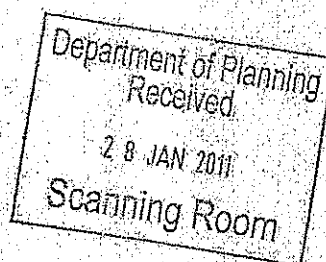


PCU018936

January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001



Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

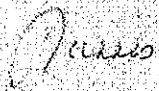
I OBJECT TO THIS PROJECT

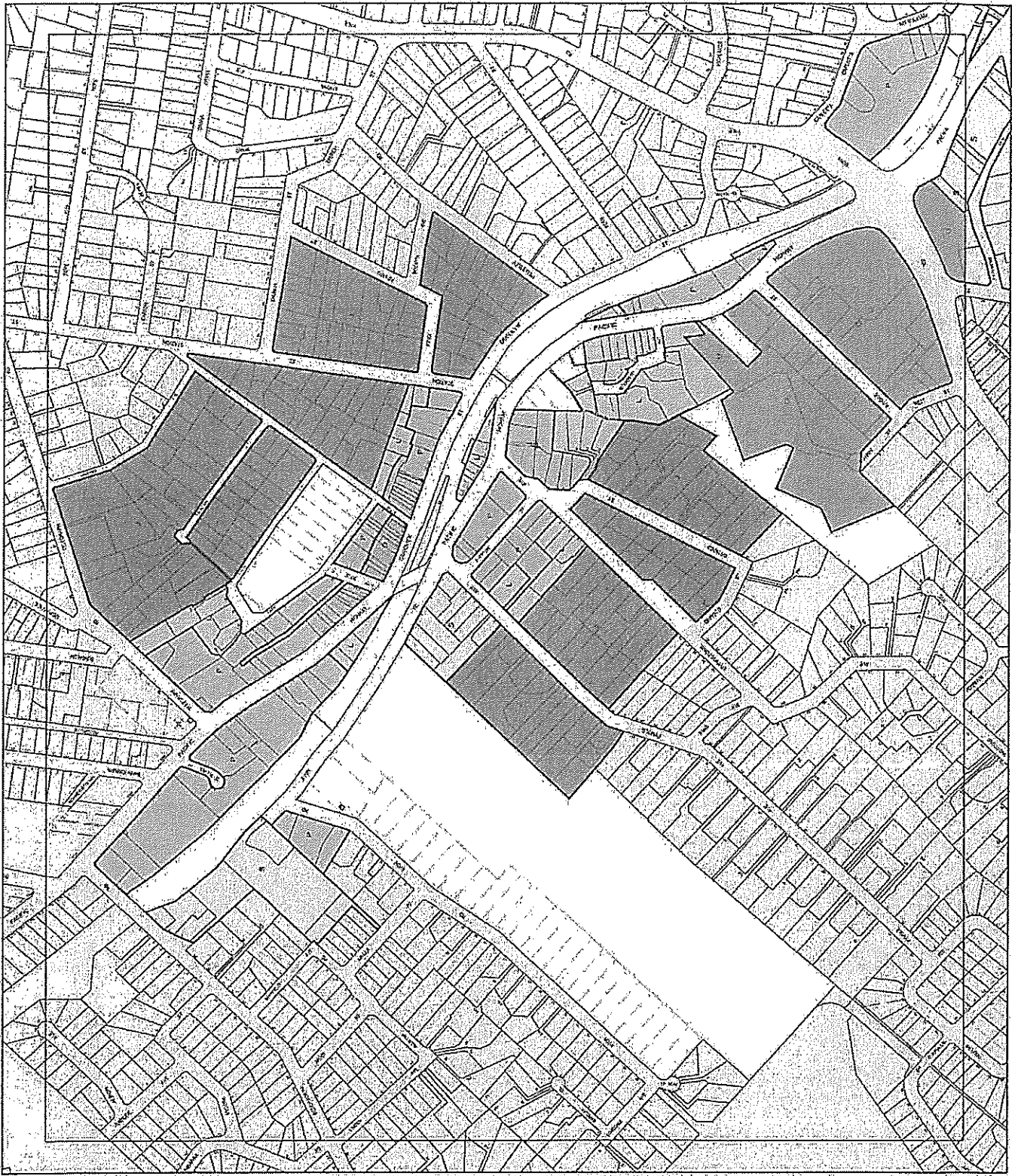
As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

 
Larysa Harris & Craig Harris
23 Ashmore Ave
Pymble
NSW 2073



Ku-ring-gai Local Environmental Plan (Town Centres) 2010 (Compilation Only)



Height of Buildings Map - PYMBLE

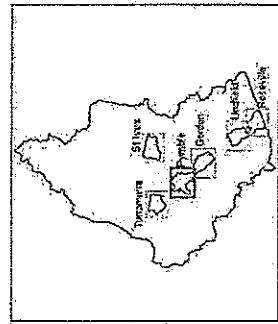
Maximum Building Height (m)

0.5
1.5
11.5
14.5
17.5
20.5
23.0
25.5
27.5
32.5

This plan is a compilation only of the latest cadastral and height of building details. No reliance is to be placed upon this Plan as it is not and does not purport to be a Planning Instrument. For precise information reference should be made to the original Planning Instrument on the NSW Legislation Website.

Cadastral

Geographic 270510 © Land & Property Management Authority



0 55 110 Kilometres
Scale 1:550000

Prepared by GDA 1994
Data from GDA

This is a compilation only. For precise information reference should be made to the original Planning Instrument on the NSW Legislation Website.



Ku-ring-gai Local Environmental Plan (Town Centres) 2010 (Compilation Only)

Natural Resources Sensitivity - Biodiversity Map - PYMBLE

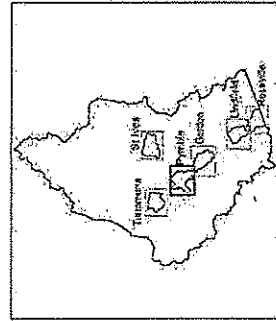
Biodiversity

Areas of Biodiversity Significance

This plan is a compilation only of the latest cadastral and biodiversity details. No reliance is to be placed upon this plan as it is not and does not purport to be a Planning Instrument. For precise information reference should be made to the original Planning Instrument on the NSW Legislation Website.

Cadastral

Cadastral 2702510 © Land & Property Management Authority



42 Lawley Crescent
PYMBLE NSW 2073

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

24 January 2011

Dear Sir/Madam,

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)

Residential development at Avon, Beechworth and Arilla Roads, PYMBLE

I OBJECT TO THIS PROJECT for the following reasons:

1. Heights of the buildings that are well outside of the planning limits that apply to this particular site as discussed in the Environmental Assessment.
2. Comparing to others development in the areas, they are no direct access to a main road (Pacific highway) and therefore the impact on the local traffic will be enormous.
3. We are yet to establish the impact of the first large development on the corner of Avon road and Pymble Avenue.
4. The fact that the developer consistently increases the scale of the development each time he makes a submission.
5. The surrounding roads around the proposed project are narrow. We even have one section of Avon road where only 1 car can move at a time during the day.
6. The traffic bottle neck on Avon, Arilla and Beechworth roads during peak hours time with FLC school.
7. The numbers of units that have been built over the last 18 months in the Pymble/Turramurra corridor.

I urge you to consider the above points before making your decision. This particular area of Pymble has reached "saturation level" with large developments.

Many thanks

Regards



Philippe Cordier

3

26/1208 Pacific Highway
Pymble 2013
26th January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

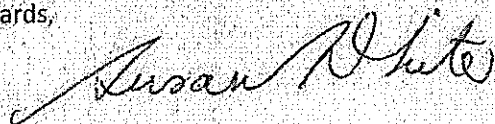
I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,



MRS SUSAN WHITE

30/1208 PACIFIC HIGHWAY
PYMBLE NSW 2073

26th January 2011

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

Dear Sir/Madam,

Re: Concept Plan (MP08-0207) & Project Application (MP10-0219) Residential development at Avon, Beechworth and Arillia Roads, Pymble.

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Sincerely,


John Thearle

5

8 MAYFIELD AVENUE
PYMBLE NSW 2073

26th January 2011

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

Dear Sir/Madam,

Re: Concept Plan (MP08-0207) & Project Application (MP10-0219) Residential development at Avon, Beechworth and Arillia Roads, Pymble.

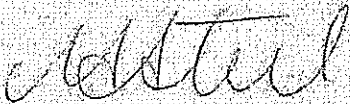
I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Sincerely,



Meg Steel

6

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

19 January 2011

Dear Sir/Madam

Re: Concept plan(MP08_0207)& Project application (MP010_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT!

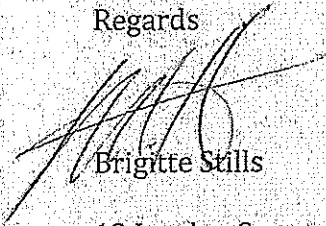
As far as I'm concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for the two buildings) are absurd for a single residential area and are a total over development with no consideration to the environment and amenity of residents throughout the precinct of this development.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station and even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

The streets including Avon, Beechworth, Mayfield, Arilla, Livingston and associated intersections to the Pacific Highway are already substantially congested with recent developments in the area. The road widths are restrictive on current levels of traffic that have already increased with the advent of the residential development at the corner of Avon Road and Pymble Av with passing of 2 way traffic already hazardous based on existing street parking without further increases through further development and building activity in the area.

Regards



Brigitte Stills

12 Lawley Crescent
Pymble NSW 2073

7

26A ALICE STREET
TURRAMURRA NSW 2074

26th January 2011

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

Dear Sir/Madam,

Re: Concept Plan (MP08-0207) & Project Application (MP10-0219) Residential development at Avon, Beechworth and Arillia Roads, Pymble.

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Sincerely,



Elizabeth Steel

8

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

January 2011

20 Pymble Ave
Pymble 2073
24 Jan, 2011

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

Eva Lang

Eva Lang

9

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

20 January 2011

Dear Sir/Madam

Re: Concept plan (MP08_0207) & Project application (MP010_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT!

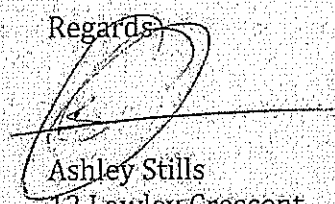
As far as I'm concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for the two buildings) are absurd for a single residential area and are a total over development with no consideration to the environment and amenity of residents throughout the precinct of this development.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station and even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

The streets including Avon, Beechworth, Mayfield, Arilla, Livingston and associated intersections to the Pacific Highway are already substantially congested with recent developments in the area. The road widths are restrictive on current levels of traffic that have already increased with the advent of the residential development at the corner of Avon Road and Pymble Av with passing of 2 way traffic already hazardous based on existing street parking without further increases through further development and building activity in the area.

Regards



Ashley Stills
12 Lawley Crescent
Pymble NSW 2073

(10)

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

19 January 2011

Dear Sir/Madam

Re: Concept plan(MP08_0207)& Project application (MP010_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT!

As far as I'm concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for the two buildings) are absurd for a single residential area and are a total over development with no consideration to the environment and amenity of residents throughout the precinct of this development.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station and even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

The streets including Avon, Beechworth, Mayfield, Arilla, Livingston and associated intersections to the Pacific Highway are already substantially congested with recent developments in the area. The road widths are restrictive on current levels of traffic that have already increased with the advent of the residential development at the corner of Avon Road and Pymble Av with passing of 2 way traffic already hazardous based on existing street parking without further increases through further development and building activity in the area.

Regards,



Tony Stills

12 Lawley Crescent
Pymble NSW 2073

11

January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

Margaret White

*Unit 9 - 1208 Pacific Hwy
Pymble*

2013

Doonue Lock
12 Arilla Road
Pybble, NSW. 2073.
21st January 2011.

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning

GPO Box 39
Sydney, NSW. 2001

Dear Sirs/Madam
Re: Concept Plan (MP08-0207). Project

Application (MP10-0219)
Residential development at Avon,
Beechworth and Arilla Roads, Pybble.

OBJECT TO THIS PROJECT

As far as I am concerned the sheer
number of units proposed (355) and
the height of the buildings (11 and 9
storeys for two of the buildings) are
absurd for a single residential area.

I note also that the proposed heights are
well outside the planning limits in the
Environmental Assessment.

There can be no valid comparison with
units located on the Pacific Highway
corridor or near the railway tunnel.
These are either close to a main
road or are nearby the station. And
even the developments in Clydevale
Place for example are no more than 7
storeys high at the railway line
bridge.

Regards
Doonue Lock

13

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

25 January 2010

Dear Sir/Madam

RE: Concept Plan [MP08_0207] & Project Application [MP10_0219]
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

- * As far as I am concerned the sheer number of units proposed [355] and the height of the buildings [11 and 9 storeys for 2 of the buildings] are absurd for a single residential area.
- * I note that the Concept Plan is massively over the height, bulk and scale of the local area residences and these heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.
- * The proposal appears to have a very substantial and unacceptable level of impact on views and overshadowing of adjoining sites and public domain.
- * There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. Even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards



Richard Frangs
19 Avon Road
PYMBLE NSW 2073

January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,



Tom Pospech
10 Dakota Ct
Pymble NSW
2073

14

→ AS
25/1/20

→ ST
25/1/11
AS

January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

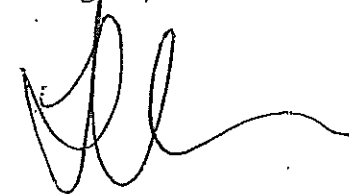
I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

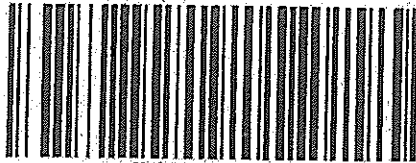
Regards,



Tom Paspech

10 Dakota Ct

Pymble NSW
2077



PCU018979

17th January 2011

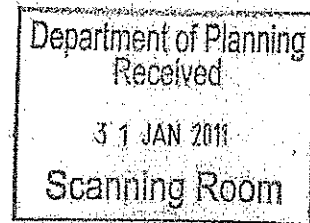
15

ATTENTION: Director Metropolitan Projects

Major Projects Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001



Dear Sirs/Madam,

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)

Residential Development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT FOR THE FOLLOWING REASONS

- The sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings proposed) are completely unsuitable for an otherwise single residential area.
- I also note that the proposed heights of the development are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.
- It is ridiculous to suppose that a development of such magnitude will have minimal impact on the local traffic situation. We have an enormous school, established since 1916 that already significantly impacts on traffic congestion in the area, there are only two main exits from this area on to the Pacific Highway and they are already stretched past capacity at drop off and pick up times and we haven't even mentioned the parking congestion that exists in the area.

I believe that this development should not be allowed.

Regards,

Sharon McClelland

42 Beechworth Road

Pymble NSW 2073

16

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

January 2011

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

Mir Zadeh

Dr. JAMILEH MIRZADEH

19 PYMBLE Avenue

PYMBLE 2073

17

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

January 2011

Dear Sirs/Madam -

Re: Concept Plan (MP09_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

Lyndon G. Cooper
30 Lawley Cres
Pymble 2073

(18)

Mrs Gwen Tanswell
28 St Andrews Drive
Pymble 2073

28th January, 2001

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

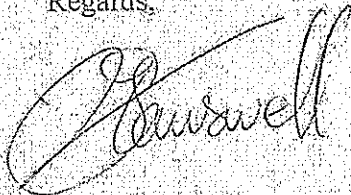
**Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble**

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

We haven't felt the full impact of the Merriton units built on the corner Pymble and Avon road. The units are not fully occupied as yet and the roads will be unable to accommodate the influx of this project let alone at least another 710 cars for the above project. Where will they all park?

Regards,



Gwen Tanswell

19

7 Dakara Close,
Pymble, NSW, 2073
27th January, 2011

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning,
GPO Box 39,
Sydney, NSW, 2001

Dear Sirs,

Re: Concept Plan (MP08_0207) and Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble.

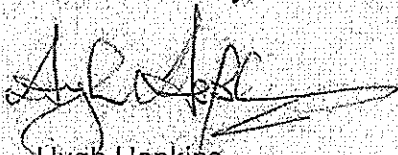
I wish to lodge my objection to the above project.

I object to the project on any number of grounds but the two most significant are:

1. As a local resident who has to use the streets adjacent to this development, the traffic congestion caused by this very, very, large development will be appalling. The streets and the traffic flows around this development are not designed to cater for large developments (2), private schools and a transport hub (railway station). Further those who use the train will have increased difficulty in parking within a reasonable distance of the station. This would seem to be a total contradiction of the policy of encouraging public transport use.
2. The heights of the proposed buildings: 11 and 9 storey buildings in a single resident area is unacceptable. I also note that the proposed building heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

Please do not let this development proceed in its current form.

Yours Sincerely,



Hugh Hopkins

20

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

January 2011

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

J. A. Bishop
J. A. Bishop

JUDITH BISHOP & IAN KING
58 PYMBLE AVE.
PYMBLE 2073

21

Susan Napper
16 Ashmore Ave
Pymble NSW 2073

Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

19 January 2011

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,



Susan Napper

Brian McGlynn
5 Beechworth Road
Pymble, 2073
28 January 2011

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

Dear Sir,

Re: Concept Plan MP08_0207 and Project Application MP10_0219
Residential Development at Avon, Beechworth and Arilla Roads Pymble.

We object to the proposal as the impact on the surrounding built environment has been inadequately considered. In particular, the traffic report is not soundly based, does not consider the important constraints and does not consider the impact of more recent developments.

The traffic report was last revised in November 2009 and is based upon traffic counts taken in May 2009. Since that time there have been three major changes to the traffic conditions in the precinct.

1. The completion of the Avondale development on the Pacific Highway in the vicinity of Telegraph Road has resulted in a development with no south bound (city bound) access to the Highway. Whatever the intention was, the traffic from that development wishing to travel to the city now travels north to Beechworth Road and executes a U-Turn in Beechworth Road to access the southbound lanes on the Pacific Highway through the Beechworth Road / Pacific Highway intersection. The result is considerable reduction in the intersection capacity and the safety of traffic in the vicinity.
2. Within the last year, the timing of the red phase on the Beechworth Road intersection has been increased resulting in a full two minute delay between Green Phase and shorter Green time. Prior to this, the cycle time was 1 minute 30 seconds, so the access time is now reduced by 33%.
3. The development of a large number of apartments in Avon Road next to PLC has now been completed. The traffic effect of these apartments has not been considered as it was not included in the traffic count. The traffic from the Avon Road apartments will have two consequences. It will increase the demand on Avon Road, the roundabout at Pymble Avenue and the intersection at Livingstone Avenue. Secondly, by virtue of the change in demand patterns it will cause more traffic to divert into Beechworth Road.

These three effects should be taken into account as part of the assessment and the traffic report does not consider them in any way.

In addition, the traffic report describes the Avon Road access to the site as having "four lane undivided carriageway". This is clearly an incorrect description and paints the picture of easy access to the site. The road is two lane, and even when vehicles park on the unsealed verge, the road is dangerously narrow for the passing of two cars. The road is unsafe as an access to a development of the size proposed.

The report also describes the access at 4 Beechworth Road as having good sight distance by virtue of more than 50m distance from the bridge. This is again incorrect. It is not

possible to see up the past the bridge from 4 Beechworth Road due to the angle of the exit from the property enforced by the boundary configuration. The site distance available to a driver will not provide a safe exit, especially during construction.

Finally, the traffic report concentrates on the volume of traffic on the road, but ignores the real constraint which is the intersections with the Pacific Highway at both Livingstone Road and Beechworth Road. During the morning peak on school days, the traffic at the Beechworth Road intersection with the Highway tails back to Mayfield Avenue. It frequently takes three light phases for a vehicle to pass through the intersection at the Highway after joining the queue. Similarly, it takes two to three light phases to pass through the Livingstone Road intersection, as the tailback extends back through the Pymble Avenue roundabout and on to PLC. Any additional traffic joining this traffic will have an impact determined not only by the number of vehicles generated, but also by the delay caused by entering the queue and the problems for traffic moving in the opposite direction when joining the queue to the Highway from number 4 Beechworth, for example. Neither of these intersections can be described as having service level A, and it is impossible to reconcile the intersection analysis in the report with the observations on the ground during peak hour.

Traffic is not the only consideration, but given the large number of school children (1,200) passing through the area in morning and evening peak, the safety of pedestrians should be considered. In Avon Road the paths are too narrow for the number of pedestrians in the morning peak and this presents a safety hazard with the present level of traffic, which will increase with the new traffic from the Avon Road development and has not been considered in any way by the analysis presented in support of this application.

Apart from the traffic, we also have concerns with the volume of the buildings proposed and approach of a partial concept application which pre-empt the outcome of the full project application.

Thank you for your attention to these matters.

A handwritten signature in black ink, appearing to read 'Brian and Dominique McGlynn', written in a cursive style.

Brian and Dominique McGlynn.

(23)

Debra Fitzgerald & Denis Westall
15 St Andrews Drive, Pymble 2073
Telephone 9449-8774 Fax 9144-4010
Email: debrafitzgerald@exemail.com.au

24 January 2011

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

Dear Sirs/Madam

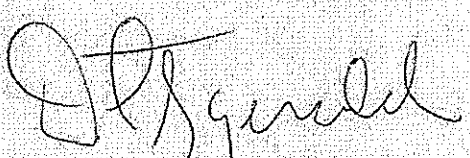
Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential Development at Avon, Beechworth and Arilla Roads, Pymble

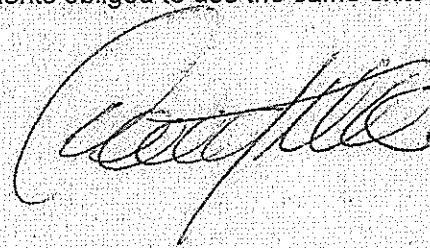
WE OBJECT TO THIS PROJECT

We are extremely concerned at the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) which is absurd for a single residential area.

The proposed heights are well outside the planning limits that apply to this site as discussed in the Environmental Assessment. Why should this proposal be granted special treatment? There is no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel as these units are close to a main road or the railway station.

Having lived at the above address since 1994, I can assure you that the traffic congestion when trying to drive out of the area (via either of only two exit roads - Beechworth Road or Livingstone Avenue) is a nightmare at peak travel times. The addition of some 355 units with residents obliged to use the same exits requires serious consideration.


Debra Fitzgerald
& Denis Westall

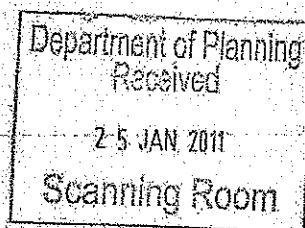




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Attention: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Mr & Mrs Liu
21 Kimbarra Rd
Pymble NSW 2073



January 2011

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

^{STRONGER}
I OBJECT TO THIS PROJECT

As far as I am concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are absurd for a single residential area.

I note also that the proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

We already have had ^{increasing} problems with traffic in the area as the PIC school is located in the area and also a new development has been built in the area already. During the course of this development traffic was affected diversely. This site includes quite a number of units already and ^{traffic} will worsen as people move in, especially as the driveway of this project is located at the round about. It is ridiculous to have another proposed development

in the area, especially as we only have one way to enter via Beechworth (no right hand turn as you come down highway).

We moved into this area to get away from the built up areas but it doesn't seem like that those developers can now build in residential areas destroying all aspects of the area.

The local streets don't cater for the increased number of extra cars on the road now with hardly any footpaths and poor lighting.

If this development is passed then I am sure that many residents will move away from the area as Pacific Highway etc is already a nightmare to travel on and we have already lost the lovely aspects of living here.

Yours sincerely

Elizabeth Shi

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January 2011

ATTENTION: Director Metropolitan Projects
Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Sirs/Madam -

Re: Concept Plan (MP08_0207) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble

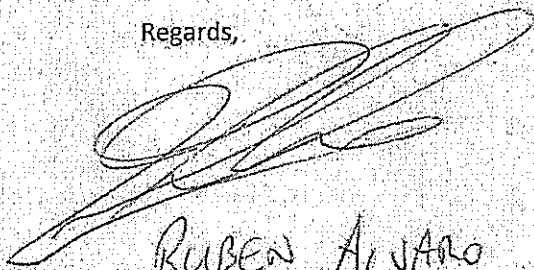
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Regards,



RUBEN ALVARO

4 ARILLA RD

PYMBLE NSW 2073