

D Howell
2 Payten St
Pentney 2112

Chris Ritchie

A/Director

Industry, Key Sites etc.

NSW Planning + Infrastructure

Dear Sir/Madam

Re your ref. MP 05_0001 MOD 2

- former Ryde Rehab Ryde.

Thankyou for giving me the opportunity (right) to make a submission. Firstly the only reason that you would offer the neighbouring residents this opportunity is that you know that this development will affect us in some way (in fact many ways), as have the recently completed Royal? Rehab centre and the ongoing developments by Frasers Property.

So lets reflect on our current experience from these developments; - Beyond the promotional hype of how good all this is going to be (for them) is just how bad it is for us.

- Demolition Stage - noise, vehicle movement (heavy), Traffic

hold ups, parking in our once quiet streets by their staff. During the demolition large amounts of dust from large sections of roofing and walls + equipment were released by the large excavators and carried away by the wind, the ineffective method of dust control being a man standing with a hose splashing water onto the fallen material, this did nothing to prevent the polluted material from being carried in the air two storeys above him (the accumulated lead and other debris wasn't controlled and ended in/on the property of nearby homes (including washing, cars, gardens, peoples' lungs and anything else exposed) Residents can't stop breathing whilst this goes on, have no control when it was to occur. + no one considering our right.

- Site preparation stage - to expedite site works for new buildings' foundation - huge amounts of earth were moved around from piles here to there + back,

2.

heavy vibrating rolling machinery were used to compact this earth layer after layer until levels were established (no time for natural settlement to occur)

The vibration through the ground travelled hundreds of metres causing our homes & windows to vibrate, cracks to occur, mortar to fall out, and in the instance of an elderly neighbour - an item to fall and smash in her bathroom. (This vibration I have recorded on camera as an ornament vibrated against the window glass, we had to take these items down due to the noise.

- Construction: continuation of uncontrolled dust from worksite, windows had to be kept closed, washing etc (cars) affected, this dust is still being pulled from carpets during vacuum.

Parking by construction workers and by displaced rehab workers/visitors affected the amenity of our streets in that the overcrowding made these people park in desperate and inconsiderate manner toward residents, including damage & confrontation. You could not drive away and come back and park outside your home, even for a matter of minutes - still going on now.

Driveways obstructed, delivery to residents affected, visitors can't find a space, difficulty for nursing staff attending to elderly resident, difficulty for transport people to get elderly into/out of vehicle. Increased safety risks for elderly and small children crossing street due to obstructed vision of some larger workers vans/trucks. Buses unable to pull in off roadway to pick up passengers & for passengers to signal but coming up hill due to vehicle obstruction.

NOTE. We still have the CEO & other staff park in our street even after the "Royal? Rehab" has been opened, not to mention their patients' visitors, So how good was the approval for that (Rehab) development considered, given that there is less on site parking available now than they had when the

original Weemala / Disson - Coorabel facility was there on the same site? (and a fine facility/place they were) - just another fine job by P&I.

Street litter dropped by construction workers having their lunch in their cars and by Rehab staff as well.

- Massive amount of trees removed by felling & chipping and attempted arson on a Saturday afternoon a year or so ago in an attempt to get rid of some (a lot) of trees that are to go for Frasers' next stage (2) west of the ramp created to join Morrison Rd at Payten St. So more habitat for Flora & Fauna (birds) will be removed. Where will the inhabitants (birds etc) go that live there now? I'm sure Frasers couldn't care less.

Another issue that I'm sure didn't appear on the development proposal for the Rehab was noise! we have sound coming from roof ventilators 24 Hrs a day 7 days a week adding to unnecessary ambient sound levels.

So now to the proposal for Stage 2 (of how to "stuff" Putney)

From viewing the Exhibit Folder @ Ryde Council, this proposal appears to have basically been amended from the beginning and now we are just being spoon fed what the proponent wanted from the start.

From the shadow diagrams there is to be massive over shadowing during winter mornings for the residents along Morrison Rd.

Again the amount of trees to be removed is disgusting particularly from the wildlife aspect. But most importantly to the residents of Payten St is that all of the vehicles entering and exiting the Stage 2 development

will use the ramp road that comes up to Morrison Rd @ Payten St. I believe a sound about is to go in here (so what), this intersection to going to handle the hundreds of new residents and their servicing vehicles per day after completion and of course during construction (for years) -

A lot of vehicles, more dust, noise + disturbance. I have read in the exhibited document that consideration has been given to the residents of Princes St., and their concerns of traffic, so therefore it is all to be directed to our location, The question is: why would the residents of Princes St. have any more influence or need that differs from the residents of Payten St. - The amenity that we once had (and want restored) should be the same, so open the site to Princes St access as well.

- So in closing, what do we want?

1. Consider all of the items listed in our experience of works to date.

- Have all of the vehicles associated with demolition/construction to be on site not our streets

- Create on this amended development request "more than sufficient" space for all vehicles of proposed residences and their visitors/services to be provided for on site. (even if it reduces the developers profit (ie loss of building) or a car parking building pooper on site).

2. Control absolutely all products of demolition eg. dust/noise/traffic (Heavy vehicles) to be contained on site (suggest you have Frasers management stand downwind whilst destruction/construction goes on) Problem solved.
3. Review the number of dwellings to a sensible number for traffic & amenity.
4. Share traffic in an equitable manner re street frontages between those of Princes St., Morrison Rd & intersection of Barton St/Payten Sts.
5. Make the developer contain all ~~off~~ of the works within the site and not inconvenience the general public by denying foot path and other access whilst they build (create wealth)
This is requested - as a result of foot path ^{for them.} access and therefore convenience/amenity along Frasers work @ Victoria Rd opposite Irvine St. - How long is that going to be blocked off ..

Another ~~is~~ issue that P&I should consider is just how this development could be permitted on what appears to be stolen property, as the hospital was a property bequeathed in what should have been perpetuity for the people. During the seam sale the significance of this & the buildings was down played, but now the dirty deed is done, the Royal? Rehab chairman Clive Austen reflected the "seed for the facility was planted when Mrs Schardt discovered a "destitute" man on the streets of Redfern ..

6

who was a double amputee - She never accepted that disabled were incurable - Mr Austin said "
- From Northern District Times 26/2/2014.

and yet these people have sold something that was not theirs to sell -

So if Planning & Infrastructure is anything more than a rubber stamp for the developer(s), We want you to restore the amenity & quiet enjoyment that existed in our homes & streets before you let these greedy, lying people to destroy what we had.

It is just hypocritical of ~~Fraser~~ FRASERS because they are marketing their developments with the promotion of amenity of our Suburb (as it existed) even as they destroy it for their profit; with your approval.

Maybe ~~Fraser~~ Frasers have taken folk from P+I on one their frequent helicopter trip over the site while they gloat over the scam Royal? Rebekah & They pulled off.

yours in hope

D Howell

on behalf of

my family &

my neighbours

Thankyou