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28 September 2016

Commission Secretariat
Planning Assessment Commission
GPO Box 3415, Sydney NSW 2001
Email: pac@pac.nsw.gov.au

Dear Sir/Madam

Request by Ausboa Pymble Pty Ltd (*Proponent*) for Modification to Stage 1 Project Approval for Residential Development at Avon and Beechworth Roads, Pymble (*Project*) – Your ref: MP 10_0219 MOD 1 (Fiona Gibson)

I refer to your letter dated 13 September 2016 advising of the above modification approval.

I am very suspicious of the request to *reduce* the number of units from 174 to 168. This must surely be a first for a developer. I urge you to find out the real reason for the need to reduce the number.

Even though the number of units is to be reduced, I strongly object to the reduction of the car parking numbers from 257 to 244. There must be sufficient car parking inside this development so that no one will find it necessary to park on the street. I wish to make the following points in regard to this

- Parking and traversing this section of Avon Road is already very difficult and often "one way", with cars parked on either side of the road by commuters and PLC staff and students. PLC drop off and pick-up traffic exacerbates the situation.
- Cars are parked day and overnight outside "Ironbark" a large unit development at 8 Avon Rd, no doubt by residents who do not have sufficient parking inside the complex; this reduces the parking available for commuters and other users of the area.

Residents are already seriously inconvenienced by the effect of the parking on Avon Road; it cannot be made worse by the parking of vehicles belonging to, or visiting, future residents of 1 Avon Road. The number of car parking spaces in this development must not be allowed to be reduced.

Yours sincerely,

(Mrs) Judith Gill