



31st August 2011



PCU025611

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

Department of Planning
Received
2 SEP 2011
Scanning Room

Dear Ms Flanagan

Proposed Residential Development with Basement Parking – 5 Whiteside Street and 14-16 David Avenue, North Ryde (10_0165)

Please do not make our names available to the Proponent Authorities or put our names on the Department's website.

Thank you for the opportunity to give feedback on the Whiteside Concept Plan in North Ryde.

Although EGC Custodian Services Pty Ltd have made changes to their original proposal, the changes are still not adequate to completely solve the problems listed below.

We object to the Whiteside project for the following reasons:

The size of the project is totally inappropriate for a low density residential area on an extremely noisy, congested and polluted main road.

Privacy would be taken away from all the surrounding areas. The Avaya building of 10 storeys is already very intrusive and it's further away.

Overshadowing to any degree of all surrounding homes would not be a satisfactory result. Only 2 storey residential homes would prevent this problem.

Sewerage and stormwater problems already exist in North Ryde as new pipes are needed but are not being upgraded due to the cost. This problem will greatly increase.

Electricity usage will increase massively due to the enormous number of new tenants and their need to use dryers. No-one can leave washing on a public line – it will just disappear. The Top Ryde residential area has had constant blackouts since the opening of the new shopping centre.

Traffic is already a total disaster in the North Ryde area. The main roads almost come to a halt for long periods in peak hours and rat runners come through the local streets at high speeds rushing to get to work on time – an accident just waiting to happen especially with young school kids. It would be crazy to increase this problem. Due to the already overloaded roads suggested changes to control traffic would be of no benefit at all.

Pedestrian traffic will greatly increase causing more traffic hazards and problems on an already choked main road.

Social Problems will be avoided if all of Ryde maintains large areas of completely residential housing no higher than two stories. For a balanced life young children need constant access to a backyard where they can play safely. Public open space does not solve this problem as parents rarely have the time to spend specially supervising their children in public areas hence families are moving further and further out of Sydney to meet the needs of their children.

Apartments don't provide enough space for teenagers to get together which results in them **congregating around shopping centres** often resulting in poor behaviour.

Traffic and Tenant Noise would be unbearable for everyone living in and around the development as it would be of such high density.

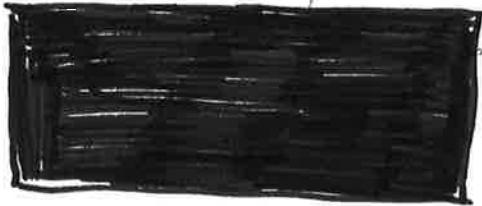
Pollution from car fumes would be extremely unhealthy for all new residents. The present homes have a green area as a buffer zone.

For the above reasons, it is very clear that the Whiteside Street Concept Plan would not be appropriate for the area.

As this project is under Part 3A of the Environmental Planning and Assessment Act, it would be greatly appreciated if the Minister for Planning or his chosen representatives would respect the wishes of all the residents in the North Ryde area and reject this proposal completely or only allow a two storey development in this area.

We look forward to the beautiful landscape of Ryde being maintained for future generations.

Yours faithfully

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