

Jane Flanagan - Att: Jane Flanagan re: 5 Whiteside Street (10_0165)

From: "Simone Leo" <manjaromedia@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 8/29/2011 1:44 PM
Subject: Att: Jane Flanagan re: 5 Whiteside Street (10_0165)

Dear Ms Flanagan

Whilst I appreciate Urbis's attempts to comply with resident's earlier objections re: traffic, amenities, and overshadowing issues, I still feel I have to oppose on the original points raised by WAG (the Whiteside Action Group).

Namely: traffic flow (an in-principle agreement by RTA to aid with flow on to Epping Rd, and therefore not through our neighbourhood, is NOT a guarantee that this will happen), contradiction of current council planning laws allowing for only 2 storey construction, and necessity of this type of high rise development on the south side of Epping Rd.

This development proposal still does not meet council or residents' current and future visions for this pocket of North Ryde and still has a lot of misleading facts. (please refer to the new and updated "WAG statement of objections" which will be issued shortly for further details.)

There is already provision for high density residential development on the **north** side of Epping Rd within the Council's and NSW Government's own earmarked *Macquarie Park Corridor* that meets with the State Government's need to provide higher density housing close to vital transport, education and business infrastructure. The proposed Whiteside Street development on the **SOUTH** side of Epping Rd, backing on to established low density residences, does not meet with any of the State and Council planning forecast and allowances, according to my reading. In my view Epping Rd provides the logical and ideal buffer zone between the already commenced high density zone in the Macquarie Park Corridor and the quiet neighbourhood of North Ryde.

On a personal note, one of the reasons most of the residents purchased their home in this quiet pocket of North Ryde, is it's community feel and it's relatively quiet streets. Streets where you wouldn't mind sending your child to a friend's house by themselves, and walk to school. In my opinion, all of this would be disrupted with a high density, high rise development, that would increase the number of cars using our streets, increase noise and increase the need for big machinery (during construction phase) and later garbage trucks, to seek access to these streets.

My other concern is that this development, should it be green lit and go ahead, would signal the start of a swathe of building and development proposals that could, conceivably, in the next 10 years, see the end of our quiet, predominantly single and 2 storey community and force all of the young families out of the area. The very families that make it so attractive to live here in the first place, and provided the need for the rail corridor and great schools and shopping centres in the first place!

I hope my feedback, and that of the many residents of North Ryde and WAG, will be listened to and considered in your decision making.

Kind Regards

Simone Leo

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