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Tony Kelly
Minister of Planning
N S W Government

Application no mp 10 0037

Sir

As a resident of Allengrove Cr who still owns and lives in his own house and on behalf of others owners in the street, I strongly object to the whole development and planning for the street and access to it.

Questions that need to answered

I would like to know the date the state government re zoned the area from residential to R2 zoning and what date it was handed over to the developer. Also what guarantee was he given to enable him to buy up properties prior to the development being drawn up.

I would also like response to my concerns by the anonymous owner of the project who is still unknown even at this date.

I would like the name of someone who will respond to the endless problems that I occur if the project were to go ahead during building.

If approved when will the project start, when will it finish, what are the work hours, what are the work days in the week. Sub contractors must also be informed so that there is no doubt where they stand. Where do the waiting trucks park while the excavation is being carried out and concrete being poured, they can not park in the street.

Most trucks will be unable to turn in the street as the turning circle is too tight.

Who is going to control the traffic in the street? If no residential parking in the street, why not. Also visitors parking and trade services to existing homes needs to be considered.

Who is going to respond to concerns of residents regarding impact of construction, pollution, sustainable environmental issues?

Who is going to look into shadowing, the current shadow table are wrong.

Who is going to assure the current residents that their properties will not devalued by this project.

A letter box invitation was delivered to everyone who was interested in the development of Allengrove Cr on the 24th of November (this was the first anyone had known about it) to be viewed on the 27th November. The plans were (very very) vague and small and were pinned to the wall and were up for discussion. A handful of I suspect very junior employees were on hand to answer questions but were very vague or reluctant to answer any specific questions (maybe they were instructed to do so). As a result we gained very little information from this meeting. Poor plans and vague specification were also available and looked at at Ryde Council. There is still no decision made on the final number of stories(9 or 11). All objections had to be lodged by the 31st of December, this gave us less than 4 weeks (including Public holidays) to gain information and provide our objections. The very short amount of time for lodging objections along with very poor information supplied is in my opinion a very underhanded way to do business and should be looked into by the media.

All the above questions above need to be answered in writing to assure the other owners in the street that NSW government and project contractor are about giving the home owners a fair go.

Regards



Les Starrett
15 Allengrove Cr North Ryde 27/12/2010

13 Allengrove Crescent
North Ryde NSW 2113
T: (02) 9878 2240

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Your Ref: MP10_0037
File: 10/06420-01

22 December 2010

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

Attention: Mr Luke Murtas, Contact Officer MP 10_0037

Dear Sir

Subject: Submission on the project MP 10_0037 Exhibition of Environmental Assessment for a Concept Plan for a residential development at 1-9 Allengrove Crescent, 116a-122b Epping Road and 259-263 Lane Cove Road, North Ryde

We wish to make a submission about the residential development MP 10_0037 planned for 1-9 Allengrove Crescent, 116a-122b Epping Road and 259-263 Lane Cove Road, North Ryde.

Our names are Bernard Cain and Helen Cain and we are residents of 13 Allengrove Crescent, North Ryde and have been in residence for 51 years.

We attended the Information Day held on Saturday, 27 November 2010 by the Developer, EGC Custodian Services Pty Ltd where we inspected the concept plans that have been lodged under Part 3A of the Environmental Planning and Assessment Act 1979 for assessment by the Department of Planning.

WE VEHEMENTLY OBJECT TO THE PROJECT IN ITS CURRENT STATE.

General Objection

We were horrified at the scale and density proposed for what we perceive as a compact parcel of land. We had assumed that any development would follow along the lines of what was already in the area and existing behind our own residence e.g. eleven single level villas. The area is currently zoned R2, low density with nothing higher than a two storey house.

We found the plans hard to interpret as they were lacking clarity and detail which made it difficult to envisage the full scale of the development complex.

Obviously, we are not naïve and understand that a developer has purchased the land to develop. We thought due to the current zoning that it would be compatible with what already exists. We have eleven villas behind our residence, where once there was just one house. To be clear we are not saying 'not in our

backyard', what we are saying is that we would like the development to be in keeping with what is currently in the area under the current zoning.

We are one house away from the development and it appears that the developer has chosen to disregard the fact that there are another 14 residences in this street apart from the five involved in the development that they own. The developer is not developing the whole street, only five houses in Allengrove Crescent, yet it is a massive over development that will affect the whole street.

Our Preference

Our preference is that all this land is developed under our current zoning, R2, low density with nothing higher than a two storey house. We would like the whole development to be made up of single storey villas and two storey townhouses. That would be acceptable to us.

THE REASONS WHY WE OBJECT TO THE PROJECT ARE AS FOLLOWS:

HEIGHT AND DENSITY

The proposal is for the approval of 3 residential building envelopes ranging from 4-11 storeys in height and containing approximately 269 apartments and basement car parking.

- **Our Objection**

- As we have said above we found it hard visualise the lack of detail on the plan.
- This is an over development of what we believe is a smallish parcel of land for such a massive development (4-11 storeys, comprising of approximately 269 apartments). It is not compatible with the existing residences in the area and Allengrove Crescent is too small a street to take the strain of such a massive over development.

- **Our Preference**

- If MP10_0037 is successful in having the area rezoned we would like to show on record our preference that all the development in Allengrove Crescent and along the building line across to Epping Road be no more than three storeys high above ground with additional underground parking.
- That the corner of Epping and Lane Cove Road have the higher apartment blocks that do not overlook or face residents in Allengrove Crescent and along the building line across to Epping Road.
- Shadowing, privacy and amenity are of paramount concern to us and we would like the development to be no higher than 3 storeys above ground with underground parking.

ROAD, TRAFFIC ACCESS AND PARKING

- **Our Objection**

- As we have said above we found it hard visualise the lack of detail on the plan.
- It appears to us that the access and exit to the development is via one driveway on Allengrove Crescent.

- We are concerned that if such a massive development were to go ahead on the number of apartments that have been given that would mean potentially 540 additional vehicles would need to access and exit Allengrove Crescent.
- Allengrove Crescent is a small cul de sac that is approximately three cars wide so that if cars are parked on both sides of the road there is one lane available for through traffic.
- Currently, we have 19 residences in Allengrove Crescent and we sometimes find it difficult to access Lane Cove Road in peak periods. Imagine what it would be like to access Lane Cove Road if development were to go ahead in it's current state?
- It should be noted that we currently have parking issues in Allengrove Crescent and this is without any development.
- Allengrove Crescent is a small cul de sac there is only one way in and one way out. Imagine if everyone were to leave at the same time it would take almost half a day to get out of the street due to the streams of traffic that would be on Allengrove Crescent and Lane Cove Road
- Please note that it does not matter how close public transport is to where people live, they will still use their private vehicles.

- **Our Preference**

If MP10_0037 is successful in having the area rezoned we would like to show on record our preference for the following:

- **Access:**
 - The developer put in an additional two access points (entrance and exit roads) on both Epping and Lane Cove Road.
- **Parking:**
 - Enough parking be provided within the complex for at least two cars per apartment.
 - The council review parking restrictions in the street to stop parking on both sides of the road.

SERVICE LANE

- **Our Objection**

- As we have said above we found it hard visualise the lack of detail on the plan. We were advised that the Service Lane adjoining the boundary was for garbage collection and Emergency Services vehicles only.
- Our concern is the traffic noise and movements by heavy vehicles going in and out of the street.

- **Our Preference**

If MP10_0037 is successful in having the area rezoned we would like to show on record our preference that all the development's garbage and service lane requirements:

- Be positioned to face Lane Cove Road and Epping Road and internally within the development so that residences in Allengrove Crescent and along the building line across to Epping Road are not adversely affected by constant noise and odour.
- That garbage collection trucks make collection within the hours of 9:00pm and 5:00pm and do not use the turning circle at the end of the street to turn around so that it does not impact on the residents in Allengrove Crescent.

AIR CONDITIONING AND PLANT

- **Our Objection**

- Noise pollution created by Air Conditioning and Plant.

- **Our Preference**

If MP10_0037 is successful in having the area rezoned we would like to show on record our preference:

- That all the development's air conditioning units and plant be positioned to face Lane Cove Road and Epping Road and internally within the development so that residences in Allengrove Crescent and along the building line across to Epping Road are not adversely affected by constant noise.

CONSTRUCTION STAGE

- **Our Objection**

- We were advised on the Information Day that it would take approximately three years to completion. This means inconvenience, noise and pollution for three years.
- We are concerned about the foundations of our house as we have not been informed about the type of excavation that will take place for such a massive over development.
- Allengrove Crescent is the only access street and we are concerned about safely accessing and exiting the street.

- **Our Preference**

If MP10_0037 is successful in having the area rezoned we would like to show on record our preference that:

- We are informed about the inconvenience that we will suffer.
- Ample parking be made available on site for construction workers as there is not enough parking in Allengrove Crescent.
- We be indemnified by the Developer against any cracking or movement caused to the foundations of our house.

Yours sincerely

Bernard Cain *Helen Cain*

Bernard Cain and Helen Cain

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1 Napier Crescent

NORTH RYDE 2113

27 December 2010

Mr Michael Woodland
Director
Metropolitan Projects
NSW Government Planning

Dear Sir, The NSW Government Planning – Exhibition of Environmental
Assessment for a Concept Plan for Residential development

My husband and I were most amazed to receive the NSW Government Planning
document dated 1st December 2010

We have been residents of 1 Napier Crescent, North Ryde, since 1956 and with the work
being carried out recently at the corner of Lane Cove Road and Epping Highway causing
much annoyance to Motorists and through traffic.

We have seen North Ryde grow with the large buildings and with this proposed
Planning which will be a huge site to say nothing of the residential covering basement car
parking with two levels and these 269 apartments. What an unholy mess at the corner
of Lane Cove Road and Epping Highway if the State Government has its own way and
spoils our beautiful suburb.

One wonders what brain power was used to think up this scheme and also asking people
to lodge money for this monstrosity is beyond our comprehension.

Surely no Government should be allowed to do this especially with the proposed huge
development which will take place

This development should not be allowed as planned as this would be erected at the
busiest largest intersection in New South Wales

We look forward to hearing further about your proposals.

Yours faithfully,

RW & JP Marscham

Jean Marscham

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

**ATTENTION: DIRECTOR,
METROPOLITAN PROJECTS.
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY. NSW. 2001**

FROM: CAROL ADAMS
143 VIMIERA RD
EASTWOOD . 2122

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:

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.**

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17 Allengrove Crescent
North Ryde
15th December 10

Attention: Director Metropolitan Projects
Major Project Assessments
Department of Planning
G P O Box 39
Sydney, NSW. 2001

Application number:- MP10_0037
1-9 Allengrove Crescent, 116a - 122b Epping Road
and 259 -263 Lane Cove Road

Dear Sir / Madam

I John Gibson came to Australia in August 1949, (aged 15) and have lived in the Ryde area ever since. My wife Shirley and I purchased the land in Allengrove Crescent, built our home and moved in on Easter Saturday 1963, what a great street to live in and bring up our four children. Now that they have all left home we come to the part of life that should be quiet and relaxed. **BUT NO** the New South Wales Labour Government want to change all that, and have decided to build Three **"Monstrous Blocks"** containing **269 units** ranging in height from **four** storeys up to **eleven** storeys, for a so called **"Social Housing Development"**, taking in 1-9 Allengrove Crescent - 259-263 Lane Cove Road and 116a-122b Epping Road North Ryde.

A project of this size in the position planed is not social but **"Anti-Social"**.

I strongly object to this project on the following grounds:-

- A. Allengrove Crescent is very narrow and can only be accessed from a left turn from Lane Cove Road, and to exit, another left turn onto Lane Cove Road, Any vehicle going north, east or west will required to go round the block via Lorna Avenue adding to the congestion on Wicks Road - Epping Road. With Allengrove Crescent being the only entrance into the unit blocks, this alone will add to the traffic problem that already exists in morning and evening peak periods.
- B. The land acquired for this project is zoned "Residential A, low density" but Ryde City Council or the residents have no say. The developers just move in with the governments blessing under the A3 approval of the Environmental Planning and Assessment Act.
- C. Over shadowing of dwellings on the western side of Lane Cove Road, On 21st December 2010 at 9:00am a 1metre high object threw a shadow 1.5 metres in length to the west, with a development of 11 storeys in height this would easily overshadow dwellings in Lane Cove Road.
- D. Houses on the southern side of Epping Road are of one and two storeys, to place a building of this size and height, in that area will be completely out of character and will not blend in with the surrounding area, but will stick out and be an eyesore for years to come.
- E. If this development is allowed to go ahead it will be the end of a quiet and friendly suburb, as once one block of units of this magnitude are built it will open the door for the whole area to become a concrete jungle.
If I wanted to live in a concrete jungle I would move to Meadowbank - West Ryde or Macquarie Park as all these areas have been heavily over developed.

Yours - Unhappy Resident
John Gibson



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Vicki A Burton
247 Lane Cove Road
North Ryde NSW 2113
Phone : 0412 079039
21.12.10

Attention Director Metropolitan Projects
Department of Planning
23 – 33 Bridge Street
Sydney 2000

Dear Sir,

Environmental Assessment 1 –9 Allengrove Cres. 116a – 122b Epping Road & 259 –
263 Lane Cove Road, North Ryde.

Application No MP10 0037

Objection to the above project

Having been an owner and resident of 247 Lane Cove Road, North Ryde for over 30 years I object to the overdevelopment of this area.

Overdevelopment

The area is presently zoned R2 for low density residential sites.
The above proposal is overdevelopment of the area and in my opinion would create many problems.

Privacy

Buildings of 4 – 11 storeys in height would severely compromise my privacy

Shadowing

Excessive shadowing would occur throughout the day with buildings of this height.

Vehicle movements

The proposal is for 360 parking spaces.
These vehicles are to enter and exit the site through Allengrove Crescent onto Lane Cove Road. During peak hour this road is almost at a standstill so it is concerning to think that any more traffic could possibly use this road as a link to their destination.

Extra vehicles in this equation will cause nothing but chaos on the roads around this whole area.

Infrastructure.

Public transport is very limited, in fact after peak hours almost non-existent.

Schools

Schools and preschools in the area are currently running at capacity, especially in the Cox's Road precinct and again traffic problems are extreme.

Medical Services

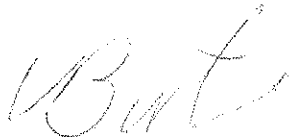
Medical services in the area are limited and waiting times now are extensive .

I am extremely concerned about this proposal.

It is overdevelopment on a grand scale in such a low density area and completely out of keeping..

I fully support Ryde City Council's rejection of this proposal.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'V. Burton'.

Vicki A. Burton.

C.C. Ryde City Council