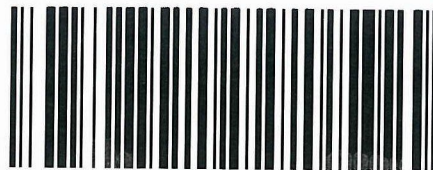




# Victor Dominello MP

State Member for Ryde



PCU025524

30 August 2011

Mr Michael Woodland  
GPO Box 39  
Sydney, 2001

Dear Mr Woodland

## Development Application: MP10\_0037

I write with regards to Development Application MP10\_0037 otherwise known as the Allengrove Development. I put on the record my strongest objection to this development.

MP10\_0037 has raised concerns from residents and council, specifically concerning the scale, pedestrian access, amenity and traffic issues. There have been a number of submissions made against the Allengrove Development. I just wish to reiterate the more salient points.

The Allengrove Development is currently zoned as a low density residential area and as RCC stated:

- *"Council therefore has concerns about the scale of this proposed development and the lack of transition in dimension between the proposed towers and the adjoining low density neighbourhood."*

Pedestrian accessibility has been incorrectly assessed in this application with no solution to the surrounding impediments offered and false assertions of provided amenities. As RCC stated:

- *"There are at least four pedestrian crossings (with two signalised on different phases) in the first 100 metres heading for the station"*
- *"There are no 'local amenities' associated with the railway station. Any local shops are about one kilometre in the opposite direction"*

MP10\_0037 impact on traffic, particularly in Allengrove Crescent is a concern. The area already has extreme traffic issues during peak hour in both directions and with only one entrance into the narrow Allengrove Crescent, further traffic problems are likely to develop. As RCC stated:

- *"Allengrove Crescent is too narrow to adequately cater for the proposed development or to allow for appropriate manoeuvring"*
- *"Even short journeys will require a circuitous route 'around the block' "*
- *"Clearly improved traffic management arrangements are warranted to cater for the extra demand"*

The reduction of possible solar access to the minimum standard of three hours in mid winter, a very large reduction from the current amount poses a health and lifestyle risk to current residents. Additionally, the proposal development does not provide active outdoor recreation spaces such as playgrounds and contains a number of solid walls/fences *"immediately on the site boundary"* which *"do not promote street activation or pedestrian amenity"* which are discouraged in the Ryde DCP.

In conclusion, this development is out of character with the area, the surrounding roads are close to capacity and this development will negatively impact the quality of life for current and future resident and I urge PAC to consider the submissions put forward by the good residents of Ryde and the council and the relevant agencies. Sincerely yours,

The Hon. Victor Dominello MP  
Member for Ryde

