

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: 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 object to the revised project proposal.

Whilst I do not live in the immediate area, I know this part of Sydney very well from visiting friends and relatives living in Pymble.

The Developer has offered the community a proposal to preserve a conservation area at the centre of the site in return for being allowed to proceed with a development proposal that remains grossly over-sized 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 ("BGHF"), riparian areas and biodiversity, which it claims to protect. It will destroy a heritage property valued by the community, and detract from other heritage properties in the area. It will contribute to already significant peak hour traffic issues in the area.

The development site is constrained by its topography, the presence of areas of ecological sensitivity (BGHF), the residential and heritage character of the surrounding area, existing peak hour traffic congestion, the proximity to a railway line, to a major school and to a nearby bushfire prone vegetation site (PLC School). This is a site that requires carefully considered low-density development not rampant over-development.

Such a gross disproportion between the current proposal and the single residences in the area will have the effect over time of degrading the amenity and hence the value of the latter; and so high density will spread outwards into the degraded areas. This process will continue until there is only high density in the entire area. This would be an abuse of the planning process because future planning outcomes would be the result of economic factors instead of planning decisions consciously made by a responsible authority.

Please note this is not an argument about the relevance of value in planning decisions. It is an argument that a poor planning decision now will have inevitable degrading effects over time thus foreclosing any meaningful future planning decisions in this area.

It is also clearly inconsistent with the present government's policy to return local planning to local councils that this site is still subject to Ministerial planning control.

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 sincerely  
Patsy Yeoh