

[REDACTED] - proposed residential development whiteside st north ryde 10_0165

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To: "'plan_comment@planning.nsw.gov.au'" <plan_comment@planning.nsw.gov.au>
Date: 8/11/2011 3:25 PM
Subject: proposed residential development whiteside st north ryde 10_0165
CC: "'ryde@parliament.nsw.gov.au'" <ryde@parliament.nsw.gov.au>

I am totally opposed to this development at whiteside stree and david ave north ryde on the following grounds...

- 1.this area is low level homes dating from pre war and war period with some newer dual storey homes with a few single storey type town houses and villas this proposal is not in keeping with the surrounding region. The multi storey building were to be built on the north side of epping road as per ryde council building plans.
- 2.the amount of increase in dwellings will also impact upon and already stretched public health system only two major hospitals with emergency wards that are at braking point already will the developers be forced to pay a large levey to help in the rectification of this issue ?
- 3.the elelctricity system is over worked we are at a point I think with no new expenditure on the system we will be close to having scheduled black outs in this area , will the developer be forced as was optus to install substations to help the system from overloading
- 4.the area is also having trouble coping with the new business that is involed here, public transport is being delayed especially bus travel which is now slower that 5 years ago, the so called wonder rail link from chatswoood to parramatta I mean epping really does not solve the problem taking workers out west without a few changes need to get to their destinations
- 5.the proposed access shown as being from epping road and also turning left onto epping road is not going to work, remember this is two lanes coming from lane cove road joinig on to epping road which is three lanes and the access will put another lane joining it. This will be a good way of making the car repair industry bounce back from the current economic climate with a good increse in accidents. On a bad afternoon the rat runners try and cut through if there is a problem on epping road it is pretty average trying to turn into whiteside as it is.
- 6.for the construction period which I would think be over two years the roads surrounding would take an absolute pounding from heavy trucks delivering and removing material these are rated for three tonnes will the developer be liable to repair said streets or would council be hit withthis and asking for a larger rate increase over the 3 percent they are allowed by legislation now ?
7. parking in the area is controlled by 3p sign postings placed by council with the amount of vehicles that would be at the site when complete is there enough parking or will we be forced to cop it again as what happened when optus moved into nth ryde the roads are full now with non residents taking a risk to park all day just look at paul st duting the morning.
- 8 I think ryde council will be stretched to service the extra garbage services that will be needed so where does that leave council but with no issue but to try and raise rates or reduce other services such as library and elderly heakth assistances and health centre services
9. whilst the buildings are facing in a northerly direction to enable some privacy for the parklands road residents it will also increase the use of electricity in summer to enable these buildings to be liveable.
10. shadwing onto parklands will be greatly increased the proposal staes that three hours of sunlight is enough why should this be allowed when some gardens were rebuilt with the idea of enjoyment not some dark corner that you are left to rot in, the lake of sunlight will also affect the usage of electricity
 Especially with solar panel for water heating and what about the solar panel to reinput back into the electricity grid, will those who are affected by shadowing and thus making these items totally useless will they be compensated?
- 11.remember the country link road that has been gazetted since the late 1940s or 1950s access epping

road at whiteside st , will the only access for the site be affected this is still on the statutes with the dmr, with the possibility of this road going ahead will the proponents of the proposal be able to ensure the building is not illegal when it comes to the boundary also the sound insulation will need to be put in place if the road comes through also are the buildings to be built are they not to close to the neighbours boundary as per australian and local council building rules and regulations

12. since the overpass was built I have seen excessive water running near the driveway access for the rta site this would show that the water table has risen quite dramatically since the original building were built back in the 1950s there is also the fact that the creek nearby floods quite easily can the water retention system in use at the site not impact on the flood mitigation programs that have been done by council in recent times? The local area has had floods which impacted on lane cove road near the golf course and ada st I have in the last 10 years seen epping road closed at the bridge for two hours

The floods are shown in the ryde council flood retention programme available on their website.

13.i respectfully request the proposal be rejected on these grounds as it is not suitable for the area south of epping road especially when the old peter bord high school site is still vacant and has been so for 8 years also there is a lot of site on wicks road going towards the rubbish tip that are vacant and have been for some time. Is it because the hornsby shire has rejected any high rise that we are now getting this forced upon us?

Yours faithfully

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