

NORTH RYDE STATION PRECINCT REZONING PROPOSAL SUBMISSION

Attention Sandra Bailey Ryde Council
LDA 2014/0077 27-37 deli rd nth ryde

Mark Brown
Development Assessment

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Attn: Director, Strategic Assessment, Department of Planning and Infrastructure

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We have lived in Nth Ryde with our children for 22 years and my wifes parents have lived in Farrington Pde Nth Ryde for 60 years. We have seen many changes but nothing of the scale and bulk of this development right on our door step.

The development will be visable from any location in Nth Ryde particually the 27 floor building next to the 6 floor Microsoft building at the cnr of Pittwater Rd and Epping Highway.

We Strongly object to the North Ryde Station Precinct Rezoning Proposal.

The reasons for our objection include:.

The extreme building heights, density and lack of open space:

Within the current design, there are no considerations for the existing community of North Ryde in terms of additional open space. Instead, the proposal intends to remove existing open recreational space from the community. The building heights proposed will create shadows over residential houses, childcare settings and a school. The heights must be reduced to a reasonable level and be capped at medium density so it is no higher than its surrounding commercial buildings.

Traffic: Traffic congestion is a nightmare already due to the development of the Macquarie Park Commercaill area. Tens of thousands of people and cars come to our area every day for work and the addition of thousands of more cars and people will only cause grid lock for all.

The notion that everyone is going to live at this development and catch the train to Macquarie Park for work or riding bikes or walking is ludicrous. The bulk of people that work in the local area do not live here. My neighbour works in Macquarie Park and it takes up to half an hour to drive the 3kms.



The reports presented do not provide any solutions. The site roads issuing to Epping Road and Macquarie Business Park will be further exasperated in peak hours. Further studies need to be prepared for the entire area to understand the full impact of proposed developments. We note also that the Planning Assessment Commission (PAC) rejected the Allengrove Cres Development in 2012 for reasons including the adverse impact the 200+ apartments would have on the already congested local roads. The North Ryde Station Precinct is located only 800m from the Allengrove Development and yet is 10+ times the density.

Accessibility to train station: The development site, adjoining North Ryde train station is an ideal place for a transport interchange rather than high rise housing. A substantial car park and bus interchange could be constructed to enable better use of public transport while taking traffic from the M2 off Epping Road. North Ryde is the only station on the line that has sufficient space for such a transport-oriented facility. The M2 site was set-aside back in the 1950's for transport use and would be ideal for such a transport interchange.

Our hospitals, police and schools, both public and private are at capacity: The figures used by the DPI are incorrect and out dated. For an area, which has schools both public and private currently at capacity, there are no provisions for new schools for approximately 2,750 dwellings (consisting of 1, 2 & 3 bedrooms, including student accommodation and serviced apartments).

Inadequate community consultation: For a \$1-2bn project that has been described by Transport for NSW as being comparable to Barrangaroo, the community consultation, has and continues to be woefully inadequate. This is contrary to the *White Paper* policy that requires community consultation at the strategic level. The two drop-in sessions provided to the community was a presentation implying what was to come, rather than an opportunity for the community to provide meaningful input. The final session at the Council Chambers recently raised more questions than answers

I have no issue with some development of the site bordered by the M2 and Epping Rd but it needs to be of a scale that does not take away from the surrounding bush land and dwarf the commercial building. Any approval of this scale opens the door for the commercial land holders to increase building heights to 27 stories to maximize their profits like all developers

North Ryde has done more than its fair share for Sydney with the commercial buildings already here at Macquarie Park and CSIRO corporate park
These current buildings blend in like the micro soft building but the proposed 27 floor tower proposed will be an eye sore for all residents and create more problems for local residents as noted above

Please decline this proposal

Yours sincerely
Gerhard & Jane RUNGWERTH