

David Rohloff - MP10_0165 SUBMISSION

From: [REDACTED]
To: <plan_comment@planning.nsw.gov.au>
Date: 6/4/2012 10:45 AM
Subject: MP10_0165 SUBMISSION

Dept of Planning.

From [REDACTED]
[REDACTED]

PLEASE DO NOT PUBLISH MY NAME or ADDRESS.

This is my submission re **5 Whiteside St and 14-16 David Avenue, North Ryde**
Application Number - **10_0165**.

Dear Sir /Madam,

I strongly oppose the Preferred Project Report for the above proposed development.

My reasons for this strong objection are as follows:-

1. A proposed height of 6 storeys, with 163 units does not comply with the R2 zoning of the area, which makes the height of buildings at a maximum of 9.5 metres.
2. There is no intention by City of Ryde Council to rezone this land from R2.
3. The site is South of Epping Rd and there is an in principal agreement between Council, local State MP, Victor Dominello and residents, that ALL high rise is to be North of Epping Rd.
4. The proposed 6 storey height still initiates problems with overlooking, privacy, amenity, shaddowing and of course traffic, which have not been addressed or solved with this latest Preferred Project Report.
5. The Project is no longer a State significant site as costs for proposed development have greatly decreased below \$100 million mark.
6. THe Planning and Assessment Commission (PAC) has recently refused a similar proposed development (Application Number MP10_0037), and all the reasons for their refusal of said development, are equally relevant to this proposal.

In conclusion, I fully support and endorse the "Objection to Preferred Project for High-rise development at 5 Whiteside St and 14-16 David Ave,North Ryde (MP10_0165)" prepared by *Whiteside Action Group*.

And I, therefore, strongly object to this latest Preferred Project Report submitted by proponents.

Thank you for your consideration of my submission.

Yours faithfully,
[REDACTED]