

[REDACTED]

[REDACTED] Holt Street

North Ryde NSW 2113

6 September 2011

Department of Planning and Infrastructure

GPO Box 39

SYDNEY NSW 2001

Attention: Jane Flanagan

**Re: MP10\_0165 - Residential Development – Whiteside  
Street and David Avenue, North Ryde**

Reference is made to the proposed residential development known as Whiteside Street and David Avenue, North Ryde (Major Project Number: MP10\_0165).

We would like to express our objection to this proposed development for the following reasons:

1. The proposed development is not in accordance with Ryde City Council's planning regulations for this zone.
2. The proposed development is not in accordance with the Macquarie Park Corridor plan.
3. The proposed development will increased the strain on existing community services such as childcare, primary and secondary schools, library facilities and so on.
4. Buses along Epping Road are already overcrowded. This development will place a huge strain on this service (for example the morning 293 express bus to the city via Epping Road is often full by the time it gets to Herring Road).
5. The proposed development is not in keeping with the size and scope of the residential properties in this area.
6. The height of the proposed development is inappropriate and will negatively affect both the appearance and shade of neighbouring properties.
7. The amount of traffic created by such a huge development will add to an already over burdened road system. The main roads and local roads cannot cope with the existing traffic. Every weekday we experience difficulty in driving through the nearby streets, especially McGregor, Napier, Paul and David Streets. The

assertion in the Environmental Assessment that there is a high level of on-street parking available during weekdays is completely false. Any visit on a weekday will show this is not the case. Ryde Council has already introduced 2 hour parking limits for non residents in this area in an effort to reduce the number of cars being parked on the streets during the week and to allow traffic to flow. But this measure has not been successful.

8. The development will severely affect neighbouring properties. These adverse effects include shade from the height of the proposed development, visual amenity, increased traffic and reduced property value.
9. It should be Ryde City Council (with input from the commercial and private residences) that creates a plan for the future development of the City (i.e. The Ryde Economic Development Strategy). This strategy should outline areas of higher density housing needs, not ad hoc individual developments. The development of high density housing should be planned and approved by local government and the community, not individual companies or consortiums with a particular monetary interest as the primary motivating factor. The City of Ryde's future sustainability and benefit should be the primary factor in assessing this proposed development.
10. All other development on the southern side of Epping Road has to abide by Ryde City Council planning regulations, as should this proposed development.

### **Political Donations Disclosure**

In accordance with the requirement for persons making submissions to disclose political donations, we state that we have **not** made political donations in the previous two years.

### **Copies of Submissions**

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, we do **not** wish for our personal details (name and address) to be made available to the proponent, other interested parties or on the Department of Planning's website.

As long term residents of the area, we have a strong interest in its future.

Yours faithfully,





Cc: Victor Dominello MP, Member for Ryde  
John Alexander MP, Federal Member for Bennelong