

14 March 2016

Our Ref: 15-190

General Manager

City of Ryde
Locked Bag 2069,
NORTH RYDE NSW 1670

Attention: Ms Liz Coad,

RE: SHEPHERDS BAY - S75W APPLICATION (MP09_216-MOD 2)

I refer to Council's correspondence dated 10 March 2016 (your reference: MIN2010/2/8) in relation to the abovementioned application currently under consideration by the NSW Department of Planning (DPE). Below we list each of the matters raised in Council's correspondence, followed by a response to each of the matters.

1.1 Building Envelope Package

Cox Richardson Architecture, Kennedy Associates Architects, and City Plan Strategy & Development Pty Ltd (CPSD) have prepared a package which provides further support and justification for the rationale behind the proposal's building envelope and the development of the design since the Design Excellence Competition.

In summary, the package addresses the proposed mass in relation to the site's immediate and broader built form context, environmental impacts such as views and overshadowing, as well as its relationship to local markers within the Ryde Local Government Area (LGA).

In summary, the proposed building mass will:

- Provide an appropriate sense of arrival to the Ryde Local Government Area (LGA).
- Provide a slender and elegant visual landmark for the Ryde LGA, particularly for commuters along the river.
- Reinforce the historical significance of the adjacent Ryde Bridge.
- Effectively relate to the locality's existing and emerging built form, particularly that built form within Rhodes, Top Ryde, and the likely built form on the site of Council's current administration building.

- Provide services, streetscape activation and a publicly accessible space for community oriented activities.
- Be offered as part of a Voluntary Planning Agreement (see below and attached) which seeks to offer substantial public benefits directly within the Ryde LGA.

1.2 Design Integrity Panel

Due to other pressing pre-existing commitments which Gabrielle Morrish and Chris Johnson have had, it has not yet been possible to obtain the Design Integrity Panel's endorsement of the latest design. It is anticipated that this will be available by no later than Tuesday, 15 March.

1.3 Voluntary Planning Agreement

The proponent (Holdmark Property Group) proposes to offer further substantial public benefits, via a Voluntary Planning Agreement (VPA), which will significantly augment those public benefits already being provided pursuant to the successful Design Excellence Competition scheme.

The proponent is currently investigating the principles of the VPA. An outline offer will be forwarded to Council by 14 March 2016. The public benefits being considered by the proponent, in addition to those listed in the enclosed package and outlined in Section 1.1 above, include:

- The provision of affordable or key worker housing as nominated in Council's Affordable Housing Policy 2015.
- Monetary contributions to various community initiatives currently being investigated by Council, such as a kiosk or café within the Shepherds Bay foreshore area, or public bathes within the adjacent river.

1.4 Traffic Impact Assessment

A preliminary traffic impact assessment was submitted as part of the current S75W application to DPE. The assessment was of a preliminary nature as further information was required from the NSW Roads & Maritime Service (RMS) in relation to matters such as access to/from the Stage A site, as well as, for example, traffic control infrastructure. Their direction in relation to these matters is considered critical in order to finalise the impact assessment.

However, despite ongoing requests to RMS regarding these matters, final determinative outcomes have not been provided. It was envisaged that such outcomes would have been available to both the proponent, DPE as well as Council during the preliminary stages of the S75W application assessment. Should they have been available, the traffic impact assessment would have been completed by now.

It is pertinent to note that requests were made to the RMS in relation to these matters during December 2015, as well as January and February 2016 by the project's independent traffic consultant, Road Delay Solutions (RDS). As of yet however, the RMS has not advised its position on these matters. Subsequently, RDS have not been able to finalise the traffic impact assessment. We understand the matters raised remain with RMS's senior management. We note that Council has also been attempting to arrange meetings with the RMS in respect of Stage A but without success to date.

Despite the above, and with a view to providing Council as well as DPE with as much information as possible, RDS is nevertheless completing a traffic impact assessment, which

will be forwarded forthwith. The assessment was undertaken on the basis that service vehicles will access the Stage A site via Church Street. The assessment was also undertaken on the basis that a round-a-about will be retained at the intersection of Parsonage Street and The Loop Road. A rationale as to why a round-a-about at this intersection is a preferable, more workable and effective outcome, as opposed to signalisation, is provided within the traffic impact assessment.

In summary, both RDS and Thompson Stanbury Associates, who have provided onsite parking related input for the Stage A building, consider that the traffic and parking impacts from the proposal are acceptable. The only outstanding question, able to be answered by RMS, is the access point from Church Street. Should this, in the fullness of time, be an issue to RMS, then design changes to the proposal can occur to address the issue; it not being determinative to the proposal as a whole.

1.5 Other Traffic Matters

The traffic impact assessment by RDS (which will be forwarded forthwith) also includes the *Pedestrian Access Management Plan* and an updated *Statement of Infrastructure Commitments* as referenced in Council's correspondence.

1.6 Further Discussions with Council

Given the extent of information referenced above, we would be pleased to meet with relevant Council staff again to elaborate its details. We recommend a meeting *before* Council finalises its submission to DPE. To arrange such a meeting, please contact Carlo Di Giulio on 8270 3514 or carlod@cityplan.com.au. In this regard, the Stage A project team will endeavour to make itself available at short notice to suit Council's availability.

1.7 Conclusion

We are of the opinion that the information referenced above adequately addresses all the matters raised in Council's correspondence. As such, we would not be seeking to submit a revised S75W Modification Application to DPE, noting that any major revisions place increasing time constraints on the relocation of the Shepherds Bay community centre, as outlined in the Deed of Agreement between Council and the proponent.

Should you seek to clarify any matters raised above, please do not hesitate to contact the undersigned on 8270 3000.

Yours Sincerely,



Susan E. Francis
Executive Director

Cc: NSW Department of Planning (Amy Watson and Matthew Rosel)