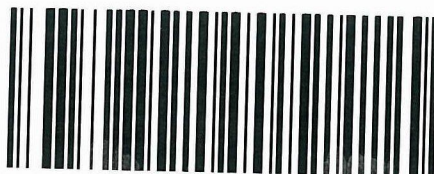


Victor Dominello MP

State Member for Ryde

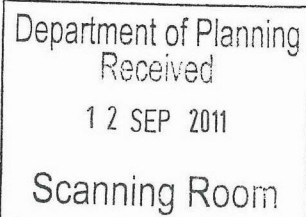


PCU025903

Friday 9 September 2011

Mr Michael Woodland
Major Projects Assessment, Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Via Email: plan_comment@planning.nsw.gov.au



Dear Mr Woodland

RE: Whiteside Street Development MP10_0165

I write to you regarding Development Application MP10_0165 (Whiteside Street and David Avenue Development). I wish to put on the record my strongest objection to this development.

The importance of this matter and the opposition from local residents has been on active display in the rallies I've attended and most recently in the collection of over 1400 signatures '*against high rise development on the southern side of Epping Road*'.

I wish to raise the more salient points that both the residents and I have with regards to MP10_0165.

The area that this development is proposed for is zoned by Ryde City Council (RCC) as low density residential, therefore the size of MP10_0165 is out of scale with the area and will negatively impact on resident's amenity and standard of living. In addition MP10_0165 will create substantial traffic concerns for the already at-capacity local roads.

Many residents have approached me to discuss the impact of traffic in the surrounding streets from this proposed development. They note that during AM/PM peak hour that the surrounding residential streets are already used as secondary cut throughs or 'rat runs' and are heavily congested. MP10_0165 will add further stress to an already overburdened traffic system in this area. The

residents are rightly concerned about the further and significant deterioration concerning increased commute times, increased traffic and traffic noise, increased pollution, not to mention the changing of their quiet suburban area into a high density busy thoroughfare.

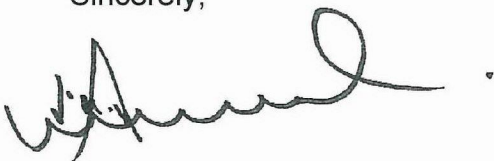
The solutions outlined in the proponent's Transport Management and Accessibility (TMAP) Study to the traffic concerns are unsubstantial and are inconsiderate of the current resident's use of the surrounding streets. The report highlights the fact that the surrounding streets existing intersection performance already range from level of service "E" (*At capacity; at signals incidents will cause excessive delays*) to the worst level of service "F" (*Unsatisfactory and requires additional capacity*). MP10_0165 will further degrade the performance of these roads.

In addition, residents have raised concerns countering the Environmental Assessment's assertion that on-street parking is available during weekdays. RCC have introduced parking restrictions in the area to combat parking problems yet they still persist and can only get worse.

Residents have also raised concerns about their future amenity. The reduction of possible solar access to the minimum standard of three hours in mid winter, a very large reduction from the current amount poses a health and lifestyle risk to current residents. In addition a large development the size and scale of MP10_0165 will be totally out of scale and character with the area.

In conclusion, this development is out of character with the area, the surrounding roads are already over-burdened and this development will negatively impact the quality of life for current and future residents. I strongly urge the Department of Planning and Infrastructure to consider the submissions put forward in this letter and by the good people of Ryde.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Dominello', followed by a period.

The Hon. Victor Dominello MP
Member for Ryde