

# Victor Dominello MP

State Member for Ryde



Monday 4 June 2012

Director – Metropolitan & Regional Projects – South  
Major Projects Assessment  
Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

Dear Director,

I write to put on the record my strongest objection to the preferred project report (PPR) for the proposed residential development in Whiteside Street and David Avenue, North Ryde (10\_0165).

I acknowledge that the proponent has reduced the number of units from 213 to 163, the height from eight stories to six, the setback from building A and direct vehicle access. However, even with the above changes, this is still a development proposal that is out of scale and character in the area and a proposal that will negatively affect the amenity and traffic.

Previous to the PPR for 10\_0165, residents approached me with concerns that a development so out of scale with the area, could circumvent both the residents, the Ryde City Council (RCC) development application process and supersede the current planning laws in the area. These concerns have not been abated by the PPR. This is still a proposal, born out the process the Independent Commission against Corruption (ICAC) described as a "corruption risk".

As you may be aware, recently the Planning Assessment Commission (PAC) determined that the 10\_0165 sister development, Allengrove Crescent North Ryde, be refused on many of the same grounds residents have objected to. The PAC identified that the development:

1. It is not in the public interest to approve the proposed development because it would be inconsistent with the provisions of the *Ryde Local Environmental Plan 2010* and would adversely impact on the orderly development of land in the City of Ryde.
2. The proposed development would be incompatible with the *Ryde Local Environmental Plan 2010* R2 low density residential zone objectives and out of character with the surrounding residential area.
3. The proposed development would give rise to traffic generation and access constraints that would detrimentally impact on existing and future residents, and the local road network.
4. The proposed development would adversely impact on the amenities of residents by way of noise and disturbance, traffic, overlooking and visual intrusion.

With direct reference to the PPR, I would like the Department of Planning and Infrastructure (DOPI) to note that Transport for NSW (TfNSW) are in the planning stages of a genuine state-significant proposal which will add approximately 3,000 dwellings to the area. Additionally, the Macquarie Park Taskforce has been asked by the NSW Government to explore development options of the land parcels in the area, with a view to identify actions required to optimize development of the land and guide the preparation of any required master plan. These developments, along with others in North Ryde and Macquarie Park, negate the PPR's reasoning for 10\_0165, specifically;

*The Ryde Housing Study 2010 and recommendations within it explore additional housing opportunities (such as south of Epping Road) will inform the future evolution of the Ryde LEP and DCPs<sup>i</sup>*

*Given the low rate of multi-unit housing currently provided in North Ryde, combined with the increase in employment in Macquarie Park and the opening of the Epping-Chatswood rail link, demand exists for a greater range of housing options<sup>ii</sup>*

*The project represents one of very few opportunities to provide transit oriented housing to complement the Macquarie Park Corridor and rail<sup>iii</sup>*

As well as the above mentioned development proposals and master plans which negate the PPR's reasoning, I would like to affirm my view that I do not believe that the PPR's reasoning of the intention to 'explore additional housing opportunities' is justification that this area is suitable for development. Exploration of housing opportunities, which has not started, let alone has analysed outcomes, should not be considered as a reason for a development, so far beyond the current Council planning laws.

Additionally, I wish to address the PPR's responses to the original submissions. Specifically with regard to

a) Parking and traffic

*It has been recommended that Council re-evaluate its current local parking restrictions. By reducing the availability of on-street car parking, the narrowness of local roads will not present any significant traffic impacts.<sup>iv</sup>*

This is not an adequate solution to the residents' concerns. In fact, the proposed solution will lead to further negative externalities for the residents. Furthermore, the need for the streets to be widened by a reduction in parking to accommodate traffic, contradicts the proponent's claims that the traffic increase in the area won't adversely impact the residents.

b) Amenity

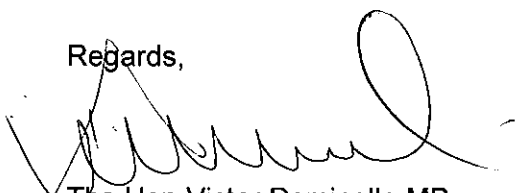
*Building heights have been reduced to appropriately respond to the surrounding context. Building A has been reduced in height from 8 storeys to 6 storeys. As such, the proposed development is more consistent with the surrounding character of the area.<sup>v</sup>*

The only way 10\_0165 can be consistent with the surrounding area is if it complies with the RCC planning laws. I reject the claim that the reduction in stories makes the development "more consistent with the surrounding character of the area", the current and past proposal are both inconsistent with the area.

The reduction in height of the buildings does not go far enough to alleviate the concerns of the residents who still face significant loss of solar access in comparison to what they enjoy now, and the solar access if development was in line with the RCC planning laws.

In conclusion, the residents clear opposition to this development (as evident in the Whiteside Action Group's proposal and 1400 signature petition), the PAC's recent determination and the local Council's opposition to this development, shows that not only is this development out of scale and not in accordance to local planning laws, but that it is fundamentally inappropriate for the area.

Regards,



The Hon Victor Dominello MP  
Member for Ryde

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<sup>i</sup> Preferred Project Report – Whiteside Street, North Ryde, Sydney, April 2012, page 13

<sup>ii</sup> Preferred Project Report – Whiteside Street, North Ryde, Sydney, April 2012, page 17

<sup>iii</sup> Preferred Project Report – Whiteside Street, North Ryde, Sydney, April 2012, page 32

<sup>iv</sup> Preferred Project Report – Whiteside Street, North Ryde, Sydney, April 2012, page 33

<sup>v</sup> Preferred Project Report – Whiteside Street, North Ryde, Sydney, April 2012, page 33