

28 February 2013

6a Rowallan Ave
Castle Hill NSW 2154

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

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

I object to the above-mentioned proposal.

I am not a resident of Pymble but I know this area of Pymble well, and have friends and relatives living in this area.

We are tired of developers building inappropriate high-rise building amidst low-rise residential areas. It destroys these neighbourhoods. There is a cancer effect, which slowly spreads out from these inappropriate developments. This development, if approved, will start another cancer cell in what is now a tree lined single residential area. It is not good planning.

Another issue is the traffic and parking. The traffic and parking in the immediate area is now a nightmare, and if this proposal is approved it will be unworkable. I understand the traffic study was done outside PLC busy times after the Higher School Certificate had been completed and many students and associated cars were not travelling to school. The inaccurate statistics do not reflect the traffic congestion and impossibility to find a park near the school. The visibility and single-lane access past PLC at peak hours makes it extremely dangerous for students and pedestrians crossing the road to enter the school. On this alone the proposal should be rejected.

The traffic issues start on the Pacific Highway turning into Livingstone Ave from both directions and turning into Beechworth Rd from the Pacific Highway. During the morning and afternoon pick up times, Livingstone Ave, Everton St, Avon Rd, Pymble Ave, Arilla Rd, Mayfield Ave and the top of Beechworth Rd are gridlocked. The recent road works done were necessary but have not changed the problem significantly. Adding 4 high rise buildings to the area will make the area unworkable.

PLC has been there since 1916 and predates all major surrounding infrastructure today. Any development proposal must take into consideration the impact on PLC, especially in terms of traffic, parking, and safety of the students and staff.

The proposed development also contains Blue Gum High Forest, a protected and threatened ecological community. Cutting down any of these trees which took over 50 years to grow and building so close does not make any sense. Over time, it will destroy this Blue Gum High Forest. The developer has acknowledged this but still wants to cut down a few trees. His suggestion that the future body corporate of the site would be responsible for caretaking the forest is unrealistic, financially prohibitive and unworkable.

This proposal should be rejected.

Yours Sincerely,

Victor Poon