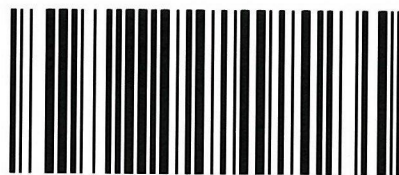




# ROBERT BRITTAIN

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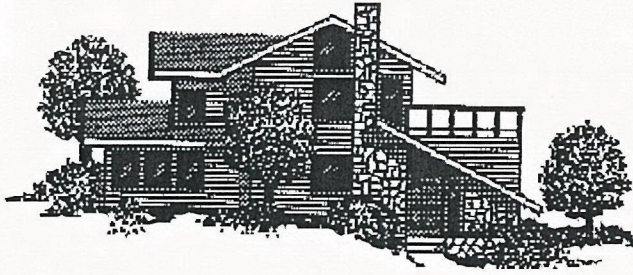


PCU55381

*With Compliments:*

Department of Planning  
Received  
1 SEP 2014  
Scanning Room





# ROBERT BRITTAIN

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Development Assessment Systems and Approvals  
Dept. of Planning and Environment

ATTENTION: Director of Industry, Key Sites and Social Projects

RE: North Ryde Station Urban Activation Precinct

## SUBMISSION ON THE ABOVE PROPOSED DEVELOPMENT

Dear Sir,

I submit that the above proposal is deficient in the following areas:

1. Lack of a coordinated Bicycle strategy
2. No viable connection with the existing excellent bike path to the city. In particular there is no connection across Epping Road ( the development bike path stops dead ! ), while a bridge connects the proposed development to North Ryde Station.
3. The development is on a high point and dominates the surrounding bushland and the built environment.
4. The Significant Development schematic Drawings of May 2014 refer to solely a *Pedestrian Bridge* with absolutely no mention of bicycle capacity. It has taken the Engineers Structural Drawings to even make reference to the Bicycle component, *Pedestrian and Bicycle Bridge* on drawings of 21 May 2014

I submit the height of the proposed buildings grossly exceeds the height of any buildings in the surrounding area, let alone the whole suburb. The development is not suitable for the area and the existing environment – in particular the totally out of proportion excessive height.

I trust sanity shall prevail.

Best Regards,

Robert Brittain

Justice of the Peace # 137077 NSW