

Department of Planning and Infrastructure  
Major Projects Assessment  
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5<sup>th</sup> September 2011

To the attention of Ms Jane Flanagan

Development proposal, 5 Whiteside Street and 14 - 16 David Avenue, North Ryde, (10 0165)

Dear Ms Flanagan;

I would like to lodge my objection to the above proposed development for the reasons listed below and also wish not to have my name made available to the Proponent, authorities, or on the Department's website.

**Inappropriate development**

The general mass and density of this proposed development is inconsistent with its surrounding areas which consists of two storey housing.

Aerial photography of the area clearly shows there are no high density or high rise developments south of the Epping Highway boundary and this is the way it should remain.

Projected views of the proposed development are not accurate and should be placed under heavy scrutiny.

Photographs with the buildings super imposed are misleading, wide angle camera lenses have been used which accentuates the foreground and diminishes anything in the centre at distance.

Indicative plans use the 10 storey Ayawa building as a comparison for the area however; this building is on the northern side of Epping Highway and is further down the road making it proportionally misrepresented.

**Loss of privacy and shadowing**

The mass and height of this proposed development positioned directly in amongst two storey residential dwellings will present a huge issue with loss of privacy and over shadowing.

Irrespective of what solutions the developer present, an unacceptable level of shadowing and privacy loss will always exist.

The mass planting of tall screening trees to loosely address the privacy issues only accentuates the shadowing effect on neighbouring properties.

Local residents will be greatly and unfairly disadvantaged by this proposal, they will not be able to use their back yards in privacy, overshadowing will mean increased energy consumption and costs for lighting, heating, power and clothes drying.

This extra energy consumption is on top of reduced solar panel efficiencies and is all bad news for the environment.

#### Traffic, parking and access

Access to the proposed development has always been a major headache for the developer and the latest presented solution to the problem is simply grasping at straws which still leaves this issue completely unaddressed and in an unacceptable state.

It is proposed all traffic in and out of the site will be via Whiteside Street and Epping Highway, this ill conceived proposal was born from complete rejection by local residents when they initially intended to use our local street network for access.

There are a number of fundamental problems with their current proposal;

- 1) Whiteside Street sits on RTA land which is intended for the future 'county road'.

Any future agreement struck with the RTA for the use of Whiteside Street as two way traffic would have to be permanent, contractual and irreversible.

This development cannot be approved on a solution that could be removed or reversed at anytime in the near or distant future.

- 2) As currently proposed it will be illegal to make a left hand turn from the development site into Whiteside Street.

There will be no physical restriction, no policing, only an honesty system not to make this turn and use the local street network.

Residents will continually make this turn left hand turn or u turn out of necessity and convenience.

- 3) Epping Highway is a heavily used road and the creation of an inbound \ outbound intersection will also create one of the most dangerous traffic spots in the state.

This intersection will sit at the end of the on ramp from Lane Cove Road where traffic is accelerating up to 80klms per hour to merge right into Epping Highway.

- 4) During peak hour at night the opposite problem exists, I travel along Epping Highway on my way home from work and turn into Whiteside Street, when the traffic is flowing this is an interesting challenge to merge across, however, on most nights the traffic is stationary and Epping Highway is completely blocked from the traffic lights further up towards Herring Road.

This essentially means the newly created intersection will also be completely blocked, once again forcing traffic illegally into our local streets.

- 5) The proposed two way Whiteside solution will force all development residents out to Epping Highway, those wishing to travel south or east will have three options;
  - a) Fight their way out through Epping Highway and then double back through Herring Road and the local street network.
  - b) Make an illegal left hand turn in Whiteside Street and gain access to the local street network.
  - c) Park their cars in our local street network to avoid using the Whiteside \ Epping Highway intersection debacle.

#### Summary

This proposed development is inappropriately oversized, inconsistent with surrounding residential dwellings and is a visual eyesore on the landscape.

This is not a development of any state or community significance, the sole reason for this proposal is to net an opportunist developer the maximum monetary return.

The current proposal severely disadvantages existing community members through loss of privacy, loss of sunlight, more energy costs, more traffic and parking problems.

It is completely unfair for all existing community members who over the years have improved their properties to one local code only see a rich developer bypass these laws.

The determination of this project should be handed back to local council and be subject to the local planning laws that everyone else has abided by.

Epping Highway is a clear boundary dividing high rise on the northern side with two storey residential on the southern side, this is how it should remain.

Yours Sincerely

A large black rectangular redaction box covering the signature and any accompanying text.

Mr. [REDACTED]  
[REDACTED] Parklands Road  
North Ryde, 2113