

1 David Ave
North Ryde ,
NSW 2113
1/6/12

Re : PPR -5 Whiteside St/14-16 David Ave, North Ryde (10_0165)

NSW Dept of Planning & Infrastructure,
23-33 Bridge St ,
Sydney NSW 2000.

Dear Mr Rohloff,

I write to object to the proposal.

Ryde Local Environment Plan 2010 allows multi-storey commercial developments north of Epping Rd but only low density residential development south of Epping Rd in the North Ryde area. However, the developers seek "spot rezoning" of the 5 Whiteside Ave/14-16 David Ave site to allow construction of multistorey buildings (up to 6 storeys), unsympathetic to the neighbouring 1-2 storey residences.

Because the proposed development site is greater than 1.2 km from the nearest railway station and the bus services are hourly off peak, the residents of the proposed 163 units will contribute substantial traffic into the surrounding area. This point was made during community consultation and initial plans proposed to have entry and exit via whiteside St onto Epping Road. However this new proposal now advocates exit via David Ave at the bend in that road!! Furthermore, the roads of the area were deliberately designed to not be thoroughfares (i.e. they are curved and narrow). Despite that, many of them (especially David Ave, Parklands Road, McGregor St and Paul St) are used by "rat runners" during morning peak hours as well as being parked with vehicles from Macquarie Park workers so that they are busy with only one lane available for long stretches. The developers offer no reasonable explanation of how to deal with the added traffic congestion from the proposed development.

This proposal offers no benefits to the existing residents of the area. Indeed. It adversely impacts upon them by way of increased traffic, overshadowing existing residences and visual intrusion. If the developers are really interested in providing amenities to the community, they should build villas on the site to deal with the increasing age of North Ryde residents. High density residences should be built as mixed commercial/residential buildings much closer to the railway station in the Macquarie Park precinct.

Yours faithfully,
Keith Scott

cc. Ryde Council
Hon Victor Dominello, State Member for Ryde