

9<sup>th</sup> 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 Peter Jaeger and I live at 27 Ashmore Avenue Pymble.

I object to the above proposal on the following grounds.

**Road and traffic safety**

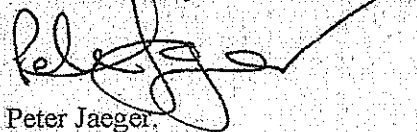
Beechworth, Avon and Arilla Roads are already under traffic congestion stress which impacts on the road safety and amenity of residents. The traffic to and from Pymble Ladies College and new influx of cars from the recently constructed apartment blocks next to the College force the narrow streets to 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,



Peter 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)

| Disclosure statement details  |  |  |
|---|--|--|
| Name of person making this disclosure<br><b>Peter Jaeger</b>  |  | Planning application reference (e.g. DA number, address or other description)<br><b>Concept Plan MPO8-</b> |
| Your interest in the planning application (circle relevant option below)<br>You are the APPLICANT      YES / <b>(NO)</b> OR      You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION   |  |  |
| <b>Reportable political donations made by person making this declaration or by other relevant persons</b><br><small>* 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), state below any reportable political donations that you know, or ought reasonably to know, were made by any persons in the relevant period.<br/>* 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 in the relevant period.<br/>* 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 any persons in the relevant period.</small> |  |  |
| 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 donation was made  |
|   |  |  |
|   |  |  |
|   |  |  |
|   |  |  |
| 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<br><b>Peter Jaeger</b>  |  |  |
| Name(s)<br><b>PETER JAEGER.</b>   |  |  |

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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

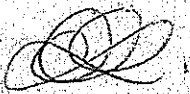
I OBJECT TO THIS PROJECT

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,



MARINA BRAND  
53 PYMBLE AVE  
PYMBLE NSW 2073

76

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

7 February 2011

Dear Sirs/Madam - NSW Department of Planning

**Re: Concept Plan (MP08\_0207) & Project Application (MP10\_0219)  
Residential development at Avon, Beechworth and Arilla Roads, Pymble**

**I oppose this development.**

This proposal justifies extreme height as a trade off for preserving the Blue Gum High Forest. This is not appropriate.

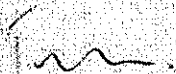
Preserving the Blue Gum High Forest is a given Director General's requirement. The height of the buildings is a separate issue entirely.

The proposed maximum heights are greater than any high density yet built in Pymble and are way outside the 2003 SEPP53 controls referred to in the Director General's Requirements of February 2009.

I am also concerned at the "domino effect" that such high density may have in close proximity to this purely single residential area.

For these reasons I strongly oppose this application.

Yours,



Terese Lee

79  
APPLICATION FOR VARIOUS COMMERCIAL  
ENVIRONMENTAL ASSESSMENT TO RESIDENTIAL  
DEVELOPMENT AT ALON, BECKWOLDERS AREA  
ROADS DTABLE.

—  
WE WRITE TO OBJECT TO THE

ABOVE PROJECT.  
OUR REASON FOR OBJECTING IS  
BECAUSE, IN OUR VIEW, THE PROJECT WOULD CREATE  
EXACERBATE AN ALREADY DIFFICULT TRAFFIC

SITUATION. FOR US TO TRAVEL TO THE EASTERN  
SIDE OF PACIFIC HIGHWAY IT IS NECESSARY FOR  
US TO TURN LEFT INTO BECKWOLDERS ROAD  
DO A U TURN TO COME BACK THROUGH THE LIGHTS.

THIS IS NOW BEING VIOLATED IN PASSING AT  
ALON HAVE HAD TO RETURN TO THE LONG QUEUES  
OF CARS THAT DELAYED US IN SOME TRAFFIC  
FROM PLC SCHOOL.

THE PACIFIC HIGHWAY IS A ROAD  
WHICH CANNOT STAND AT PLYABLE  
JOURNALS

James  
FVC RD O RT LEE

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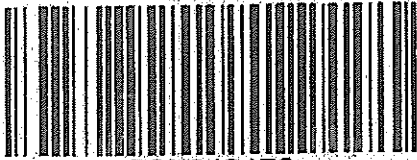
There can be no valid comparison with units located on the Pacific Highway corridor or near the railway tunnel. These are either close to a main road or are nearby the station. And even the developments in Clydesdale Place for example are no more than 7 storeys high at the railway line frontage.

Regards,

R. Roache  
10 MYOORA ST.  
PYMBLE

R. Roache  
To Myoora St  
Pymble 2073





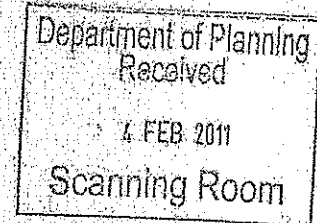
PCU019173

81

Pamela Morpeth  
Unit 18, 1208 Pacific Highway  
Pymble NSW 2073  
M: 0415 393 987

1 February 2011

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 WISH TO REGISTER MY OBJECTION TO THIS PROJECT** on a number of grounds the main ones being:

- The 11 floor height of the development will not blend in with the residential environment,
- 355 units will dramatically add to the already congested Avon Road and PLC traffic,
- The fact the only one detailed plan of one building of this project needs to be submitted for approval is misrepresentative of what is really gaining to occur ie: five massive buildings.

Yours sincerely,

Pamela Morpeth

82

3 Jubilee Ave  
Pymble  
NSW 2073

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

January 2011

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Regards,

*Mr Goodfree*



83

8 Warrangi Street  
TURRAMURRA NSW 2074

31 January 2011

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

Dear Sir,

**CONCEPT PLAN (MP08-0207) & PROJECT APPLICATION (MP10-0219) FOR  
RESIDENTIAL DEVELOPMENT AT AVON, BEECHWORTH & ARILLA ROADS,  
PYMBLE**

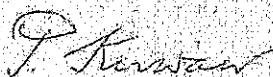
We live in the vicinity of the above proposed development and are writing to express our concerns about this proposal.

Our concerns with such a development in a heavily populated residential area include:

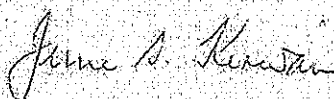
- The proposal fails to adequately address the issues of height of development, bulk and scale of the development on the local area residences.
- Unacceptable levels of substantial impacts on views and overshadowing of adjoining sites and public domain.
- The site at Avon/Beechworth Roads is surrounded by single residences and is well away from access to Pymble station and the shopping precinct.
- The Blue Gum High Forest that is already protected by NSW and Commonwealth environmental law is grossly under direct threat.
- Due to the slope of the land of this proposed development, should any of the existing trees die, the visual effect from Arilla Road will be over 11 floors high and from Avon road the visual impact appears to be 10 floors high.
- The impact of extra traffic on this already congested area is unacceptable. Traffic wanting to access the Pacific Highway have only two options, Beechworth Road and Livingstone Avenue. This must surely give rise to enormous police safety issues.

We trust that our concerns will be considered when this development application is being reviewed.

Yours faithfully,



P.J. Kirwan



J.S. Kirwan

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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)  
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Regards,



BRANDON AND LINDA ADLER  
15 ASHMORE AVENUE  
PYMBLE  
NSW 2073

Mrs M E Davidson  
28/1208-1218 Pacific Highway  
Pymble NSW 2073

29<sup>th</sup> January, 2011.

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

Dear Sir,

**Re Concept Plan (MP 08\_0207) and Project Application (MP 10\_0219)  
Residential Development at Avon Beechworth and Arilla Roads Pymble.**

I wish to lodge an objection to the above Concept Plan and Project Application.

**I request that the Minister defer consideration of the Concept Plan and Project Application to receive further information about Traffic flows in the area which result from three major new developments in the subject area, since the Traffic Counts were undertaken (in May 2009) by the applicant.**

Since the traffic counts were undertaken:

- 66 units, have been built and occupied in Clydesdale Place, which is a cul-de-sac which backs on to the railway line at Pymble. Cars from these two developments all turn into Beechworth Road (to do a U-turn) in order to travel south.
- 
- 168 units have been built, and are being sold, on the corner of Pymble Avenue and Avon Road, and they are next to P.L.C. Cars from these units will also have to use Livingstone Avenue and Beechworth Road traffic lights. Approximately 2,000 students attend P.L.C., and this means that during term time there is a constant stream of cars, and students crossing the road, at morning and afternoon peak times.
- Opposite this development there is a notice stating that the property at the corner of Everton Street and Pymble Avenue, (2 Pymble Avenue) is also to be developed, with permission for 22 apartments. Cars from these units will also have to use Livingstone Avenue and Beechworth Road traffic lights.

Deferring consideration of the application would allow these new developments to be taken into account and a fresh traffic count, conducted during PLC term time, should be undertaken.

Further information about traffic flows would demonstrate how congested this area has become and how inappropriate this development is for the area.

## **Traffic**

The amount of additional traffic that 355 additional dwellings would create would cause traffic chaos. I have lived in this area for many years and know the traffic conditions well. I strongly disagree with the applicant's traffic consultants when they say "the proposed residential development satisfies Ku-ring-gai Council's parking requirements, and is not likely to unduly affect traffic conditions in the surrounding area". This is absolute nonsense. While Stage One provides for 86 additional vehicles to be housed in the area, the total construction of all five stages would amount to more than 400 cars.

Further the applicant's traffic consultants openly admit (on page 10 of their report) that there are already "traffic problems in the area".

There are other issues that are not adequately addressed, such as the increased traffic bank-up which would occur on Beechworth Road, Livingstone Avenue and Telegraph Road. The only way that any vehicles can access this immediate area (which is west of the railway line at Pymble), is either via Beechworth Road, or Livingstone Avenue. At both entrances to the Pacific Highway no more than 5 cars per green light are able to turn right, and this is only if no pedestrians are crossing the road. There is a facility to turn left at Beechworth, but only if no traffic is coming, which is rare, and there is a left-hand arrow which appears briefly at the Livingstone Avenue corner.

For vehicles coming south on the Pacific Highway - from Hornsby/Turramurra, etc. - there is a 'No Right Hand Turn' sign at the top of Beechworth Road, and so the only way to get into the area we are discussing is to either go to Telegraph Road (which is already very busy) and do a U-turn to come back to Beechworth, or else go on down to Livingstone Avenue and turn in there.

The applicant's traffic study report also does not take into account the proposed development's impact on weekend traffic which is already significant as a result of school sport and the competitions held at Avondale Golf Club.

There is simply no room left for the incredible amount of traffic which would result from this proposed development. Just by looking at a survey map of this whole area it is easy to see that originally it was developed purely for single dwellings, and that access to the existing main roads is limited.

## **Other issues**

There is the narrow two-lane railway bridge at the top of Beechworth Road, and should there ever be a serious accident here it would mean that the only access for all the people who live west of the bridge would be via Pymble Avenue (to West Pymble) or Livingstone Avenue (to the Pacific Highway).

There is also a considerable Blue Gum forest which surrounds the northern side and bottom section of Beechworth Road, Sheldon Forest and Rofe Park, and should there ever be a bushfire in this area it would have catastrophic results.

While I realise that additional housing has to be provided for our growing population I would ask that you reconsider the development of this site, and see that in its present

form Concept Plan (MP08\_0207) and Project Application (MP10\_0219) is totally inappropriate for this part of Pymble.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'M. E. Davidson', with a horizontal line extending from the end of the signature.

Margaret Davidson

CC. The Hon Tony Kelly MLC (2 maps attached)

Barry O'Farrell MP

Jonathan O'Dea MP



Narrow railway bridge to Pacific Hwy

Beechworth Road

2 proposed entrances

(6m Road Setback)

(5m Side/Rear Setback)

20m rail corridor setback for screen protection

(5m Side/Rear Setback)

(5m Side/Rear Setback)

(5m Side/Rear Setback)

(5m Side/Rear Setback)

30m

No.10B

No.10C

No.8A

No.10

No.12

No.14

No.16

No.2

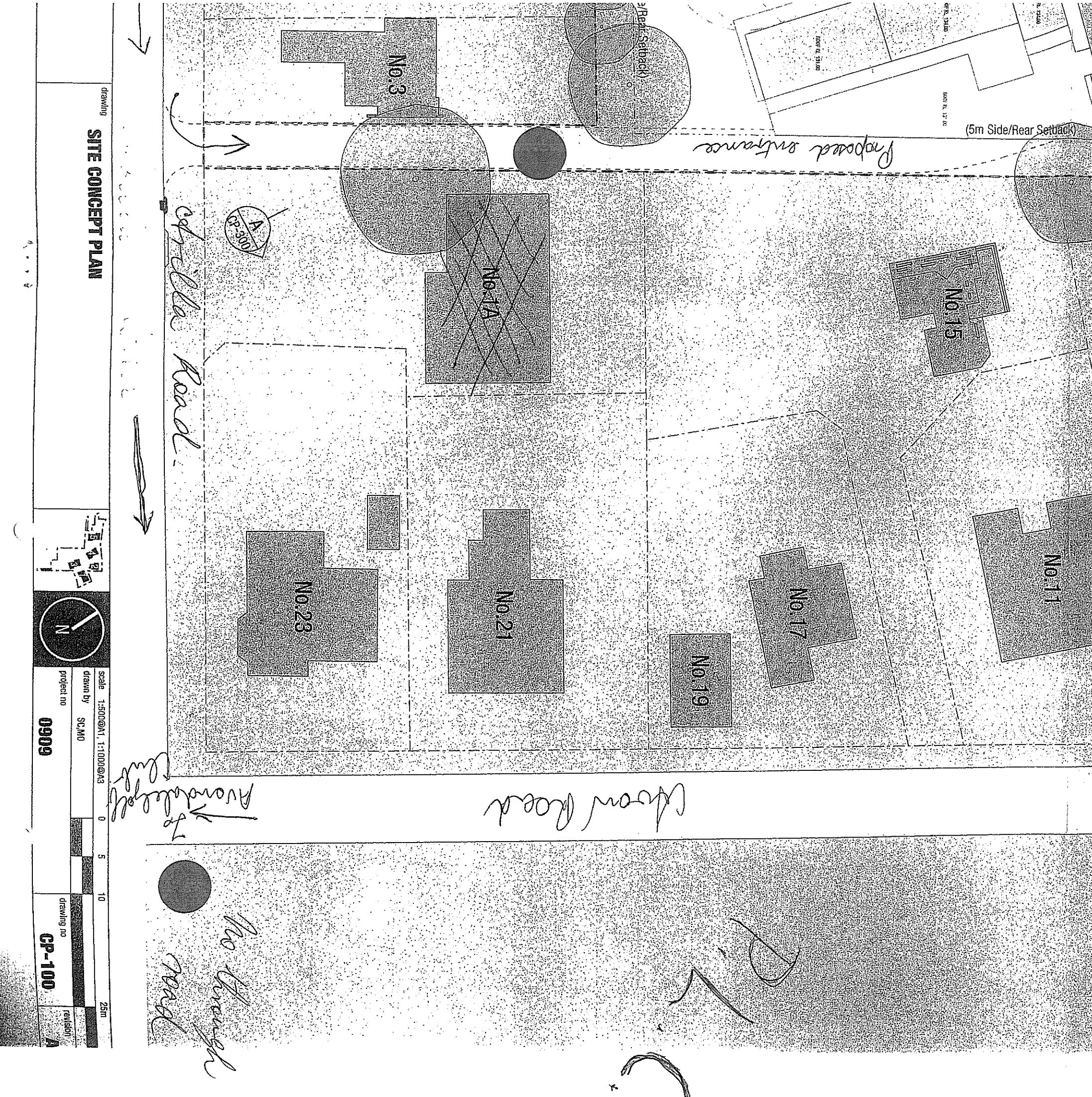
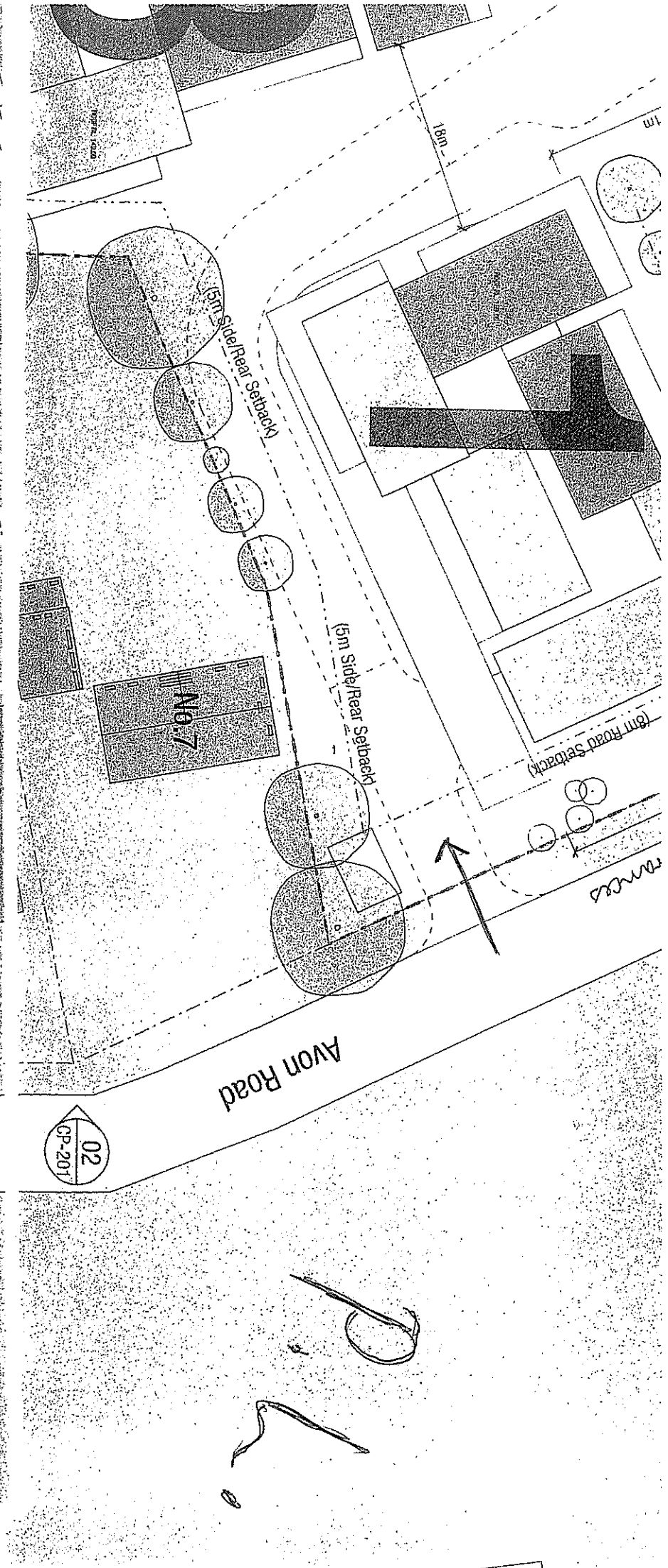
No.4

No.6

Northridge road  
Myoora Street

CP 390  
B





**SITE CONCEPT PLAN**

scale 1:500@A1, 1:1000@A3

drawn by SCLMO

project no 0909

drawing no CP-100

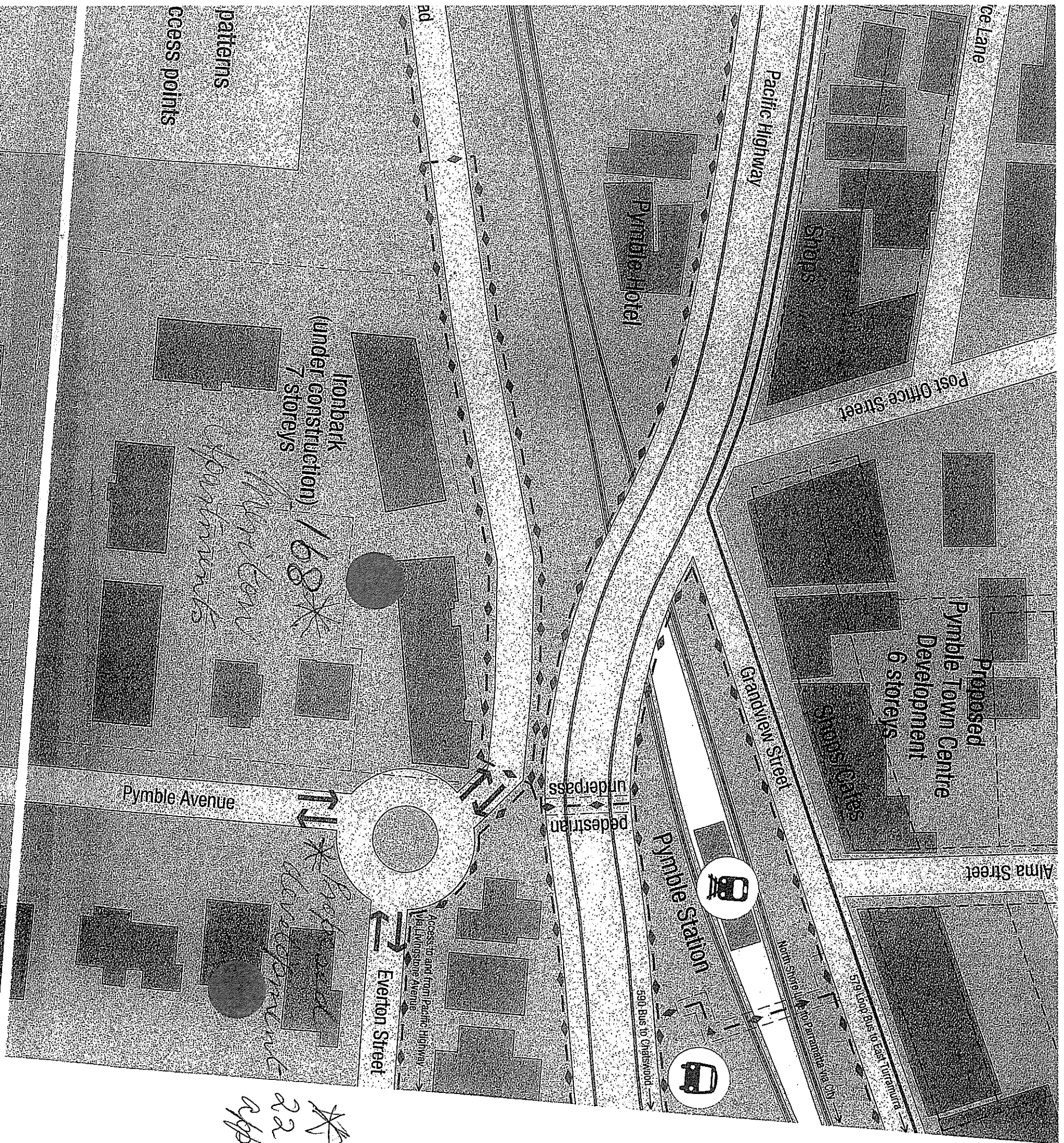
revision A







2



patterns  
access points

Ironbark  
(under construction)  
7 storeys

*168\**  
*apartments*

Pymble Avenue

Everton Street

Access to and from Pacific Highway via Windstone Avenue

Pymble Station

500 Bus to Chiswick

500 Loop bus to East Turfround

Grandview Street

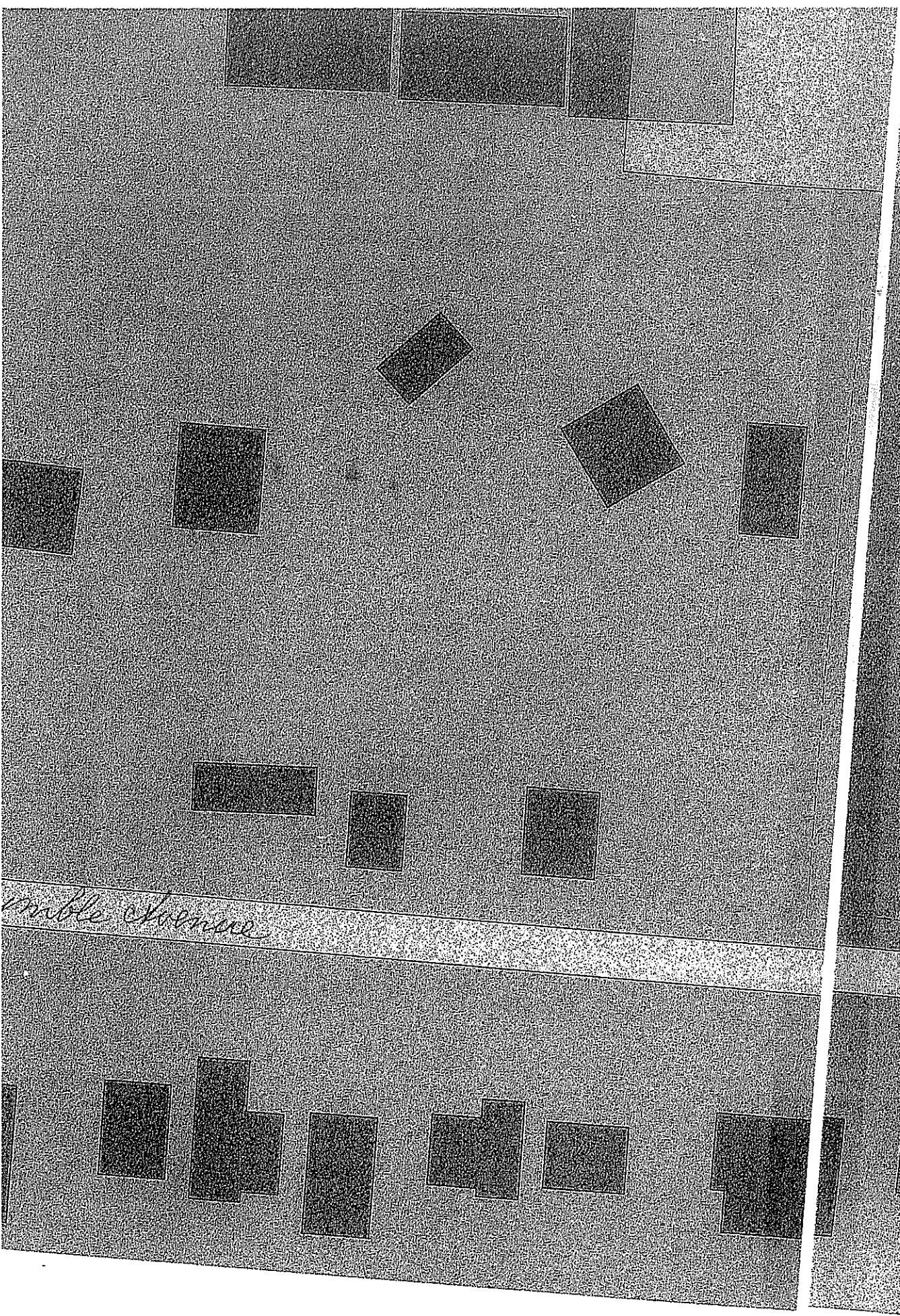
Proposed  
Pymble Town Centre  
Development  
6 storeys

Grand Gates

Pymble Hotel

Post Office Street

Alma Street



*22 units  
approved*

*Pymble Avenue*



86

61 Pymble Ave  
Pymble 2073  
29th January 2011

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

January 2011

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Regards,

*Suzanne & David Birch*

*Suzanne Birch*  
*David Birch*