

Mr John Mariotto & Ms Kathryn Denshire  
26 Milroy Street  
North Ryde NSW 2113

Dear Sir/Madam

**RE : 5 Whiteside Street & 14 – 16 David Avenue, North Ryde.  
MP10\_0165 Concept Plan for residential redevelopment – Whiteside Street & David  
Avenue, North Ryde**

We wish to lodge our opposition to the abovementioned development.

We reside in the local area of the development and feel we will be adversely affected by noise, additional traffic flow, pollution and reduction in already exhausted services in the area.

The current zoning for the land is R2 Low Density Residential under Ryde Local Environmental Plan 2010 (the LEP) and this is consistent with housing in the area of which we now reside. The proposed developments height of 8 storeys is unacceptable as it will be inconsistent with the low rise residential nature of the southern side of Epping Road. We fear that if approved, this development would set a dangerous precedent for future development applications on the Southern side of Epping Road.

The developer's submission to the ministers' primary argument to change the LEP to allow this development is that the subject site complies with and is consistent with the recent Metropolitan Plan for Sydney 2036, as the subject site is well within 1km walking distance of both Macquarie Park and Macquarie University Railway Stations. This information appears to be questionable at best when the governments own NSW transport info website 131500.com.au states that the subject site ie 5 Whiteside Street, North Ryde is 1024 metres walking distance to Macquarie Park station and also 1,258 metres walking distance to Macquarie University station. Neither of these are within 1 km walking distance as stated by the developer.

In addition, there are further anomalies in the submission which highlight the developer's lack of care when planning the property within its environment. The subject site is actually 1,258 metres walking distance from Macquarie shopping centre (stated as 800m within the submission) and 1,263 metres walking distance from Cox's Road shopping Centre. This information was also obtained from the governments own NSW Transport website. Both shopping centre's are suffering a lack of parking facilities at present and a further influx of residents would exacerbate strained facilities.

In addition, the developer's submission makes reference to Macquarie Hospital as a medical facility being available in the near vicinity of the subject property. Macquarie Hospital is not a full service hospital, but is a 195 bed specialized mental health residential facility and should not be referred to as a medical facility in regard to this development in any way. The medical centre which they refer

to in the submission on the corner of Lane Cove & Epping Road's is a two doctor operation and is currently at maximum capacity.

In addition, with regard to the traffic study, although the developer is stating that the residents will be restricted from turning left on to Whiteside Street when exiting the development it is unclear how this will be contained when Whiteside Street will still be accessible from Epping Road for through traffic. The traffic plan appears to be illogical and designed to be flouted by rat running traffic who will seek to avoid the intersection of Lane Cove & Epping Road's.

The RTA study completed on behalf of the developer is insufficient as it does not cover the local area roads directly to the south west of the development where traffic impacts will occur as a result of increased local resident numbers. The four intersections covered do not include any assumptions of the impact of the residents on other local areas such as Kent Road or Cox's Road.

Of most concern is also opening a left hand turn on to Epping Road from Whiteside Street which will only encourage existing Rat Running traffic to flout the proposed one way bottom end of Whiteside Street and follow the proposed residents out the exit thereby avoiding the Lane Cove & Epping Road's intersection. We believe this is a dangerous entry point to Epping Road as Whiteside Street is a 50km zone and Epping Road at that entry is an 80km zone and also has a very small run on entry point, which does not allow cars to join Epping Road at speed. At that entry point, vehicles on Epping Road are also merging into the left lane to exit at the Herring Road intersection which is approximately 800m north of the entry point at Whiteside Street. This entry would, we believe, lead to future accidents and further encourage rat running through the area by aggressive and dangerous drivers, who have little consideration for other drivers, pedestrians or young children who currently have the pleasure of playing on the local streets.

Should the RTA have any doubts as to the validity of the current flow numbers we invite them to drive with us on any peak hour period of the working week and try and exit or enter our driveway.

Further, we also have concerns about the environmental impacts on the local area, including load on infrastructure services such as power, water and garbage services, none of which have been addressed by the developer. The developer has also not addressed the impact of the construction phase on local residents ie noise, traffic restriction, heavy vehicle movements.

We also note that the developer is proposing 3 star rated dryers for the development which we feel is inappropriate given the current drive to reduce carbon emissions.

We further have concerns that some of the sites maximum hours of light will be 3 hours which appears unacceptable considering the increasing levels of vitamin D deficiency in Australia and the future increased medical costs this will cause going forward. This does not appear to have been addressed.

Also of concern is the local areas problem with illegal boarding houses as a result of Macquarie University's refusal to provide onsite accommodation sufficient to meet the need of overseas students. We believe it is likely this property will be occupied by overseas students attending Macquarie University and will become a "slum" property as has occurred with other unit blocks in the Macquarie Park area. It is likely that the one bedroom units will be occupied by up to 6 students

and the grounds will become a dumping ground of shopping trolleys and the like and be nothing of the developer's grand design.

Due to the concerns we have raised and also the incorrect information in the developer's submission we ask that you decline the submission of the abovementioned development which we oppose and do not believe meets the guidelines of the LEP set out by Ryde Council.

Yours Sincerely

John Mariotto & Kathryn Denshire