
Subject: Online Submission from Helen Johnstone (object)
CC: <assessments@planning.nsw.gov.au>

I would like to raise objection in regards to the scale and density of this project.

In an area that is zoned by Council as R2 - low density residential it is entirely inappropriate and unfair to build a high density development.

As a resident of Ryde Council LGA I am not opposed to development. But I am opposed to development that is not in keeping with the surrounding area or in keeping with the quality of development that will offer a good quality of life for residents in the long term.

Name: Helen Johnstone

Address:
2/9 Anthony Road
West Ryde NSW 2114

IP Address: - 203.24.7.9

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhlive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
https://majorprojects.onhlive.com/index.pl?action=view_site&id=2216

Luke Murtas

Planner

P: 02 9228 6382
E: luke.murtas@planning.nsw.gov.au

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13

Luke Murtas - Online Submission from aaron spillane (support)

From: aaron spillane <aaron.spillane@det.nsw.edu.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 22/12/2010 16:16
Subject: Online Submission from aaron spillane (support)
CC: <assessments@planning.nsw.gov.au>

looks a very good development and being on the main road is where all large developments should be and especially with in walking distance from train station

Name: aaron spillane

Address:
354 lanecove road

IP Address: 203-213-6-130.tpgi.com.au - 203.213.6.130

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
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Luke Murtas
Planner

P: 02 9228 6382
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Luke Murtas - Online Submission from David Farmer (other)

From: David Farmer <dfarmer1@tpg.com.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 22/12/2010 23:00
Subject: Online Submission from David Farmer (other)
CC: <assessments@planning.nsw.gov.au>

I write concerning application number MP10_0037.

As the proposed development will have a large impact on the residences in the surrounding area, I ask that the deadline for submissions be extended to the 31st January, to allow everyone time to have their say.

Since the 3A laws allow the local council to be overruled, I would ask that the concerns of nearby residents on the issues of traffic, parking, sunlight and privacy be given considerable weight when deciding whether the application should go ahead.

Best Regards,
David Farmer

Name: David Farmer

Address:
29/48 Khartoum Rd
North Ryde NSW 2113

IP Address: 60-240-153-65.tpgi.com.au - 60.240.153.65

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
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Luke Murtas
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15

Luke Murtas - Online Submission from Tom Geroulas (object)

From: Tom Geroulas <tomoptom@tpg.com.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 24/12/2010 00:04
Subject: Online Submission from Tom Geroulas (object)
CC: <assessments@planning.nsw.gov.au>

The proposed development should not be permitted in its current form as it is inappropriate in terms of height, density and character for this low density zoned part of North Ryde. If allowed to proceed, this will have major ramifications for future development in this residential area.

This proposed development will create obvious adverse impact to the local community with respect to traffic, parking, privacy, noise and overshadowing.

The proposal documents are flawed. Certain tables of important information relating to noise and traffic are illegible. The shadowing diagrams are incorrect. The proposal incorrectly portrays the 4 dated shops in Avon Rd as a local shopping centre providing amenity to the proposed development.

The proposal cites the 'success' of social housing units built nearby to support its bid. These social housing projects, while being much smaller, were the subject of strong public opposition over the past 18 months due to non compliance with local planning laws and lack of proper community consultation. Despite being high density without adequate amenity, these projects were forced upon local residents by state laws similar to 3A being evoked here. There is public anger over the fact that this project was unveiled at a busy time of year with the submission deadline stretching over the Christmas holiday period. The fact that the Planning NSW officer in charge of enquiries over this proposal has been away on leave has also been noted.

Name: Tom Geroulas

Address:
1093 Victoria Rd
West Ryde

IP Address: 203-219-116-120.tpgi.com.au - 203.219.116.120

Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3841

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Luke Murtas
Planner

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E: luke.murtas@planning.nsw.gov.au

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Luke Murtas - Online Submission from Norman Cincotta (support)

From: Norman Cincotta <normanc@tpg.com.au>
To: Luke Murtas <luke.murtas@planning.nsw.gov.au>
Date: 29/12/2010 16:42
Subject: Online Submission from Norman Cincotta (support)
CC: <assessments@planning.nsw.gov.au>

I have lived in Allengrove Crescent for over 50 years, and have seen substantial improvements in the design and building of commercial and residential developments, particularly over the last twelve years.

The area has had substantial improvements in public infrastructure with the recent opening of a new hospital with leading edge technology and methodology bringing a new type of improved patient care for the public and private systems.

The area continues to attract new residents, both for locality and amenities.

The area like many other localities has a housing shortage.

The area leads many other suburbs and localities within the sydney metropolitan area, with new developments in both commercial and residential buildings making the suburb a modern place for business, work, and for living of the general population.

As the suburb continues to grow, and with improved amenities, improvements to the lifestyle of residents also follows.

For all these reasons, and what I set out below for the future of the suburb and for this application I SUPPORT the development - applicant.

In the planning and approval process, I request that the Applicant of the development undertake the necessary investigations to implement a solar power source within the development and for all local residents within a defined area, who could opt into the solar power source. The power source could be utilised for both the development itself, and for other residents living nearby, and in nearby streets to the development.

The cost of electricity is increasing significantly, with no solutions or plans in place for alternative sources.

This development may be a turning point for all future developments, to put in place, in the planning process, an alternative source of power in a new development, taking into consideration surrounding opportunities for that alternate source as well.

If there is a will, there well may be an opportunity for other residents who within a close proximity, or what is deemed appropriate in the investigative process, to opt into the solar power source.

I request that NSW Planning, Metropolitan Projects, direct the Applicant to investigate what solar power initiatives can be engineered for this development and for local residents who want to opt into such an alternate power source.

In addition to my support, for the development, I say that the finished buildings, will provide a noise barrier against noise originating from Epping Highway and echoing into Allengrove Crescent.

The finished buildings will also provide a wind break.

Name: Norman Cincotta

Address:

8 Allengrove Crescent

North Ryde NSW 2113

IP Address: 220-244-171-243.static.tpgi.com.au - 220.244.171.243

Submission for Job: #3841 MP10_0037 - Residential Development

https://majorprojects.onhiive.com/index.pl?action=view__job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -

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Luke Murtas

Planner

P: 02 9228 6382

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Luke Murtas - Online Submission from Kathy Huang (object)

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Date: 29/12/2010 16:46
Subject: Online Submission from Kathy Huang (object)
CC: <assessments@planning.nsw.gov.au>

With more residential buildings around the area, the traffic condition on Lane Cove Rd will be even worse, as it's already bad enough during peak and off-peak hours!

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Submission for Job: #3841 MP10_0037 - Residential Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3841

Site: #2216 1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road -
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2216

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Luke Murtas - Online Submission from Peter Colsell (object)

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Date: 31/12/2010 14:34
Subject: Online Submission from Peter Colsell (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Submission MP10__0037.pdf

Please find attached my submission regarding MP 10_0037 Residential Development

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Submission for Job: #3841 MP10_0037 - Residential Development
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SUBMISSION OBJECTING TO THE PROPOSED MAJOR DEVELOPMENT
1-9 Allengrove Crescent, 116a-122b Epping Road, 259-263 Lane Cove Road
MP10 0037 – Residential Development

1 Introduction

This proposal has been prepared by myself as a concerned citizen who, though he now resides in Dundas, retains a keen interest in the affairs of the City of Ryde. It has been observed by me that this project is being driven by political and profiteering motivations rather than a desire to establish any real benefits for the people of the City of Ryde.

Thus this has led me to the preparation of this objection. Copies of this proposal have been circulated to Ryde Council, The Hon Member for Ryde Mr Victor Dominello, The Hon Member for Lane Cove Mr Anthony Roberts, The Hon Member for Epping Mr Greg Smith, The Federal Member for Bennelong Mr John Alexander, The Weekly Times, Northern District Times and Daily Telegraph. Additionally this report has been forwarded for review by two expert consultancies: (insert Mr Maroun G Rahme and Planning Outcomes P/L)

2 General Opposition to the Project

The first reaction to this project was one out of common sense. It is blatantly obvious that this project does not fit in with the surrounding structures. Additionally, the excessive increase in traffic flow from such a project is exacerbated by the its construction upon an enclosed street (ie cul-de-sac) that feeds into a major road. The increase in risk of accidents occurring at this intersection is again a matter of common sense. The greater the frequency of vehicles entering a busy three lane road the greater the expected increase in risk for accidents (especially at peak hour).

I drive past this intersection every day on the way home and there is always hesitation by drivers entering Lane Cove Road from Epping Rd and/or from Allengrove Crescent.

3 Specifics Objections

3.3 Height

3.3.1 The existing LEP zoning for the area upon which the proposed project is to be constructed is R2 – a maximum height of 9.5m. That it is zoned as low density. The proposed development, although originally set at R3 (medium density) – refer Appendix Geotechnical Investigation by Jeffery and katauskas Pty Ltd 11 April 2008 – has now been dramatically increased to 31.85m (high density). This height is excessive and has significant effects upon:

- 3.3.1.1 The amenity of the surrounding R2 dwellings;
- 3.3.1.2 The privacy of the surrounding R2 dwellings – especially those that abut to the boundary of the development;
- 3.3.1.3 The encroachment of shadows upon the surrounding R2 dwellings.

3.4 Timing

3.4.1 The timing of the exhibition of this project (ie just before the Christmas holiday season) is a cynical attempt to surreptitiously subvert the exhibition process and gain Ministerial approval without adhering to the spirit of the law. This is an attempt to expedite a corrupt political process and undermine the rights of the individuals who will be both directly and/or indirectly affected by this project. It is an attempt, both in its expediency and

political intent, to drastically reduce opportunities to compile submissions while the holiday season is in full swing.

3.5 Density

3.5.1 The density zoned for ALL the surrounding residential areas is R2 yet the developers have seen fit to propose an obscene increase from an R2 classification to an R4.

3.5.2 It is common practice to step residential densities from R2 to R4 thus providing a graduated transition from single dwellings to high rise developments.

3.5.3 This project flies in the face of this convention without any appropriate justification.

3.5.4 The original geotechnical survey¹ stated *"It is proposed to rezone the site to a denser residential residential zoning to allow a two to five storey development with basement parking levels."* This clearly shows that the original intent of the developers was for medium density housing (R3 NOT R4) and that the elevation to a high density project brought the project within the jurisdiction of the Part 3A legislation.

3.6 Floor space ratio

3.6.1 Floor space ratio development standards under the LEP that are applicable to the site are set at a Maximum of 0.5:1 yet the project proposes a ratio of 2.25:1.

3.7 Traffic

3.7.1 *"The delays and levels of service reported above generally replicate the level of service indicated in the Paramics model and are considered representative of actual conditions. However, some nonstandard inputs were used for the Sidra assessment. These include the use of bunching factors (inputted in accordance with the SIDRA manual) and the reduction in some capacity factors to account for reduced capacity on some approaches."*²

Justification for the traffic flows being reasonable are based on non-standard bunching factors. That really means that the round peg only fitted the square hole because someone used a sledgehammer. The only inference that can be drawn from this is that there will be effects on traffic. The effects are as follows:

3.7.1.1 The report quoted above states that there will be unacceptable levels of traffic in peak hour;

3.7.1.2 Allengrove Crescent is a cul-de-sac and therefore the only exit from it is via Lane Cove Rd;

3.7.1.3 The traffic from the proposed project will be exiting onto Allengrove Crescent;

3.7.1.4 The nearest shopping centre is Macquarie Centre;

3.7.1.5 The only direction that traffic can turn onto Lane Cove Rd is left (away from Macquarie Centre)

3.7.1.6 Therefore this will funnel traffic along Lane Cove Rd, turning right along Kent Rd and then right again along an already congested Herring Rd;

3.7.1.7 Any traffic that needs Epping Highway or Victoria Rd will rat-run via Lorna Ave etc placing even more traffic along what was once quiet residential streets. This will have the effect of increasing the risk for

1 Geotechnical Investigation for Proposed Residential Development at the Allengrove Crescent Site

2 10 145 Reportv3 – Concept Plan Application: 1-9 Allengrove Crescent, North Ryde p 11

collisions with pedestrians (especially children). This particular aspect was ignored by the traffic report.

3.8 Noise pollution

- 3.8.1 Stress and lack of uncompensated amenity created by the demolition, excavation and construction of the project has been shown to have an exponential effect as the age of the afflicted increases³.

3.9 Loss of privacy re overlooking medium and low density.

- 3.9.1 The Lane Cove Rd side of the project abuts against the boundary of a number of residences. Although plans and maps allow for minimal separation between the building and the boundary line, it does not take into consideration the height of the building and the capacity for flats to impinge upon the privacy of the residences affected.

3.10 Pollution – dust from construction, excavation & elevated pollution from increase in traffic in Allengrove Crescent.

- 3.10.1 A study has shown that exposure to non-organic particulates from construction can increase the incidence of mortality from chronic obstructive pulmonary disease (COPD) ⁴

3.11 Aesthetics

- 3.11.1 The proposed buildings are unsightly, ugly and totally out of keeping with the surrounding architecture. See Appendices- Photomontage I.

3.12 Dilapidation of surrounding houses + devaluation (incl quotes from prior geotech) NB site classification.

- 3.12.1 The excavation of the site will result in dilapidation and devaluation to the surrounding residences. Keeping in mind that the original geotechnical survey⁵ was prepared on the basis of reporting on the geotechnical effects on the excavation and construction of medium density using, the dilapidatory effects of the excavation of this project will exceed the what this report states. Some quotes from this report are:

3.12.1.1 *"We recommend that considerable caution be taken during rock excavation on this site, as there will be likely be direct transmission of ground vibrations to adjoining buildings and structures. Depending on the setback of the proposed excavation from the neighbouring buildings and structures, dilapidation reports should be compiled and the owners asked to confirm that the reports present a fair record of existing conditions."*

3.12.1.2 *4.5.1 Site Classification – Based on the investigation results, the site classifies as Class 'H' in accordance with AS2870. We note, however that the influence of the existing development will have the effect of abnormal conditions, therefore resulting in a Class 'P' site classification.*

- 3.12.2 Since Class H = Highly reactive clay site, which can experience high ground movement from moisture changes and Class P = soils subject to erosion and reactive sites subject to abnormal moisture conditions. These

3 *Occup Environ Med* 2003;60:739-745 doi:10.1136/oem.60.10.739 **Health status as a potential effect modifier of the relation between noise annoyance and incidence of ischaemic heart disease** *Environ Health Perspect.* 2002 March; 110(3): 307-317. **The association between noise exposure and blood pressure and ischemic heart disease: a meta-analysis.**

4 Increased mortality in COPD among construction workers exposed to inorganic dust 09031936.04.00034304 *ERJ* March 1, 2004 vol. 23 no. 3 402-406

5 Geotechnical Investigation for Proposed Residential Development at the Allengrove Crescent Site

classifications generally present difficulties for the proposed construction. The P classification more often than not suggests deep and/or uncontrolled fill, which cannot provide suitable bearing for the project. In these situations, the project is either founded on the stable materials beneath the fill (i.e. deep footings / piers) or the fill is removed and replaced with compacted, controlled fill.

- 3.12.3 It would seem that the option that may be taken is deep footings or piers. In this case the inevitable vibrations from the constructing of bored piles will have the potential to cause considerable dilapidation of the surrounding residences. Please note that the CIV estimate does not include any provision for compensation or remediation of the surrounding residences.

Conclusion

This high density proposal represents a capricious, avaricious and opportunistic attempt to capitalise on Christmas holidays, and the attention upon the up coming election.

There are a number of deficiencies and oversights in the approach to this project one of which is the omission to include compensation for dilapidation and glossing over of issues regarding water table seepage.

The project is ugly and will cause traffic issues. Construction will cause health issues for residents and the project has ignored local planning controls governing height, floor space ratio and density.

An extension to the exhibition period should be immediately implented and the public advised to ensure that a serious level of fairness is exhibited by the Minister.

The original proposal for this project (as indicated by the Geotechnical Investigation by Jeffery and Katauskas Pty Ltd 11 April 2008.) was for an R3 (medium density) project. While it is still unacceptable that this be forced upon both the residents in Allengrove and Lane Cove Rds, the concerns will be greatly reduced if the project is reduced to a medium density project.

Appendices

Appendix I – Ryde LEP extracts re zoning

Zone R2 Low Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that the general low density nature of the zone is retained and that development for the purposes of dual occupancy (attached) and multi dwelling housing (attached) do not significantly alter the character of a location or neighbourhood.
- To ensure that new development complements or enhances the local streetscape.
- To maintain on sites with varying topography the two storey pitched roof form character of dwelling houses and dual occupancy (attached) developments.
- To ensure that land uses are compatible with the character of the area and responsive to community needs.

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage revitalisation, rehabilitation, and redevelopment of residential areas while ensuring that dwelling types do not adversely affect the amenity of the locality.

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To allow higher density development around transport nodes and commercial and retail centres.
- To allow for revitalisation, rehabilitation and redevelopment of residential areas while ensuring that building design does not adversely affect the amenity of the locality.

Appendix II

Site Classifications

(Notes taken from Australian Standard 2870).

General

Australian Standard 2870 provides a system of site classification for slabs and footing design based on the expected level of site movement as follows:

Table: - General Definition of Site Classes

Class	Foundation
A	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay site, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes

A to P Filled sites

P	Sites which include: Soft soils, such as soft clays or silts or loose sands; landslip; mine subsidence; uncontrolled fill; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise
---	---

Sites classified as Class P generally present difficulties for the proposed construction. The P classification more often than not suggests deep and/or uncontrolled fill, which cannot provide suitable bearing for the house. In these situations, the house is either founded on the stable materials beneath the fill (i.e. deep footings / piers), or the fill is removed and replaced with compacted, controlled fill.

Geotechnique are able to provide site classifications for either large subdivisions or individual allotments. We have the facilities to carry out both the fieldwork and laboratory testing necessary for a site classification, whilst our professional engineers are able to interpret the results and provide the appropriate classification in a short period of time.

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Luke Murtas - Online Submission from Paul Signorelli (object)

From: Paul Signorelli <paulfran@optusnet.com.au>
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Date: 31/12/2010 14:34
Subject: Online Submission from Paul Signorelli (object)
CC: <assessments@planning.nsw.gov.au>

Re: Application Number: MP10_0037

Assessment Type: Part3A

1-9 Allengrove Crescent, , 116a-122b Epping Road, 259-263 Lane Cove Road , Ryde

We need more time to evaluate such a huge development, but in summary:

- The project is far to large for the site.
- The area currently does not allow such developments, and the reason being that the community do not want such developments.
- The traffic on Lane Cove Rd especially at AM and PM peak times are already at a complete crawl.
- traffic on 'off' ramp and 'on ramp to Epping Rd are at extremely frustrating capacity.
- Since the introduction of Optus and other commercial developments in the last 5 years,has made the traffic and parking unbearable within the surrounding area. A large 269 unit(approx 538 extra people)getting in and out of area would only add to the already capacity situation above.
- I have lived in the area for 22 years and feel such large scale developments do not belong in this area.
- Our back streets have become racing areas, as cars come screaming down them, chasing that advantage of extra minute of time to get to there destination.
- Note: In my observation,the opening of the Chatswood to Epping railway did 'NOT' have any effect on taking cars off the road.The traffic has become worse as time go by.
- Such a large scale development will only add to problems in the surrounding area.
- Its big business trying to take advantage to the detriment of the majority of the people.
- As I've already stated, this application has been lodged at a time when most people are on holidays or as in my case am so busy at work, that the time allocated by you to submit objections has not been adequate or sufficiently thorough.

Regards

Paul Signorelli (0410 448 263)

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