

Stockland Development Objection Submission dated 25 Oct 2023

Comments:

I object their height proposal being over the existing LEP height limit of 37m for their designated area.

I also strongly object their proposal of blocking the New Link Road for cars to facilitate their "Pedestrianisation of New Link Road". This will cut off direct entry from Epping Road and exit to Epping Road for City bound traffic for local residents. All the local residents need to access New Link Road and Rivett Road for Epping Road access. In addition to this traffic impact, it will completely isolate local residents to solely rely on Delhi Road and there will be no alternative road access and no backup road access for emergency.

This new development proposal has severe impact to the existing residential environment of the adjacent local area of Ryde Gardens buildings at 1, 3, 5 Network Place and the Ryde Centrale buildings at 5, 7, 9, 11 Delhi Road. This development proposal of having 65m height will impact on local residents right to sunlight, increase in traffic congestion, loss of views, decrease in accessibility of parking, local schools and amenities in the area.

Messages:

Exceed the LEP height limit of 37m

I object their height proposal being over the existing LEP height limit of 37m for their designated area. I am expecting new development in the area should adhere to the LEP height limit, as most of all local residents based on this including myself to make our decision to buy apartments to live in or invest in. We all feel being betrayed if this development of 65m height is being considered for approval.

Lack of alternative road access

I also strongly object their proposal of blocking the New Link Road for cars to facilitate their "Pedestrianisation of New Link Road". This will cut off entry from Epping Road and exit to Epping Road for City bound traffic for local residents. All the local residents need to access New Link Road and Rivett Road for Epping Road access. In addition to this traffic impact, it will completely isolate local residents to solely rely on Delhi Road and there will be no alternative road access and no backup road access for emergency.

Reduce our right to sunlight

Again the proposed height of 65m will over shadows the area, and reduce my East facing unit 's access to sunlight.

Rennie Street entry for their residents

This new development proposal has severe impact to the existing residential environment of the adjacent local area of Ryde Gardens buildings at 1, 3, 5 Network Place. All the residents in these buildings use Rennie Street carpark entry and exit. Adding another 508 residential dwellings access

using Delhi Road and Rennie Street would cause severe congestion. It would easily fill up the right turn lane at Delhi Road and cause delay to traffic to Chatswood direction. Delhi Road is already very congested at peak hours, this new development make it worst.

Suggestion is to change the residential entry to either New Link Road or Rivett Road.