

Chris King - Submission on the Preferred Project Report at 5 Whiteside St and 14-16 David Ave North Ryde

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Subject: Submission on the Preferred Project Report at 5 Whiteside St and 14-16 David Ave North Ryde

Department of Planning

Ref: MP10_0165 Concept Plan for residential redevelopment - Whiteside Street & David Avenue, North Ryde

The purpose of this message is to again register my objection to the proposed development in Whiteside St North Ryde. The project is MP10_0165 Preferred Project Plan for residential redevelopment - Whiteside Street & David Avenue, North Ryde.

I object to the planned development for the following reasons:

- It exceeds the R2 low-density zone specified in the Ryde LEP 2010.
- It exceeds the allowable floor space ratio specified in the Ryde LEP 2010.
- It exceeds the height of building specified in the Ryde LEP 2010.
- The size and scale of the development is not in keeping with the existing environment.
- Traffic will increase in Parklands Road and surrounding streets as residence living in the complex "rat run" through the streets in order to get home/to work.
- Other road users will also make use of Whiteside St to cut through traffic congestion on Epping Road.
- On street parking will increase in the surrounding streets as residents from the development that have more than one car, park in the street. The flow-on hazard is that traffic will virtually become single lane as cars will park both sides of the streets. McGregor St is a current example of this congestion.
- Safety of current families living in the area will be at risk due to the increase in traffic caused by "rat running" and the higher numbers of cars parking on the streets around the development. This hazard will only be compounded when road users use the back streets to avoid Epping and Lane Cove Rd congestions.

I objected to the development when it comprised 213 apartments and 311 car parking spaces. By lowering the number of units to 163 and 225 car parks does not change the fact this development does not comply with the extant Ryde LEP2010. Therefore the first three points above apply to support the refusal of this application.

The area where this development is proposed is all low-density family friendly single, or duplex style housing. The size and scale of the proposed development is far greater than the surrounding properties.

There is already a traffic problem in the streets around North Ryde. McGregor St is an example where between 9am and 4pm the traffic is unable to transit the street with oncoming traffic having to reverse or pull into driveways to enable cars to pass. My concern is that this will occur in David Ave and Parklands Rd due to the proposed development.

If the development somehow passes without achieving the Ryde LEP 2010 controls of floor space ratio, height of building and R2 low-density residence, then the following objections are submitted for action by the planning authorities:

- The suggested residential parking permit solution to not issue zone 3 permits to residents in this complex is just that, a suggestion. It is not enforceable by law or council by-law. There must be a definitive statement issued by Ryde Council that "the residence living in this complex will not be granted Zone 3 parking permits."
- The way I interpret the wording in the Preferred Project Report (PPR) is that traffic controls will be put into place to channel residents in the development onto Epping Road. It does not address the fact that some less law-abiding residents will drive the wrong way, or on the wrong side of the road to avoid travelling on Epping Road. The author of the PPR *notes* that this is an issue. The author should also note that if the Eastwood County road is constructed, all traffic into and out of this complex will travel via these North

Ryde residential back streets.

- I had to comply with all LEP planning controls to build my house in North Ryde, and absolutely no flexibility was granted in any aspect of my development application. The Minister should exercise the same flexibility toward the Whiteside St development application, as Ryde Council applied to my project.

In closing, I suggest that what applies to the individual undertaking a development application, should also apply to large corporations. Comply with the current existing planning controls. That's fair and the Australian way.

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I have no political donations to declare.