

→ MARKS
149
Noted
T.D.F.
13/9

25 Holt Street
NORTH RYDE NSW 2113

10th September 2011

Major Projects Assessment
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001



Dear Sir

Re: Proposed residential development with basement parking – 5 Whiteside Street and 14-16 David Avenue, North Ryde (10_0165)

We would like to object strongly against the above development for the following reasons:

- 1) This area has always been a residential area without the high rise development and if this development is approved this will allow for future high rise developments.
- 2) This will change our community let alone our environment . x
- 3) Our area has already changed with the development of more commercial buildings being built in the North Ryde area over the past few years.
- 4) Infrastructure of our roads – our roads are congested enough now without more future high rise apartments, more apartments mean more cars and our streets can not accommodate more cars. Think about it, most families have at least two or more cars now, so parking would only be in our streets, why not come and have a look during the week and see what our streets look like now, especially around Paul, McGregor and David, this parking problem we have know has been the result of the construction of the Optus Buildings. We already have two hour parking restrictions outside our homes now, with this development traffic and parking problems will be more widespread.
- 5) We have lived in this house for over twenty years and have seen many changes, our once quite streets have sadly gone with more and more traffic using this area as a short cut to either reach Lane Cove Road or Epping Highway. Instead of a ten minute trip to our local shopping centre you now have to allow forty minutes. How ridiculous.
- 6) We are not against development, however, we are against high rise infrastructure that will change our local area.

Yours faithfully

JN McFarlane

JN McFarlane

S McFarlane

S McFarlane

K McFarlane

K McFarlane

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M McFarlane

A McFarlane

A McFarlane



NSW GOVERNMENT
Planning & Infrastructure

12 SEP 2011

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED

30 Beswick Ave
North Ryde NSW 2113
9802 0170
Mary: 0421 049 850
Gerry: 0414 322 110

90. → MARK S
M
12/9/11
Noted
To JF
MF 13/9

9 September 2011

Fax to: Major Projects Assessment, Department of Planning & Infrastructure

Fax no.: 9228 6455

Re: **5 Whiteside St and 14-16 David Ave, North Ryde (10_0165)**
Objections to proposed project

Dear Sir/Madam,

We object to the above mentioned project, as we consider it a huge overdevelopment of the existing land. It would substantially reduce the local residents living amenities in many ways including:-

Overshadowing to numerous surrounding streets caused by the proposed 8 storeys – current residences are no higher than 2 storeys.

311 car spaces for 213 units seems too small a number, when you consider a 2 bedroom unit can easily contain 4 adults of driving age, usually with a car. The local streets are already accommodating employees of businesses whom can't find parking in the commercial area. A greater ratio of car spaces to units needs to be considered. Although public transport is readily available in the area it is not as widely used as anyone can see by the number of cars parked all day on the residential side of Epping and Lane Cove Roads.

The traffic produced from this development will only add to an existing problem already experienced by local residents of cars being channelled through residential streets caused from trying to avoid the grid-lock on the main roads, from the business park/commercial areas. The time frame of 'peak hours' morning and evening continues to grow in length each year as more and more cars are forced into the area.

Residential areas can be diverse without being detrimental. A development of that site for units is not the objection, only the lack on consideration given to this proposal. Limit it to 3 storeys, have well landscaped setbacks from the main road and existing housing at the rear, provide plenty of parking not only for its occupants but potential visitors, and in materials that blend with the environment and we, and the local community generally, would be happy to support the project.

Yours sincerely,

Mary Baker

Gerard Baker