

## Sujith Kavali

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**From:** Brian Mann  
**Sent:** Friday, 23 March 2012 6:27 PM  
**To:** sarkis.nassif@holdmark.com.au; Adam Fahim; David Furlong <planurban@bigpond.com>; Deborah Sutherland <sutherland@syd.placedesigngroup.com>; michaelwj@bigpond.com.au; Ian Farrelly; Lesley Thomas Jacob  
**Subject:** Fwd: Concept Plan and Stage 1 Project Applications, Shepherds Bay foreshore, Meadowbank and Ryde (MP09\_0216 and MP09\_0219)  
**Attachments:** Additional Information Request 220312.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

**From:** Amy Watson <[Amy.Watson@planning.nsw.gov.au](mailto:Amy.Watson@planning.nsw.gov.au)>  
**Date:** 23 March 2012 1:08:46 PM AEDT  
**To:** Brian Mann <[BrianM@marks.net.au](mailto:BrianM@marks.net.au)>  
**Cc:** Ben Lusher <[Ben.Lusher@planning.nsw.gov.au](mailto:Ben.Lusher@planning.nsw.gov.au)>  
**Subject:** Concept Plan and Stage 1 Project Applications, Shepherds Bay foreshore, Meadowbank and Ryde (MP09\_0216 and MP09\_0219)

Dear Brian,

I refer to my previous correspondence and discussions with you regarding the Preferred Project Report (PPR) for the above proposals at Meadowbank and Ryde. All agency submissions to the PPR received to date are available within the folder 'Submissions to PPR' on the following link:  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=3745](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3745)

Having reviewed the PPR the Department has identified that the following key issues remain as a concern:

- Building heights across the site are not adequately justified in the context of the site.
- Street frontage heights and upper level setbacks particularly at the Constitution Road frontage are not in context with the surrounding development.
- Building separation across the site generally does not meet the minimum requirements in the Residential Flat Design Code (RFDC), in particular the separation between elements in the same building. This adversely affects the amenity for future residents.
- Building setbacks to sites outside of the Concept Plan do not meet half of the minimum separation recommended under the RFDC.
- The height and configuration of building envelopes (in particular the U shaped buildings) compromise solar access to open space and apartments.
- The majority of open space, with the exception of the central foreshore plaza as part of Stage 6, is linear open space which would otherwise be required for building separation.
- Traffic and transport related impacts, including consideration of the traffic generation by future development of currently undeveloped sites within the Meadowbank Employment Area and the issues raised by Ryde Council, Transport for NSW and the Roads and Maritime Authority.

Notwithstanding the above, the Department requires additional information to make a complete assessment of the proposal. Please refer to the attached document which outlines information required to assess the Concept Plan and Stage 1 Applications.

It would be appreciated if you could provide the requested information in the attached document as soon as practicable.

It is therefore requested that the additional information is submitted prior to a meeting to discuss the above issues.

Please do not hesitate to contact me to discuss any of the additional information required.

Kind Regards  
Amy

**Amy Watson**

Senior Planner, Metropolitan & Regional Projects South

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