

**OBJECTION TO PROPOSED RESIDENTIAL DEVELOPMENT,
5 WHITESIDE ST AND 14-16 DAVID AVE, NORTH RYDE (10_0165)**

All the residents in our area & WAG urges the DoPI to decline the approval of this development which we overwhelmingly oppose, and which we believe does not meet the guidelines of the LEP 2011 set out by Ryde Council, nor is it in the interest of the state of NSW.

All the residents in our area & WAG is strongly opposed to the proposed development outlined in DoP ref: MP10_0165 and to any high rise development at No. 5 Whiteside Street, North Ryde.

Most of our local families have all young children playing in, around & outside of their homes.

My family & I live opposite Whiteside street & we have 2 young boys.

The new development will substantially increase traffic congestion. It is obvious that adding another 257 households or 366 vehicles will make things substantially worse. With the proposed development at Whiteside Street, the existing extent of traffic congestion will extend to Parklands Road and Trevitt Road

EGC and Urbis estimate that the proposed development will generate an additional 103 vehicles per hour onto the local streets.

The narrow local streets will experience unprecedented stress as result of this new development. In some locations, it will become dangerous to get into a car parked on the street or simply to cross the road. Public safety will be at significantly increased risk.

Generation of even more new two-way traffic and congestion hot spots A new two-way road will entice rat runners who currently turn north-west onto Epping Road via Paul Street. These rat runners are mainly travelling to the Macquarie Park Corridor via Herring Road. Enticing these vehicles onto Whiteside Street against the flow of vehicles exiting from the proposed development does not make sense. The change in existing traffic flows will also result in the introduction of new two-way flows along Trevitt Road and Parklands Road.

☐ Little effect on issues on Paul Street and Napier Crescent Traffic advised at the community information session on 16 March that the majority of traffic leaving from the proposed development is expected to be heading out of the local streets via Paul Street and Napier Crescent. Vehicles heading in this direction would not use the proposed new exit onto Epping Road because it heads in the opposite direction. So the introduction of a new exit onto Epping Road will have no effect on the proposed development's substantial impact on traffic travelling via Paul Street and Napier Crescent.

☐ A new exit onto Epping Road might not be a long term solution anyway The City of Ryde zoning maps (refer Figure B) show that the RTA have long terms plans to construct a link road from Epping Road to Eastwood. If this project goes ahead, it is likely that a two-way road would not be viable as the Whiteside Street intersection is located where the traffic turns out to Eastwood. Furthermore, the exit will not allow vehicles to travel onto Epping Road. The vehicles would only be allowed to travel on the new Eastwood Road. Therefore, the proposed two-way street might not be a long-term solution anyway.

EGC vaguely offers to investigate further traffic options.

WAG believes that there are no viable options. The proposed development will substantially increase impacts on traffic.

Thank you

Regards

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