

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

26 February 2013

Re Preferred Project Report, Application No. MP08_0207 and MP10_0219, Location 1, 1A & 5 Avon Road and 4 & 8 Beechworth Road Pymble, Council Ku-ring-gai

Dear Sir/Madam,

I strongly object to the revised project proposal.

In summary, I believe that the Developer has failed to sufficiently address the large number of serious concerns and issues raised by the Community and relevant planning agencies when the proposal was first exhibited. Furthermore, the amended proposal does not comply with the current Ku-ring-gai Local Environment Plan (Local Centres) 2012.

The developer has again offered the community a proposal to preserve the area at the centre of the site, in return for being allowed to proceed with a development proposal that remains grossly oversized and out of character with the surrounding neighbourhood. It will have an unacceptable impact on local streetscapes. It poses long term risks to the Remnant Blue Gum High forest (Sheldon forest), riparian areas and biodiversity, which it claims to protect. It will destroy a heritage property valued by the community, and detract from the other heritage properties in the area. It will contribute to already significant peak hour traffic issues in the area.

Moreover, the offer to establish a conservation area within the site carries serious risk of being poorly implemented in the long term. It is not worth the cost of over-development on the site.

As was well documented in the very many objections to the original proposal, the development site is constrained by its topography, the presence of areas of ecological sensitivity, the residential and heritage character of the surrounding area, existing peak hour traffic congestion, the proximity to a railway line, to a major school (Pymble Ladies College) and to a nearby bushfire prone vegetation site. This is a site that requires carefully considered low-density development not rampant over-development.

The proposed development site is part of a neighbourhood that has natural beauty, character, heritage value and amenity. This proposal despite its revisions will do significant damage to the natural and built environment that several generations of local residents have nurtured and protected.

Yours Faithfully
Oliver Ivanac
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