

50

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,



51

10 Arilla Road
PYMBLE NSW 2073
Tel: 02 9449 2107
21 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 the application for this development

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 and out of all proportion 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.

Why would the NSW Government even consider this application based mainly on a **concept plan** and one that does not adequately address key issues in the Director General's Requirements of 11 February 2009 regarding the site?

Let me quote: *"The proposal shall address the height, bulk and scale of the proposed development within the context of the locality, and provide detailed justification for height in excess of the SEPP 53 standards."*

The application has not adequately addressed this issue but instead has increased the size of the development for the fourth time. In 1995 it was for 150 flats; in 2001 it was for 180; in 2009 for 240; and now for **355 in 2011**. What justifies this increase over the years and so much higher than SEPP 53 standards?

The second key issue is:

"demonstrate that proposal does not have unacceptable levels of impact on views and overshadowing of adjoining sites and public domain."

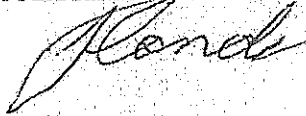
How has this been addressed? The proposal tries to hide its massive bulk behind the tall trees on the site. Trees alone do not provide screening from buildings on this scale. Nor do the trees on this site provide screening in all directions. Finally, what if the trees die for whatever reason? These buildings will be exposed forever.

I am also concerned about the traffic. This area of Pymble is already saturated with PLC (Girls school) traffic and, more recently, commuter parking. Daily commuter parking now extends well down Avon Road to Arilla Road making it a narrow rather than a wide road.

Against this the traffic report in the proposal confidently states that "350 flats will have minimal impact on traffic". How can this be?

I strongly disagree with approval of this proposal and do not understand why NSW Planning would even consider it at this time in this form.

Yours faithfully



DAVID J. CONDE

cc The Hon. Tony Kelly, MLC
Minister for Planning
Level 34, Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

Barry O'Farrell, MP
Leader of the Opposition
Parliament House
Macquarie Street
SYDNEY NSW 2000

Paul Cooper
21 Avon Road
PYMBLE NSW 2073

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21 Jan 2011

Attn : Director Metropolitan Projects

Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Dear Sir/Madam

Re: Concept Plan (MB08_0207) & Project Application (MP10_0219)

Residential Development at Avon, Beechworth and Arilla Roads, Pymble

WE OBJECT TO THIS PROJECT!

We believe that the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) are ridiculous for our neighbourhood of single residential buildings.

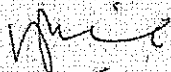
We understand that the proposed building heights are way above the planning limits that apply to the site as discussed in the Environmental Assessment document.

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

The traffic on Avon road is already horrendous during school term time, especially on rainy days. Another 355 units will add to the congestion and compromise the safety of residents.

We strongly oppose the said development!

Yours truly



Kirstine Joyce Ritchie

and



Chun Nam Lum

3 Allawah Road, Pymble NSW 2073

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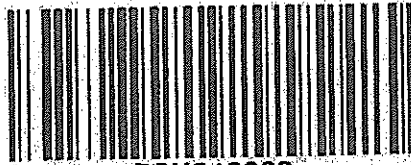
There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

Oliver

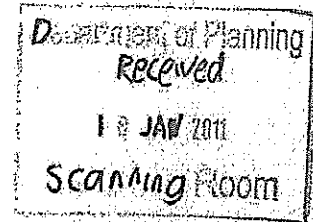
Diana M. J. R.
49 Beechworth Rd
Pymble NSW 2073

*As a long time resident of
Beechworth Road I feel this
development is much too large
for such an area. We already
have traffic problems with the
traffic in school times & the proposed
development on Avon Rd / Pymble Ave
is also definitely inappropriate & causes
traffic problems long before it has
completed. There is no infrastructure!
Please reconsider! ER*



PCU018660

9th January 2011



The Director, Major Projects Assessment
GPO Box 39
Sydney NSW 2001

Re: Concept Plan MP08_0207 and Project Application MP10_0219 – Assessment for Residential Development at Avon Beechworth and Arilla Roads Pymble – Sheridan Planning and James W Neale

Dear Sir,

My name is Jennifer Jaeger and I live at 27 Ashmore Avenue Pymble.

I object to the above proposal on the following grounds.

Road and traffic safety

Beechworth, Avon and Arilla Roads are already under traffic congestion stress which impacts on the road safety and amenity of residents. The traffic to and from Pymble Ladies College and new influx of cars from the recently constructed apartment blocks next to the College force the narrow streets to operate beyond what can reasonably be expected. The rail bridge over Beechworth Road is narrow and morning traffic to the highway already banks all the way down Beechworth Road risking pedestrian safety as delayed drivers become impatient and attempt to run the traffic lights at the intersection of Beechworth Road and the highway. Morning and afternoon traffic into and past the College is already extremely slow and unsatisfactory. Visibility around bends is often poor and parked cars on the sides of these roads already create traffic hazards. The proposal states that up to three hundred and fifty five new apartments may be built. The new traffic volumes (for example, 120 extra cars per peak hour as outlined in the traffic study contained within the report) cannot be supported without incurring great traffic delay, inconvenience and potential hazard to residents.

Lack of public education infrastructure to support new residents

Pymble Public School is the local school for this area. It is already full and class sizes are operating at their optimal level. The three hundred and fifty five new dwellings will house families who therefore will not be supported by current education infrastructure.

In conclusion I state for the record that I have never made any political donations to any political party (see attached disclosure statement to this effect).

Yours faithfully,


Jennifer Jaeger

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details				
Name of person making this disclosure <u>Jennifer Jaeger</u>		Planning application references (e.g. DA number, planning application title or reference, property address or other description) <u>MP08 0207 and MP10 0219</u>		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT		YES <input type="radio"/> NO <input checked="" type="radio"/>	OR	
		You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION		YES <input checked="" type="radio"/> NO <input type="radio"/>
Reportable political donations made by person making this declaration or by other relevant persons				
* State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN).				
* If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application. OR				
* If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
<u>[Signature]</u>				
	<u>Nil</u>			
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date <u>J. Jaeger</u> <u>21.1.11</u>				
Name(s) <u>Jennifer Jaeger</u>				

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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

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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.

now the local traffic is in a bad shape, how can it accommodate 355 more units?
Regards,

Ng *Cheng*

Louie L.Y. Ng & Leonard A.O.C. Cheng
6 LONSDALE AVE,
PYMBLE NSW 2073

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

January 2011

Attention Director Metropolitan Projects

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

I oppose this development proposal.

It appears to me to be unacceptable for a developer to obtain any kind of approval based merely on concept plans. Such an approval will then presumably guarantee a particular building envelope (height and scale) for the applicant without any real detailed plan.

How can NSW Planning be sure now that any later detailed proposal will work?

I also object to the sheer size and height of this development at this site. It is too large especially for a residential area with single houses.

I am also concerned about the traffic. This area of Pymble is already saturated with PLC (Girls school) traffic and, more recently, commuter parking. Daily commuter parking now extends well down Avon Road to Arilla Road making it a narrow rather than a wide road.

Against this the traffic report in the proposal confidently states that "350 flats will have minimal impact on traffic". How can this be?

Sincerely yours,

D. Davis
17 Avon Rd.

58

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

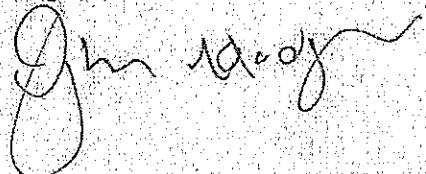
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Regards,



Glenn Hodgeman
29 Avon Road
Pymble - 2073

PH. 9449 9599

(W) 8204 2770

From: Glenn Hodgeman <ghodgeman@westpac.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: Glenn Hodgeman <ghodgeman@westpac.com.au>, <jen.hodgeman@bigpond.com>
Date: 14/01/2011 4:24 pm
Subject: Avon, Beechworth and Arilla Roads

Afternoon

re. Concept Plan (MP08_0207) & Project Application (MP10_0219),
Presidential development at Avon, Beechworth and Arilla Roads, Pymble

We object to this project.

We live at 29 Avon Road, and as far as we are concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of these buildings) is crazy. They are heights that are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.

These units are far from the station and are so different from other units along Pacific Highway. We in Avon Road already have a large complex just built up the road from us, why is it necessary or even fair to have more and more of these building surrounding us. We already have major congestion problems each day as Pymble Ladies College is on the other side of the road. This school has about 1500 students, meaning there are parking problems, drop off issues and Saturday sport to contend with. Now this proposal is suggesting we should have another 355 apartments there to further cause problems.

If its necessary to have more units plse spread them to major arterial roads that are close to transport like the Pacific Hwy, but we in Pymble have had enough of these projects, you are changing the whole face of our suburb.

rgrds

Glenn and Jennifer Hodgeman
29 Avon Road
Pymble 2073
NSW

Glenn Hodgeman | Global Head of Credit Trading | Credit Markets
Westpac Institutional Bank | Level 2, Westpac Place, 275 Kent Street,
Sydney, NSW 2000
T +61 2 8204 2770 | M +61 0418137074 | E ghodgeman@westpac.com.au

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January 2011

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

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

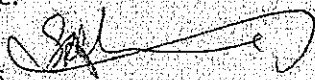
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There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than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

Regards,


Mori Salehi

7 Arden Rd.

Pymble NSW 2073



60

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

17 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

- * 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


Marie Frangs
19 Avon Road
PYMBLE NSW 2073

60

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

17 January 2010

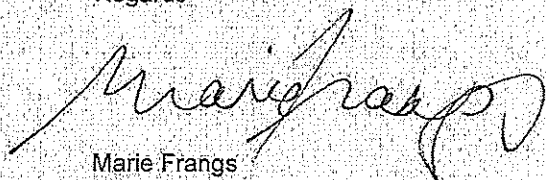
Dear Sir/Madam

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

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Regards



Marie Frangs
19 Avon Road
PYMBLE NSW 2073

61

14TH January 2011

Attention: Director Metropolitan Projects
Major Projects Assessment
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**

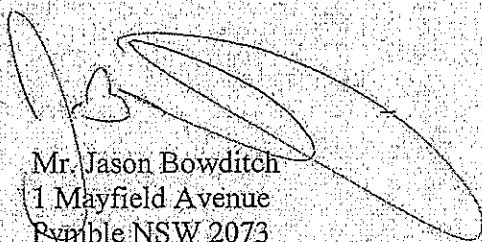
I am the property owner and resident at 1 Mayfield Avenue, Pymble and I OBJECT
TO THIS PROJECT.

As far as I am concerned the sheer number of units proposed (335) and the height of
the buildings (11 and 9 storeys for two of the buildings) are absurd for a single
residential area.

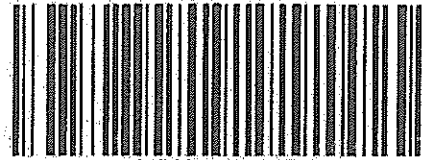
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Even the developments in Clydesdale Place for example are no more than 7 storeys
high at the railway line frontage.

Regards,



Mr. Jason Bowditch
1 Mayfield Avenue
Pymble NSW 2073



PCU018562

2 Linden Avenue
Pymble
Sydney
New South Wales 2073

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

BY FAX: 029228 6455

Dear Sir/Madam,

Re: Concept Plan (MP08_0207) and Project Application (MP10_0219) for
residential development at Avon, Beechworth and Arilla Roads

I object to the above projects.

It is quite clear that the residential area in which the development is proposed to
take place is completely inappropriate for a development of this scale.

- a) The proposed development site does not adjoin any public facilities on or near Pacific Highway and therefore the proposed development is likely to result in unacceptably high levels of congestion as residents seek to access such facilities further afield. The site is on the opposite side of the railway line to the Pymble Station. Access to rail or to an arterial road is via one of two already highly congested single-lane roads (Avon Road and Beechworth Road) - *these single lane roads are already the only roads that allow access for the approximately 2000 students of Pymble Ladies College to their school* (Further disrupting access to this highly regarded school would not be in the interests of the state or the neighbourhood). Further, these access roads will experience increased congestion beyond existing levels if and when the recently completed development including over 100 new units at the intersection of Pymble Avenue and Avon Road reaches full occupancy. An additional 355 units on top of the 100 already recently completed in the precinct cannot be anything but highly disruptive to a road already stretched beyond capacity.
- b) The small residential area in which proposed development site is located is fairly unique in the North Shore in that has limited access points making it unsuitable for modern apartment style living - access is limited by the golf course at the end of Avon road (which effectively blocks access entirely to the West), the grounds of Pymble Ladies College and the railway line. *There are no shops or parks within the bounds of this neighbourhood -* to reach the limited facilities available in the Pymble shopping precinct, it is necessary to reach the access points to cross over Pacific Highway and the railway line - this is not comparable to the site of the recent development at the top of Pymble Avenue, which is adjacent to an underpass.

Department of Planning
Received
14 JAN 2011
Scanning Room

- c) The proposed heights are well outside the planning limits that apply to the site as discussed in the Environmental Assessment.
- d) Overlooking, privacy and reduced access to solar for adjacent properties are significant - particularly given the slope of the ground. The visual impact of the development appears to be highly substantial. The Concept Plan is massively beyond the height, bulk and scale of local area residences, many of which are single story residences.
- e) The proposed development has nothing new to offer in provision of different options of accommodation within the area - an excess of modern apartment style accommodation is already available in the locality - the over 100 units recently completed are not, to my knowledge fully occupied. This is unsurprising as people seeking apartment style living would not wish to be so far from public amenities - there are far more attractive sites for such a lifestyle closer to major arterial roads and existing and planned shopping precincts, such as the major shopping precincts of St Ives and Hornsby. Even so, this new proposed site is even more distant from facilities than the still largely unoccupied development at the top of Pymble Avenue. *There seems little point in approving further development in this neighbourhood until there is investment in new facilities such as cafes, parks and shops in this part of Pymble.* Currently the shopping precinct on the other side of the railway line (not walkable for many) offers little more than a corner café service and pharmacy, with virtually no facilities for any other service - where are such residents to access facilities for grocery shopping, medical care - let alone employment?

For the above reasons, I do not believe that the proposed development fits with the kind of development envisaged by the NSW Department of Planning, and strongly object to this proposed project.

Sincerely,



Dr Gill Schierhout (signed)

12th 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

*From 6 ALLAWAH RD
 PYMBLE 2073*

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.

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Regards,

*WILTON EDWARD MELVILLE ~~Wilton Melville~~
 & Shirley MELVILLE Shirley Melville.*

*Finally, we understand some development of this site
 is needed but the extraordinary size contemplated
 is absolutely horrendous - please reconsider, especially
 for pedestrian & vehicle increases*

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

9 Arden Road
Pymble
NSW 2073

14th January 2011

Dear Sir/Madam,

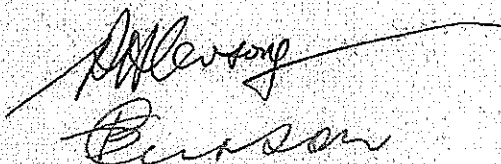
Re: Concept Plan (MP08_0207) & Project Application (MP10_0219).
Residential development at Avon, Beechworth and Arilla Roads, Pymble

We strongly object to this proposal

As far as we are concerned the sheer number of units proposed (355) and the height of the buildings (11 and 9 storeys for two of the buildings) is far removed from what might be thought acceptable for a quiet suburban residential area. We suspect that the proposed heights in this complex are well outside the planning limits that apply to the site as discussed in the Environmental Assessment. Even if this was not so, to contemplate an apartment complex on this scale for this area, would seem indefensible. One critical issue here will be the volume of cars that such a development would engender. Avon, Beechworth, Avon and Arilla Roads currently serve as major delivery and escape routes for traffic to and from Pymble Ladies College. For a good proportion of every year the volume of traffic along these roads between 7 and 9.30am and 2.30 to 5pm is very high. To add to this traffic volume, as such a development would undoubtedly do, would be place an intolerable burden on the road surface, on the school traffic and on current local residents.

We do not think that a valid comparison might be made with this proposed development and existing units located on the Pacific Highway or near the railway tunnel and station. These are all located close to a major highway, not a series of minor suburban roads, and in most cases are no higher than 6 or 7 storeys.

Yours,

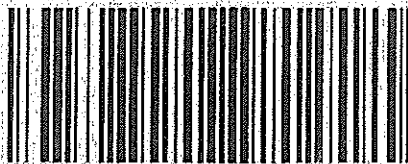


Professor Peter Curson
Mrs Sheila Curson

65

Revd Dr Bernard Thorogood, O.B.E. and Mrs Joan Thorogood
2 Ashmore Avenue, Pymble, NSW 2073

14 December 2010



PCU017815

The Director
Major Projects Assessment,
Department of Planning,
GPO Box 39, Sydney 2001.

Ref: Concept Plan (MP08-0207) and Project Application (MP10-0219) Pymble

Dear Director,

We wish to record our firm opposition to this development proposal.

- 1 It is totally out of scale to the surrounding residential area. It is scaled for Chatswood or St Leonards, not for Pymble.
- 2 It destroys a last slice of native bushland in Pymble.
- 3 Such a large area of hard or paved surface will mean rapid flows of stormwater down the hill and so will present the dangers of flooding.
- 4 It will greatly worsen traffic problems which are already very difficult to resolve. There are only two ways in and out to the Highway – Beechworth Road and Livingstone Avenue – and there is the 2000 student Pymble Ladies College in between. We doubt whether your Department has solved this issue.

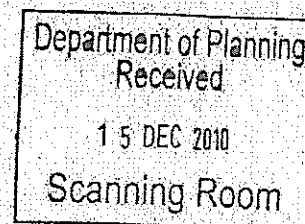
It is therefore time for you to resist the blandishments of the developers and insist on development more in keeping with the neighbourhood.

There is a further point which your Department should have in mind. Developers are well aware that a change of government is likely in March, and that the Minister's planning powers will then be much curtailed. So the application is pushed forward for completion before the election. This is cynical politics and deserves to be countered by the clear will of the local community.

Yours sincerely,

Bernard Thorogood *Joan Thorogood*

Copy to: Mr Barry O'Farrell



(02) 9144 5411
pam.godfrey@hotmail.com
arthurg@bigpond.net.au

3 Jubilee Ave
Pymble NSW 2073
Dec 14th 2010

Concept Plan MP 08-0207 +
Project Application MP 10-0219 - Residential
development at Auburn, Beekwong Rd +
Arilla Rd, Pymble.

My name is Pam Godfrey of
the above address.

I OBJECT to this plan.

Reasons: ① More development means
more cars. Started in the
application street underground
car parking is provided.
Already, particularly at the drop off +
pick up times, there is a huge build up
of traffic along Beekwong Rd +
all the roads leading to the Pymble
Rd / Pacific Hwy junction.

Although many residents may walk
from their parked cars development
it will bring more cars to the area
whether it be a resident with a
second car or a visitor.

Parked cars on either side of the
road around Auburn, Arilla, Pymble Ave
etc. make it almost impossible for
moving vehicles to proceed. The roads
are just not wide enough.

2.

People get angry. Temper's flaring as one driver refuses to give way. This has since the local suburb to live but now it leaves a lot to be desired. Quite frankly I am seriously considering moving back to Melbourne!

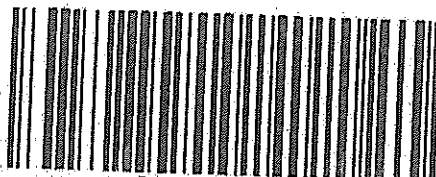
2. Another issue is the huge increase in train travellers. My 63 yr. old husband often has to stand when going to work in the garage. The same occurs coming home. It is very tiring. The workers are not being treated after properly.
3. Whereas once it was easy to put a car park at the local shopping centres there is now quite a difficulty due to the population growth.
4. The new developments are not visually appealing, they are all so similar. Beautiful, well built houses with quality character are being replaced by residential developments that quickly become shabby.

Thank you for having me out.
Yours sincerely
Pam Locking.

Tel: 9444 1547

Fax: 9449 7851

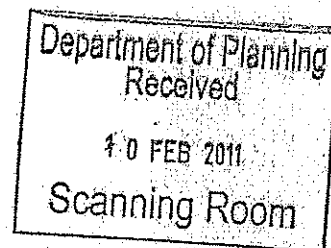
4 February 2011



39 Pymble Avenue
Pymble NSW 2073

67

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



Dear Sir/Madam,

**Re: Concept Plan (P08_007) & Project Application (MP10_0219)
Residential development at Avon, Beechworth and Arilla Roads, Pymble**

My husband and I wish to lodge a strong protest against the above development for numerous reasons including the sheer number of units (355) and the height of the buildings which are well outside the planning limits that apply to the site as discussed in the Environmental assessment. The Concept Plan is massively over the height, bulk and scale of the local area residences and the visual impact of the development appear to be very substantial. The site is surrounded by single residences and is well away from the station and shopping precinct. The additional 355 apartments will have a substantial impact on the traffic in the local area which is already congested.

I have lived in this area for 65 years, having grown up in 67 Avon Road, Pymble from 1936-1959 and my husband (His Hon. Peter Grogan) and I have lived in 39 Pymble Avenue, Pymble, since 1968. The general traffic on the Pacific Highway has increased considerably during that time as has the amount of traffic entering the Highway from the west. There are still only two access roads for the thousands of people who live west of the Highway and use Livingstone Avenue and Beechworth Road for their access to and from Pacific Highway. This proposal would cause traffic chaos for residents west of the railway line at Pymble.

The building of 168 units by Meriton on the corner of Avon Road and Pymble Avenue has greatly increased the congestion for cars coming and going from Pymble Avenue and Beechworth Road. These two roads have provided access to PLC since it was founded 95 years ago. There is already a large amount of traffic arriving and leaving the school every school day. There is simply no room for the incredible amount of traffic which would come from the proposed development.

There is no way that this area west of the Pacific Highway can cope with the magnitude of the problems which will arise if approval is given to this Concept Plan and Project Application. There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel which are either close to a main road or are near the station.

Yours sincerely,

Valerie Grogan

Mrs Valerie Grogan AM

Peter Grogan

His Hon. Peter Grogan

Email: p.v.grogan@bigpond.com

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7th February
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,

Alexis Ngan
Alexis Ngan
48 Beechworth Road
Pymble, NSW 2073.

George Zhou &
Helen Yu
10A Beechworth Road,
Pymble, NSW 2073

1 February, 2011

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

To whom it may concern,

RE: CONCEPT PLAN (MP08_0207) AND PROJECT APPLICATION (MP_0219)
RESIDENTIAL DEVELOPMENT AT AVON, BEECHWORTH AND ARILLA ROADS,
PYMBLE, NSW.

We are the owners of 10A Beechworth Road, Pymble in the State of New South Wales and now object to the above plan and development on the above properties for the following reasons.

1. We endorse and agree with the submission of Laurie Tang at 10B Beechworth Road, our next door neighbour, especially in relation to the massive visual impact of building number 5 on our views. Our position is in fact worse than Mr. Tang's because our property is about two storeys below his due to the slope of this part of the land. This impact is completely unacceptable from a proper planning perspective.

In addition, we will overlook a large part of building number three and so our amenity will be further reduced. We expect we may well also be affected by building number four because it will be extremely high from our side.

2. Our privacy will also be very affected for the same reasons as are set out at '1' above. Our house has many large glass windows without blinds or curtains from which we currently enjoy bushland views. However if these buildings are constructed around us we will be instead living in a "gold fish bowl". Residents of at least buildings three and five and possibly four will look into our house.
3. Part of our property has a very steep slope adjoining this site. With the proposed demolition and excavation works we are concerned if such works would cause a potential landslip on our property. It also concerns us that such works would have some adverse effect on the foundations of our property.
4. The traffic in our area is already saturated with PLC traffic. When the current high rise Meriton development in Avon Road and Pymble Avenue is occupied, it will not alleviate but escalate the traffic problem. Further multi-storey development will only worsen the traffic situation. The traffic studies contained in the proposal do not take account of these factors which must obviously strongly affect the traffic outcomes if

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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

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,

Kevin

DR KEVIN SU
13/2 PARKSLOE LANE
CHATSWOOD 2067

6 February 2011

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ATTENTION: Director Metropolitan Projects

Major Projects Assessment

Department of Planning

GPO Box 39

SYDNEY NSW 2001

CC: The Hon Tony Kelly, MLC; The Hon Barry O'Farrell, MP

Dear Sir/Madam,

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

Residential development at Avon, Beechworth and Arilla Roads, Pymble

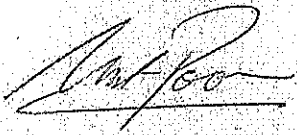
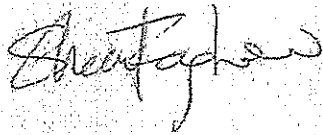
WE OBJECT TO THE ABOVE MENTIONED CONCEPT PLAN AND PROJECT APPLICATION

We are writing to express our strong objection to this concept plan and project. We are local residents and our home is located directly south of the site which is impacted by these proposed plans. Our views and reasons for objection below are very relevant and should be taken into consideration in your assessment of this proposal.

1. The proposal suggests there will be minimal impact on the local traffic. The traffic study referenced in the proposal is outdated (May 2009) and does not take into account the very large Meriton unit development just completed at the top of Pymble Avenue. Avon Road is already congested from PLC traffic and from commuter parking which now stretches from the top of Avon Road spilling into Arilla Road. When the Meriton apartments reach full occupancy, there will be many more cars, adding burden to an already bad situation. This is all before this proposed project takes place adding a further 355 units to the area (almost double the Meriton development!) Surely this will have substantial impact on the traffic and road safety in the local area.
2. The proposal acknowledges that the site contains protected Blue Gum High Forest. However it recommends removal of a significant number of the relevant trees. This is unacceptable for a protected ecological community. Furthermore, any development in the surrounding area puts these trees at risk of damage. What if these trees were to die?
3. The site is located in a large residential precinct which is effectively a cul-de-sac. There are only two exits (via Beechworth Rd and Livingstone Ave). If this proposal proceeds then the number of residences in this "cul-de-sac" will double. The precinct is surrounded by bushland on three sides (Sheldon Forest, Avondale Golf Course and PLC school) and the railway on the fourth side. This is a major concern in the event of a bushfire; residents, particularly the elderly, may not be able to get out. We suggest that this risk should be assessed by the bushfire service before any planning decision is made.

Please do not hesitate to contact us if you require further information or like to discuss any of the above points.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Albert Poon', with a stylized, flowing script.A handwritten signature in black ink, appearing to read 'Sheau-Fang Low', with a stylized, flowing script.

Albert Poon & Sheau-Fang Low

3 Arilla Road, Pymble

Day time contact: 0410 595 888

FAX COVER SHEET

Date: 9 February 2011

To: Major Projects Assessment

Attn: Director Metropolitan Projects

From: Paul O'Sullivan

Pages: 3

Fax: 9228 6455

Subject: **OBJECTION**
Concept Plan (MP08_0207) and
Project Application (MP10_0219)
Residential Development at
Avon, Beechworth and Arilla Roads, Pymble

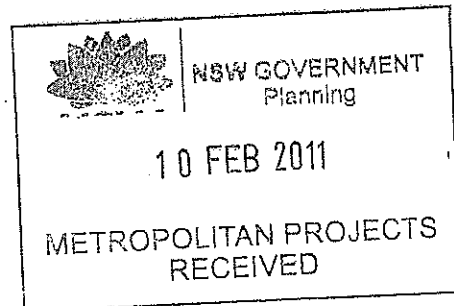
Please find attached my objection to the above development application.

Yours sincerely,



Paul S. O'Sullivan
3 Avon Road
Pymble NSW 2073

Tel: 02 9322 9201 (B.H.)
Fax: 02 9322 9299



(72)

→ AS
10/2/11
DST

10/2/11
AS

(72)

3 Avon Road
Pymble NSW 2073

9th February 2011

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

For the Attention of: Director Metropolitan Projects

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

I object – to the application for this development

I herewith lodge my objection to approval of the above application on the grounds that it:

- Grossly exceeds the reasonable utilisation of a piece of terrain which possesses acute contour gradients that render it unsuitable as a construction site for medium and high density residential purposes;
- Constitutes a presence inconsistent with the amenity of the prevailing environment;
- Unnecessarily duplicates an existing supply of apartment accommodation in the vicinity of the Pymble town centre and transport precinct;
- Will exacerbate in the extreme the existing congestion on all roads servicing access to Pymble Ladies College and Pymble railway station; and
- Does not adequately address key issues in the Director General's Requirements of 11th February 2009 regarding this site.

The extent to which the application lacks merit is found in its reliance for approval on a "Concept" which articulates detail for only one (the smallest) of the five proposed buildings and fails to:

".... address the height, bulk and scale of the proposed development within the context of the locality, and provide detailed justification for height in excess of the SEPP 53 standards"

as specified in the Director General's Requirements.

Not only does the application fail to credibly justify the SEPP 53 height exceedence, but it also makes no attempt to justify the scale of the development which has

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increased from 150 units in 1995, to 180 in 2001, to 240 in 2009, to 355 in this current "concept".

Furthermore, the application does not substantively satisfy the Director General's Requirement to:

".... demonstrate that [the] proposal does not have unacceptable levels of impact on views and overshadowing of adjoining sites and public domain."

While the application emphasises the alleged screening effect that would be afforded by the bulk of the tall trees on the site, the fact is that the density and height of those trees that survived the construction process could not effectively screen buildings of the proposed bulk and height, and certainly not from all directions.

In relation to the tall trees on the site, the undertaking that the developer makes to preserve the Blue Gum High Forest on the site does not constitute a compelling incentive for increasing the project size, since the Blue Gum High Forest is already protected by NSW and Commonwealth environmental law and imposes a legal requirement on the owner/developer.

As indicated above, construction of the proposed development would add to an already significant supply of recently built apartment accommodation which is more conveniently located to Pymble railway station – and much of which remains unsold or unleased. The huge Meriton development on the corner of Avon Road and Pymble Avenue is partially completed; one side of Everton Street is already developed with apartments and the other side of the Street (which is conveniently located near the pedestrian subway to the station) is zoned for redevelopment; both sides of the Pacific Highway from the Pymble Hotel up to Telegraph Road have constructed apartment blocks, and two large apartment blocks have recently been completed in Clydesdale Place.

Although the proposed Avon, Beechworth, Arilla development is located on the fringe of the designated Pymble town centre development, the presence of the existing apartment complexes begs the question why another complex is necessary.

As submitted, the scale of the development "concept" is clearly designed to satisfy Part 3A classification requirements. A more modest proposal that provided for the construction of "villa" residences would constitute reasonable development in what is a difficult construction site; minimise the adverse impact of traffic congestion, and preserve the amenity of the environment for both existing and new residents.

I object to this Concept Plan and Project Application and submit that it contains insufficient merit to warrant approval by NSW Planning.

I am available to elaborate in person about my objection if you so wish.

Yours sincerely,



Paul S. O'Sullivan

3 Avon Road
Pymble NSW 2073

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

9th February 2011

For the Attention of: **Director Metropolitan Projects**

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

I object – to the application for this development

I herewith lodge my objection to approval of the above application on the grounds that it:

- Grossly exceeds the reasonable utilisation of a piece of terrain which possesses acute contour gradients that render it unsuitable as a construction site for medium and high density residential purposes;
- Constitutes a presence inconsistent with the amenity of the prevailing environment;
- Unnecessarily duplicates an existing supply of apartment accommodation in the vicinity of the Pymble town centre and transport precinct;
- Will exacerbate in the extreme the existing congestion on all roads servicing access to Pymble Ladies College and Pymble railway station; and
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"... address the height, bulk and scale of the proposed development within the context of the locality, and provide detailed justification for height in excess of the SEPP 53 standards"

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Not only does the application fail to credibly justify the SEPP 53 height exceedence, but it also makes no attempt to justify the scale of the development which has

increased from 150 units in 1995, to 180 in 2001, to 240 in 2009, to 355 in this current "concept".

Furthermore, the application does not substantively satisfy the Director General's Requirement to:

"... demonstrate that [the] proposal does not have unacceptable levels of impact on views and overshadowing of adjoining sites and public domain."

While the application emphasises the alleged screening effect that would be afforded by the bulk of the tall trees on the site, the fact is that the density and height of those trees that survived the construction process could not effectively screen buildings of the proposed bulk and height, and certainly not from all directions.

In relation to the tall trees on the site, the undertaking that the developer makes to preserve the Blue Gum High Forest on the site does not constitute a compelling incentive for increasing the project size, since the Blue Gum High Forest is already protected by NSW and Commonwealth environmental law and imposes a legal requirement on the owner/developer.

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As submitted, the scale of the development "concept" is clearly designed to satisfy Part 3A classification requirements. A more modest proposal that provided for the construction of "villa" residences would constitute reasonable development in what is a difficult construction site; minimise the adverse impact of traffic congestion, and preserve the amenity of the environment for both existing and new residents.

I object to this Concept Plan and Project Application and submit that it contains insufficient merit to warrant approval by NSW Planning.

I am available to elaborate in person about my objection if you so wish.

Yours sincerely,



Paul S. O'Sullivan

3 February 2011

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

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

Dear Sir/Madam

We Object to this Project.

Whilst we do understand the need for medium density housing in all council areas, this can be achieved in sympathy with surrounding residential areas, without the need for massive complexes and excessively high buildings.

The above proposal does not achieve this in several ways.

The area adjacent and near by is an area of single or double storey single residences, to put in buildings of 11 and 9 storeys is not in keeping with the character of the area. The height is too great for the area and the sheer volume of units on this one site is also excessive.

Those units recently built in the nearby Pymble area are either on the other side of the railway line or are adjacent to the railway station or Pacific Highway and should not be used in any comparison. In any case, we consider them to be too high and they are still 7 storeys or less.


Traffic in the local roads, particularly in Avon Road, the lights at Beechworth Road/Pacific Highway and Livingstone Ave/Pacific Highway is already extremely congested, particularly at school times. To suggest that 355 units will have a minimal impact is fanciful.

It is also concerning that over the years, each subsequent development application seems to increase the size of the complex and the height of the buildings.

A more realistic sized development with lower height buildings should be considered in keeping with the existing residential area.

Yours sincerely


Robyn Jackson


Ronald Jackson

05 February 2011

To,

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 PROPOSAL

I refer to the above concept plan and proposed development of 355 units including a 11 and 9 storey building and strongly object to this development as it will create chaos and choke off traffic and access to the station and the Pacific Highway for us residents living downstream of this development.

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

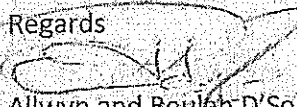
A project of this scale and proportion cannot be justified in the immediate vicinity of a major school like Pymble Ladies College and the recent completed development at the intersection of Avon and Pymble Avenue. The existing traffic turning off Pacific Highway into Beechworth Road and leading to the school through Arilla and Avon Roads at peak times in the morning is a nightmare and results in delays to local residents accessing the station or Yanko Road etc through West Pymble.

This development is therefore unreasonable without proper supporting infrastructure in place like major roads etc and expecting Beechworth and Avon Road to cope with the additional traffic that results is fanciful and will result in everything coming to a standstill and major delays and aggravation to the local residents in the feeder/connecting roads thereof.

In the circumstances a project of this magnitude and scale should not be allowed to go ahead and I strongly hope that a sensible resolution of this matter is achieved.

An original signed copy of the letter will be sent by post.

Regards


Allwyn and Beulah D'Souza
74 Beechworth Road
Pymble, NSW 2074



Michael Wolfe
51 Beechworth Road,
Pymble. NSW 2073.

7th February 2011

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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 (MP1_0219)
Residential development at Avon, Beechworth, and Arilla Roads, Pymble**

I object to this project.

The sheer size and scale of the proposed project and the lack of clarity regarding key aspects of the development (and previously raised on two separate occasions) as yet remain unresolved to a level whereby this development could be approved with any level of certainty.

I am very concerned at that the environmental and community impacts resulting from this project which is completely out of context for a single residential area, and if this project is approved could never be reversed.

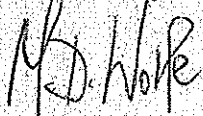
My specific concerns are;

- The sheer number of units proposed (355) and the height and scale of the buildings in this locality, with heights that exceed the SEPP 53 standards, and those contained in the Ku-ring-gai Environmental Plan (LEP).
- The overshadowing of properties that border the development and visual impacts due to the current heights, and leading to a decrease of privacy for bordering properties. This matter remains unresolved from previous submissions.
- The impact on local traffic, which has already increased in the area, and dangers posed in community streets which have no pavements or lighting and are not designed to accommodate such an increase or developments on this scale.
- The environmental impact on sensitive Blue Gum Forest and delicate eco-system of shale soils that underpins it. This is protected by NSW and Commonwealth environmental law and as such is a legal requirement that needs addressing. This development as proposed cannot fail to impact on this and as such is possibly the wrong location to accommodate it.
- The lack of transport infrastructure, roads, and local amenities in the area to support a large increase in residents in this location.

I further understand that recent implementation and acceptance of the Ku-ring-gai LEP means that this development is no longer eligible to be considered by the Planning Minister under Part 3A.

I look forward to receiving the information and resolution to address the issues raised.

Yours sincerely,



Michael Wolfe