

Mr Iain R Brooks
72 Beechworth Road
Pymble NSW 2073

28th February 2013

The General Manager
Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

RE: Objection to the Proposal for High Rise Units Avon & Beechworth Roads, Pymble

Dear Sir/Madam,

My name is Iain Brooks and I am a resident at 72 Beechworth Road, Pymble.

I would like to voice my strident objection to the proposed developments on the sites on the Avon & Beechworth Roads, Pymble.

The proposal grossly exceeds the maximum heights indicated on the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*. The maximum height along Beechworth Road is 9 metres and 11.5 metres along Avon Road, and exceeding the height limit will have a negative impact on the surrounding area.

The local area is low residential, and new buildings of 11 storeys are inappropriate in such a low density area when most other buildings nearby are only 2 storeys.

Exceeding the height limits will cause overshadowing onto neighbouring properties, potentially causing environmental problems and reducing the value of the surrounding properties.

The increase in height also increases the density level of the area, and this influx of people will put pressure on Avon Road, which currently is already under strain due to the high school and the lack of exits from suburban Pymble onto the Pacific Highway. Currently, Avon Road allows for parking on both sides of the street, which becomes impassable during weekdays and causes delays for residents to and from the station, as well as students to the school.

The increase in 300 people in Pymble will also impact the local shopping centres, which currently struggle with parking space capacities, and a strained public transport network, which shows no sign of being alleviated in the near future.

The proposal is of an inappropriate scale in relation to the local vicinity, and amendments should be made to the proposal to take into greater consideration the local urban environment and planning instruments.

Yours sincerely,

Iain R Brooks