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Australia

Subject/Application: 5 Whiteside Street and 14-16 David Avenue, North Ryde (10\_0165)

Attention: Director- Metropolitan & Regional Projects - South

Monday, 4<sup>th</sup> June 2012

To Whom It May Concern:

I, Samuel Tadevosian, am writing to express my keen support for the WAG submission objecting the latest Preferred Project Report from Urbis/EGC regarding the proposal for residential redevelopment - Whiteside Street & David Avenue (MP10\_0165).

In addition to the valid concerns raised by WAG members, as the owner and occupier of 166 Epping Road, the direct adjoining property to both 5 Whiteside Street and 14-16 David Avenue, I would like to raise and emphasize the following objections to the proposed project;

1. Solar Access & Overshadowing: the height of the proposed development will cast a permanent shadow over my property, not allowing for sufficient sunlight to efficiently heat our dwelling. This will result in;
  - a. Increased energy usage to heat property
  - b. Affect growth of landscape and vegetation
  - c. Not enough sunlight to dry clothes outside on clothes line
  - d. Lack of sunlight coming in to our property will lead to development of mold/mildew, which in result will increase health issues (see point "e")
  - e. The lack of sunlight will cause health issues such as vitamin E deficiency and respiratory difficulty particularly for asthmatic family members. Note; my two young grandchildren (ages 2 & 5) who also live at the same address need to play outside hence will be heavily affected by most of the points raised above. Furthermore my son-in-law who also lives with me is an asthmatic, hence will also be heavily affected
2. Security & Privacy: the height and setback of the proposed development will cause major security and privacy issues such as;
  - a. Occupants within the proposed development will have clear sight from their windows and balcony's directly into our dwelling (our bedrooms, living rooms, and backyard)
  - b. Occupants within the proposed development may litter unauthorized material (intentionally or unintentionally) on to our property. Litter items could be dangerous in nature, due to its size, weight and distance in which it falls from, and cause possible harm to either myself or members of my family
  - c. Increased density of population will result in occupants looking to dispose their excess garbage in to our garage bins located at the front of our property
  - d. Increased density of population will result in occupants intentionally parking on our property due to shortage of garages and parking spots within their complex. This includes visitors of occupants who will struggle to find parking.
3. Noise & Air Pollution: The increased density of population will cause unnecessary noise and air pollution, which my family and I will have to endure the most due to our proximity to the new development. Again my two grandchildren who live with me will be most affected
4. Traffic Density: The increased density of population at the proposed development site, will lead to a huge increase in traffic to the surrounding streets caused by occupants. It already takes me almost 15 minutes in the mornings to drive from my property and get onto Lane Cove Road via back streets (Whiteside St. > Parklands

Rd. > Napier Cres.), which always has cars backed up on Napier Crescent waiting to turn onto Lane Cove Road. The increase in population and drivers will result in an unimaginable amount of cars backed up to drive this same route. My 15 minutes will turn in to 45 minutes, and that is only part of my daily journey to work.

5. Property Value: The increased density of population and nature of this development will most definitely de-value prices of free standing houses within the area, particularly my property due to its proximity and all concerns listed above. I paid a premium when purchasing my property to own a property in 'North Ryde' instead of 'Macquarie Park'. By allowing for this development to proceed, it's the same as extending the 'Macquarie Park' boundaries to include our property. I firmly believe that all high rise multi-dwelling developments should be constrained within the boundaries of 'Macquarie Park'.

All the concerns listed above will truly affect our well being living next to this new development, if it were to go ahead, hence I would like to request that you carefully consider the above prior to making your decision. Thank you in advance for your time in reviewing my concerns.

Yours sincerely,

Samuel Tadevosian

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