

Ms Amy Watson
Team Leader
Key Sites Assessment
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

16 March 2016

Dear Ms Watson,

**Section 75W application with the Department of Planning and Environment
re Shepherds Bay Development – Meadowbank, (MP09_216-MOD 2)**

I refer to your letter dated 9 February 2016 inviting Council to make a submission on the subject Section 75W modification application submitted by the Holdmark Property Group with the Department of Planning and Environment (DoPE).

Following a review of the application it has revealed that inadequate information has been submitted with the application such as:

- The submitted documents do not include a Traffic Impact Report. The Traffic Impact Assessment information provided in Appendix 16 is considered insufficient to make an assessment on the impacts of the increased traffic volume on the road networks as a result of the increase in the number of dwelling units particularly within Stage A. Further, the proposal does not provide:
 - An updated Meadowbank Employment Area Needs Traffic Assessment,
 - A Pedestrian Access Management Plan that addresses the desire lines across Loop Road, Parsonage Street and Well Street, and
 - An updated Statement of Infrastructure Commitments that is attributed to Stage A traffic impacts.

The applicant has confirmed that the traffic impact assessment submitted with the Section 75W application was preliminary only as further information was required from NSW Roads and Maritime Service (RMS) in relation to matters such as access to/from the Stage A site and traffic control infrastructure. To date this information has not been provided from RMS.

- A view analysis that justifies the proposed building mass of Stage A demonstrating how the proposed building would fit into its context to Ryde in addition to the river, Rhodes and the heritage bridge. The View Analysis provided to Council on 11 March 2016 is considered inadequate as it does not
 - appear to provide a contextual analysis that demonstrates the appropriateness of the proposed building mass with respect to the established built form within the immediate surroundings as well as the local *markers* such as the Top Ryde Centre,
 - provide sufficient urban design analysis that demonstrate that the desired future skyline demands the proposed built form which is significantly larger than the built form envisaged by the approved envelope,
 - provide a clear planning justification for reasoning behind the additional height beyond the height achieved through design competition process.
 - The shadow diagram provided on 11 March 2016 does not provide sufficient analysis to demonstrate that the design will result in a better outcome in terms of overshadowing impacts particularly on public domain.
 - The proposal does not provide sufficient information demonstrating that the proposed building envelope will result in less view loss, and
 - The proposal does not identify any genuine public benefits for City of Ryde.

Council has received an e-mail correspondence from the proponents on 15 March 2016 containing the minutes of the Design Integrity Panel meeting endorsing the architectural design of the building. Notwithstanding this endorsement, the abovementioned information is necessary in order to allow an assessment of the proposed building envelope for Stage A building that is exceeding the design competition building envelope.

It is noted that the one of the key concerns expressed in the more than 200 submissions received by the DoPE from the public exhibition is the excessive increase in height particularly for Stage A building in addition to increased density and as a result, traffic and parking in surrounding streets.

In view of the above, Council is unable to make a proper assessment of the application and therefore, cannot support the proposal in its current form.

In view of the comments made Council would request an update from the DoPE on the next step in terms of processing this application and confirmation as to whether or not a further public exhibition will occur at a later date.

Should you require further clarification please contact me on 9952 8190 or Dyalan Govender, Business Co-ordinator- City Strategy and Planning on 9952 8188.

Yours sincerely,



Liz Coad
Acting Director
City Strategy and Planning