



21 May 2012

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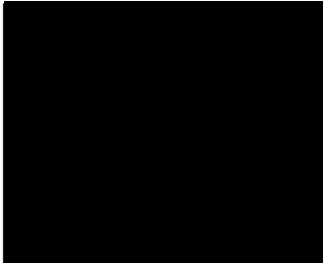
Director
Metropolitan and Regional Projects – South
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Subject: 5 Whiteside St and 14-16 David Avenue, North Ryde (10_0165)

I wish to oppose the above development based on the following:

- There is no high rise development on the southern side of Epping Rd
- This development backs onto residential houses and will create -
 - a) Shadowing
 - b) Lack of privacy for surrounding streets
 - c) Increase in noise pollution
 - d) Increase in traffic
 - e) Place a burden on local schools
- High rise development should be restricted to the northern side of Epping Rd.
- The site will be overdeveloped for a residential area.
- The Infrastructure has not been considered with the pressure that this will put on our roads, schools and public transport.
- State Transit have cut down on the number of buses travelling into the city along Epping Rd since the introduction of the new rail system.
- The new rail system does not have a drop off or pick up area. The only way to access the rail line is to walk. From Whiteside Street this is a very quick walk of 20 minutes or a stroll of 30 minutes. I drop my school child at the rail link by driving into an office driveway. I am sure this would not be tolerated if everyone did this.
- Since Optus have built their buildings on the northern side of Epping Rd, streets around this area have been used as a rat run by cars looking for quick exits onto Ryde Rd and Epping Roads. It can take up to 10 minutes in the mornings to get out of Parklands Rd, David Ave or Kent Roads to name a few.
- There are already concerns in the area where Macquarie University students are being taken advantage of by unscrupulous landlords buying up houses and converting them into boarding houses. This development would be very attractive to these type of investors. Units in Broadway have investors renting out rooms to students by putting bunks in rooms to fit as many people in as they can.

- Ryde Council have had the land zoned for development of two storey residential allotments and residents have been perfectly happy with this.
- This high rise development impinges on the amenity of the area.
- Epping Road is already choked in the peak hour traffic and with the increase of cars leaving this development in the mornings this will have a huge impact on one of Sydney's main road links.
- Emotionally this development decreases the value of resident's homes considerably and has a strong impact on our lifestyles. Had I wanted to live next to high rise I would have purchased a home on the Gold Coast.



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