

PRELIMINARY ENVIRONMENTAL ASSESSMENT



Meadowbank Shepherds Bay Urban Renewal Concept Proposal and Stage One Development Major Project Application

Prepared by PLACE Design Group
for Robertson Marks Architects

December 2009

CONTENTS

	Page
1.0 INTRODUCTION	3
2.0 DEVELOPMENT APPROVAL HISTORY OF THE IMMEDIATE LOCALITY	3
3.0 SITE & LEGAL DESCRIPTIONS	4
4.0 SITE CHARACTERISTICS	8
5.0 PROJECT DESCRIPTION	18
6.0 PLANNING CONTEXT & REQUIRED VARIATIONS TO PLANNING INSTRUMENTS OR POLICIES	25
7.0 KEY ISSUES	30

ACCOMPANYING DOCUMENTS

A	Site Analyses plans
B	Preliminary development concept plans and public domain plans
C	Staging Plan
D	QS Certificate outlining Capital Investment Value
E	Political Donation Disclosure Statement

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DOCUMENT REFERENCE: MEADOWBANK PRELIMINARY EA

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PLACE DESIGN GROUP

1.0 Introduction

This Preliminary Environmental Assessment, prepared by PLACE Design Group (PDG) on behalf of the Proponent, Roberston Marks Architects, is submitted to the Department of Planning (the Department), in support of a Request to the Minister for Planning to declare the Proposal a Major Project under Part 3A of the Environmental Planning & Assessment Act, 1979 (the Act). This Application is submitted to the Minister for Planning pursuant to Clause 6 of State Environmental Planning Policy (Major Development) 2005 (the SEPP).

Pursuant to Clause 6, we submit this application to the Minister for Planning as a Major Project on the basis that the subject development proposal is development "of a kind" that is described in Schedule 1 of the SEPP. Specifically as the Capital Investment Value of the proposed development is in the order of \$800 million it falls within the Schedule 1 definition quoted below:

*"Group 5 Residential, commercial or retail projects
13 Residential, commercial or retail projects
Development for the purpose of residential, commercial or retail projects with a capital investment of more than \$100 million."*

'Capital investment' is defined as:

"the capital investment value of development includes all costs necessary to establish and operate the development, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST, as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth, and land costs)."

This Preliminary Assessment has been prepared in support of a request that:

- The Minister forms the opinion under clause 6 and Group 5 of Schedule 1 of the Major Projects SEPP that the proposal is a Major Project to which Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act) applies;
- The Minister authorises Roberston Marks Architects to lodge a Concept Plan application for the development of the subject lands at Meadowbank and the concurrent lodgement of a Project Application for the first stage of the development; and
- The Director-General issue requirements for the preparation of the site in Schedule 3 and requirements for the Detailed Concept Plan and Stage 1 Development Environmental Assessment Report.

This application is lodged in accordance with Section 75E of the Act that requires a Major Project application be lodged with the Director General of Planning.

The Application seeks approval for Concept Development and Construction of Stage 1 of the redevelopment of the subject lands fronting Shepherd's Bay at Meadowbank for residential, open space and stormwater purposes. This submission describes the site and proposed development, provides relevant background information and assesses the proposed development in terms of the relevant matters set out in the SEPP and Act.

This submission is the outcome of close consultation with Council's planning department and is lodged on the basis of recent changes in other built forms in the area, the Draft DCP and significant public benefits that will result from the proposed redevelopment.

The proposal provides the opportunity to socially, environmentally and economically fulfil the objective of renewal of the Meadowbank foreshore area, provide high quality housing in an existing fully serviced middle ring suburb of Sydney the town centre of West Ryde and provide significantly improved public domain and hydrology infrastructure to the area. Specifically the project application seeks approval for

i. A Development Concept for the subject lands to facilitate:

- The construction of new dwellings to replace obsolete commercial and industrial uses in a highly sought after, accessible existing foreshore area of Sydney;
- Significant upgrading of the stormwater infrastructure in the Meadowbank Employment Area; and
- Significant improvements to the public domain

ii. Stage 1 Construction:

Demolition of existing buildings and construction of the first of the proposed buildings, landscaping and associated infrastructure works.

2.0 Development approval history of the immediate locality

The subject lands sit amid a number of significant new developments, constructed in line with the vision for a revitalised Meadowbank. To the immediate west of the subject lands is the Faraday Park development, a 4 to 9 storey waterfront mixed retail, commercial residential development, a supermarket, café's, other shops and commercial uses. To the immediate East is the large 'Bay One' residential development, currently under construction.

Deferred Development Consent was granted in 2003 to the Sydney Sae Soon Church at No 41-45 Belmore Street for "Partial demolition and construction of a six storey mixed use residential/commercial and adaptive reuse of existing building for an auditorium". That development has not as yet been constructed.

Another major residential development was recently approved by Council at 146 Bowden Street. That development will contain 61 apartments in three buildings fronting the foreshore of Shepherds Bay. That application and approval varied Council's DCP requirements on the basis of significant public benefits, which were provided in the form of dedication to Council and landscaping of foreshore land, and contributions towards the reconstruction of Constitution Road and off site area stormwater works.

The majority of the subject allotments contain older industrial and commercial buildings

3.0 Site & Legal Description

The subject sites include properties fronting Bowden, Belmore, Church, Waterview Streets, Nancarrow and Rothesay Avenues, Constitution Road and Hamilton Crescent West in the suburbs of Meadowbank and Ryde. The majority of the subject sites are either owned or in negotiations for purchase by Holdmark Constructions. All relevant owners consents will be submitted as part of this application.

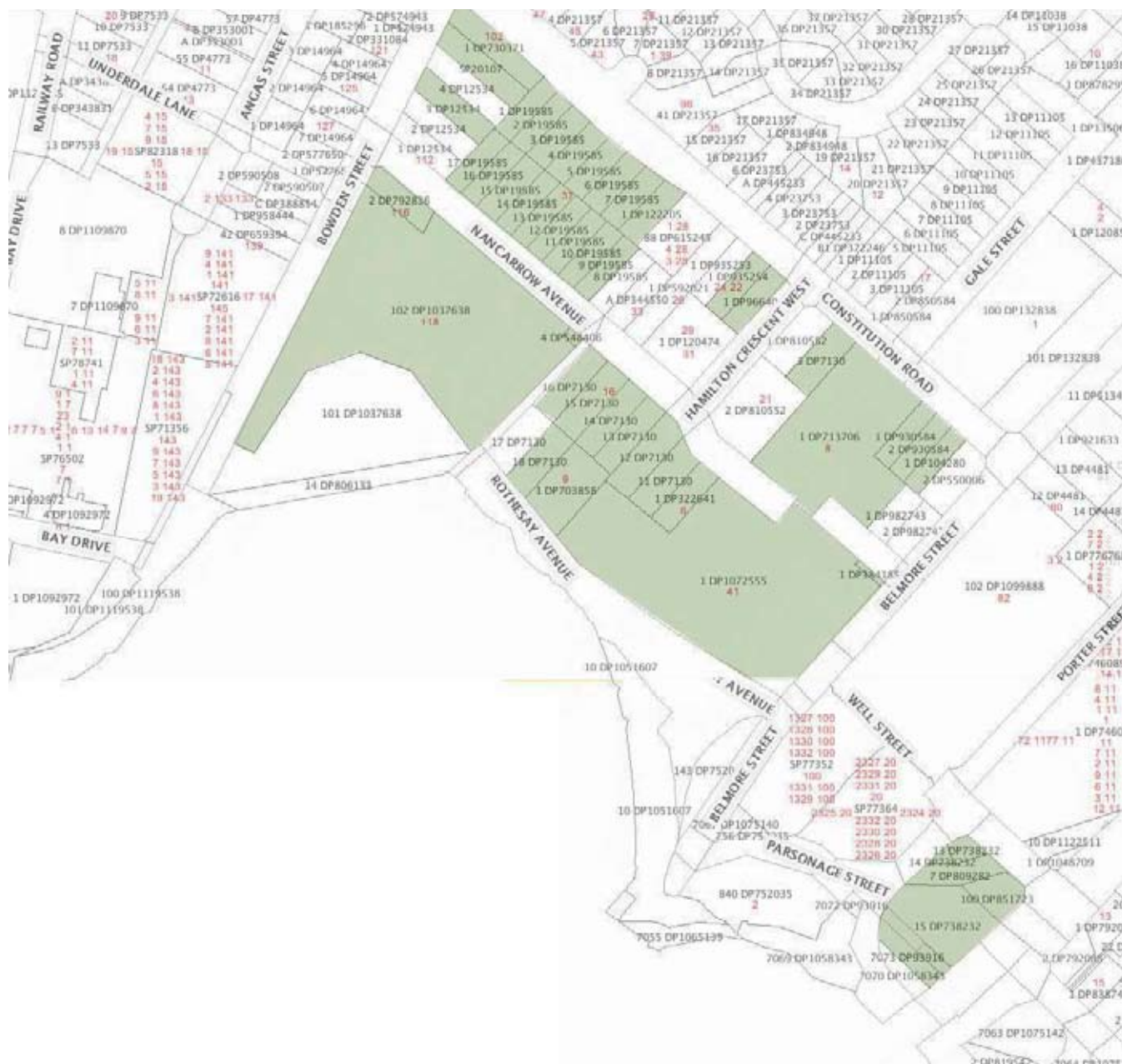


Figure 1: Subject sites
Source: Dept of Lands web

Table 1 Subject sites & ownerships

Lot	DP	Street Address	Owner
102	1037638	118-144 Bowden Street Meadowbank 2114	AIT Trust
2	792836	116 Bowden Street Meadowbank 2114	AIT Trust
4	12534	108 Bowden Street Meadowbank 2114	Holdmark Investments P/L
SP	20107	104 Bowden Street Meadowbank 2114	Contract Exchanged. Bayone Projects Pty Ltd has obtained Consent to lodge from Owner
1	730371	102 Bowden Street Meadowbank 2114	Contract Exchanged. Bayone Projects Pty Ltd has obtained Consent to lodge from Owner
1 – 17	19585	37 Nancarrow Avenue Ryde 2112	Holdmark Investments P/L
1	122205	37 Nancarrow Avenue Ryde 2112	Holdmark Investments P/L
1	935254	22 Constitution Road Ryde 2112	Holdmark Investments P/L
1	96640	20 Constitution Road Ryde 2112	Holdmark Investments P/L
3	7130	16 Constitution Road Ryde 2112	AIT Trust
1	713706	8-14 Constitution Road Ryde 2112	Contract Exchanged. Holdmark Enterprises Pty Ltd has obtained Consent to lodge from Owner
1 – 2	930584	4 Constitution Road Ryde 2112	Contract Exchanged. Holdmark Enterprises Pty Ltd has obtained Consent to lodge from Owner
1	104280	4 Constitution Road Ryde 2112	Contract Exchanged. Holdmark Enterprises Pty Ltd has obtained Consent to lodge from Owner
1	384185	39 Belmore Street Ryde 2112	Bayone Projects Pty Ltd
1	1072555	41 Belmore Street Ryde 2112	Bayone Projects Pty Ltd
11 – 12	7130	10 Nancarrow Avenue Ryde 2112	Contract Exchanged. Bayone Projects Pty Ltd has obtained Consent to lodge from Owner
1	322641	6 Nancarrow Avenue Ryde 2112	Contract Exchanged. Bayone Projects Pty Ltd has obtained Consent to lodge from Owner
13 – 15	7130	12- 16 Nancarrow Avenue Ryde 2112	Bayone Projects Pty Ltd
1	703858	9-11 Rothesay Avenue Ryde 2112	Kavlyn Pty Ltd
16	7130	18 Nancarrow Avenue Ryde 2112	Contract Exchanged. Bayone Projects Pty Ltd has obtained Consent to lodge from Owner
18	7130	11 Nancarrow Avenue Ryde 2112	Contract Exchanged. 357 HPG Pty Ltd has obtained consent to lodge from Owner.
4	548406	20-36 Nancarrow Avenue Ryde 2112	AIT trust
13-14	738232	8 Parsonage Street Ryde 2112	Kavlyn Pty Ltd
7	809282	8 Parsonage Street Ryde 2112	Kavlyn Pty Ltd
100	851723	8 Parsonage Street Ryde 2112	Kavlyn Pty Ltd
15	738232	8 Parsonage Street Ryde 2112	Kavlyn Pty Ltd
7073	93916	Waterview Street Ryde 2112	Kavlyn Pty Ltd



Figure 2: Typical existing obsolete industrial buildings on the land

Site Analysis for Shepherds Bay renewal proposal:



Figure 3: Subject sites
Source: Roberston Marks

4.0 Site Characteristics

4.1 Regional context

Meadowbank is a suburb of Sydney, New South Wales, Australia. Meadowbank is located 17 kilometres west of the Sydney central business district, in the local government area of the City of Ryde and part of the Northern Suburbs area. Meadowbank sits in a valley on the northern bank of the Parramatta River.

Meadowbank is a mixed commercial-residential area. Meadowbank features a small group of shops on either side of Meadowbank railway station and a shopping centre within the residential apartment complex to the south, along Bay Drive. Meadowbank TAFE is situated on the east side of the station and is a major educational institution.

Meadowbank is easily accessible by Road, Ferry, Bus and Train. Meadowbank railway station is on Northern railway line of Sydney's City Rail network. Meadowbank has two side platforms.

The Meadowbank Employment Area (MEA), of which the subject lands form a significant part, is undergoing significant transformation from an older waterfront industrial area to a mixed residential and employment precinct as a result of the comprehensive replanning of the area by the City of Ryde Council.

The City of Ryde website describes the MEA as follows:

"The Meadowbank Employment Area is strategically located near Victoria Road and Church Street on the southern boundary of the City of Ryde. It has easy access to Ryde's shopping centres and services and to major arterial roads, making it easy to travel into the city, to the coast or to the mountains.

Meadowbank has excellent public transport facilities and the riverfront parks provide many recreational opportunities. Good neighbourhood schools are within walking distance.

The new Development Plans aim to change an aging industrial area into a vibrant, mixed-use community overlooking the Parramatta River. The area will be socially, economically and environmentally sustainable: a place where people can live, shop, work and play - without using the car."

As noted in Council's 2008-2012 Management Plan:

"The Meadowbank Employment Area (MEA) is in transition. The planning documents that are now in place allow for change of land use, from the traditional industrial land uses to commercial, light industrial and residential activities. These controls have been reviewed to allow for greater emphasis on residential developments."

The Management Plan goes on to list many Council public domain and infrastructure initiatives funded by Council in support of the planned additional residential development in the MEA.

4.2 Site and local Context

The subject lands are located on the shores of the Parramatta River within the Meadowbank Employment Area (MEA) fronting Shepherds Bay.

It sits between the Waterpoint high density residential development to the west, new and older style industrial and commercial development to the east and north, and the foreshore reserve and shepherds Bay to the south.

Strategically located at the "southern gateway to Ryde", the lands enjoy excellent access to the full range of services and facilities and transport.

Built form and land use

The subject lands currently contain a mix of older style industrial, warehouse and commercial buildings of varying heights and footprints.

Natural environment

As evidenced on the aerial at Figure 4, the natural environment of the site is significantly disturbed by a history of industrial development. There are however significant stands of street trees and a large wooded area abutting the foreshore at the southern end of Belmore Street.

As the subject lands are in close proximity to the waters and foreshore of Shepherds Bay much care should be taken in the design of stormwater drainage and future landscaping to protect the marine environment.

Built forms and land use

The subject lands currently contain a mix of older style industrial, warehouse and commercial buildings of varying heights and footprints.

Topography and views

The existing landform has been significantly modified, with some man-made embankments or benching to create roads parallel to the foreshore. The subject lands slope generally down towards the foreshore with a localised depression running from Constitution Road to the foreshore mid block between Bowden and Belmore Streets.

The sloping topography affords excellent views of Shepherds Bay and beyond to properties in the area. It is important that appropriate view sharing is maintained in the redevelopment of the subject lands. The subject lands are highly visible from the Parramatta River and its foreshores, particularly from the eastern waterways and the Anzac Bridge beyond. It is also visible to some extent from the northern end of the Rhodes peninsula.

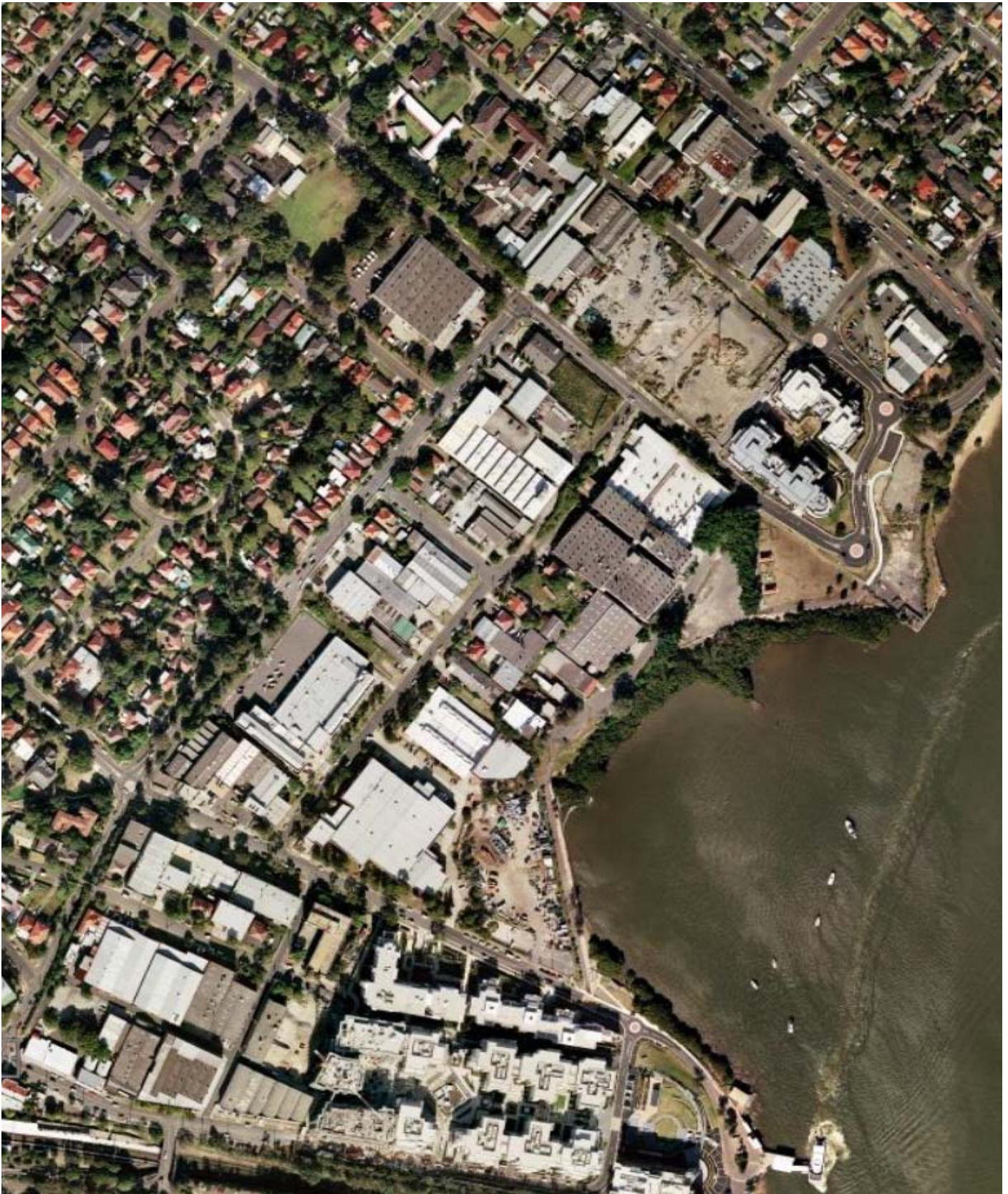


Figure 4: Site aerial
Source: google earth

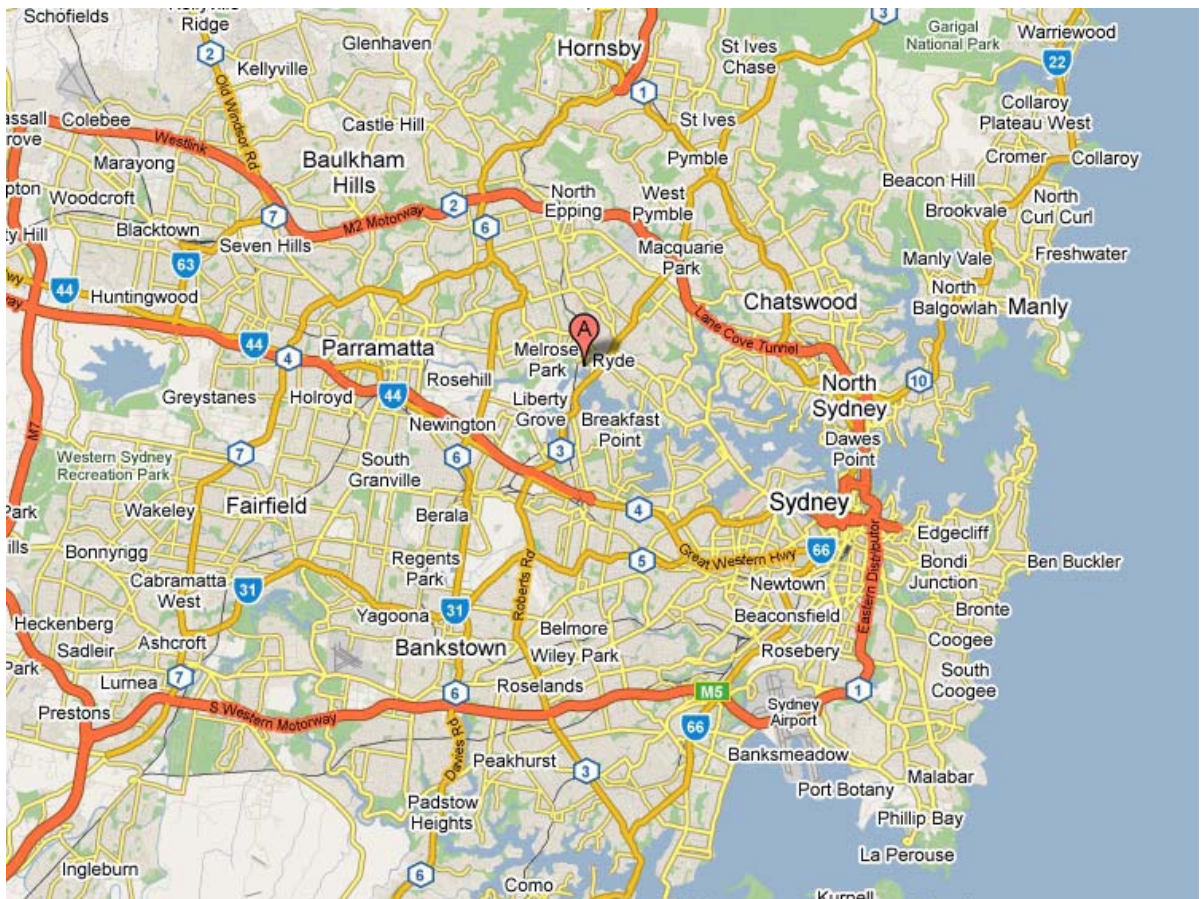


Figure 5: Regional context

Source: www.whereis.com.au

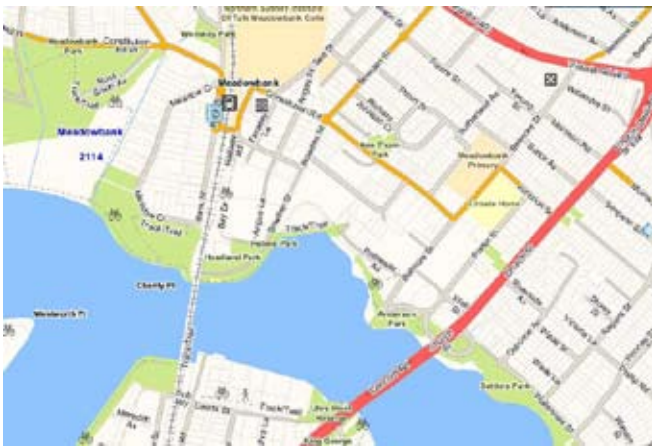


Figure 6: Local context

Source: www.whereis.com.au

Stormwater

The drainage in the Meadowbank area is generally inadequate. Accordingly, as detailed later in this report, any future redevelopment will require significant upgrading of Council's stormwater system in the area.

Traffic and access


The site enjoys easy pedestrian access to the Meadowbank Railway station, major bus routes to the city and Parramatta and the regional road network. The subject lands are also within easy walking distance of the Meadowbank Ferry wharf approximately 200m to the southwest.




Figure 6: Recent development and the emerging character of Shepherds Bay

Site Analysis for Shepherds Bay renewal proposal:


Existing Views:




LEGEND:




Meadowbank Employment Area.




Subject sites owned by client.



Vista (Draft DCP 2008)



Vista to Olympic Park (Draft DCP 2008)



Panoramic Views (Draft DCP 2008)

Figure 7: Views
Source: Robertson Marks



Site Analysis for Shepherds Bay renewal proposal:

Stormwater Easement:

LEGEND:

-  Meadowbank Employment Area.
-  Subject sites owned by client.
-  Indicative stormwater easement from Constitution Road to Shepherds Bay. (as per survey – No. 2281DT – 01)



Figure 8: Indicative stormwater easement


Source: Robertson Marks


Note: Stormwater easement identified by working closely with Council's Engineers and consistent with Council's plans for major Stormwater Works in MKeadowbank


Site Analysis for Shepherds Bay renewal proposal:

Existing Road Network:

LEGEND:

 Meadowbank Employment Area

 Subject sites owned by client

 East west vehicular access.



 North south vehicular access.




Figure 9: Existing road network
Source: Robertson Marks


Site Analysis for Shepherds Bay renewal proposal:


Access structure:

- 

LEGEND:

Meadowbank Employment Area.
- 

Subject sites owned by client.
- 

Indicative new pedestrian / cycleway connections (Draft DCP 2008)
- 

Continuous pedestrian foreshore access (Draft DCP 2008)



Figure 10: Existing & planned pedestrian and cycle access
Source: Robertson Marks

Site Analysis for Shepherds Bay renewal proposal:

Proposed Trees:

LEGEND:






-  Meadowbank Employment Area.
-  Subject sites owned by client.
-  New tree planting "Boulevards" (Draft DCP 2008)
-  East west street trees (Draft DCP 2008)
-  Native screening trees (Draft DCP 2008)



Figure 11: Street tree plan
Source: Robertson Marks

Site Analysis for Shepherds Bay renewal proposal:



Figure 12: Site Analysis Plan
Source: Robertson Marks

5.0 Project Description

5.1 Our vision

The shared government vision is for the renewal of the historically industrial land of Meadowbank into a new and vibrant waterside residential urban community of Shepherds Bay offering a world class quality lifestyle and amenities.

Our vision for the subject lands fully supports this and will be planned to reinforce the emergence of a high quality living environment with a distinct identity, architecturally designed to embrace views of the Parramatta River, retain and maximise on existing panoramic views and vistas while achieving high standards of environmental sustainability.

It will provide exceptional facilities and outdoor areas with pedestrian friendly access down to the water, a place to relax in the landscaped public gardens along the foreshore or cycle along the riverside within easy access to public transport.

It's a vision of an appealing and lively community with living benefits for residents and safer foreshore access for the public.

5.2 Urban renewal concepts

In line with Council and state government visions for the renewal of obsolete industrial areas in and around Sydney's waterways, this project proposes the staged redevelopment of the subject lands to provide much needed high quality residential accommodation in this existing, highly sought after middle ring suburb of Sydney.

Although still in preliminary stages, as part of the design process the applicants and architects have explored development options for the land. It is assumed that these options will be further developed and assessed during the preparation of the Environmental Assessment Report responding to the Director General's Requirements and will be amended to form the preferred development option concept for the subject lands.

The final dwelling numbers, built forms and layout of any future development concept for the lands will be dependent on a range of environmental factors, particularly traffic and access, views, hydrology, public domain and context.

The two Options put forward below are therefore preliminary only.

Preliminary Development Concept - Option 1:

Based on the principles established in Council's Draft Meadowbank Employment Area DCP, this development concept explores the construction of a number of 'perimeter' style residential developments, with buildings oriented around central landscaped areas, while maximising the number of dwellings afforded views to the waters of Shepherds Bay and sunlight access.

This options introduces the possibility of additional north south pedestrian, cycle and vehicular links between Constitution Road and the foreshore.

It also incorporates the opening up of additional view corridors to the water from Constitution road and beyond, over and above those identified in the existing and Draft DCP.

The concept also makes provision for the significant area wide stormwater management upgrade works required.

Perhaps the most important aspect of this development concept is its objective to refocus future development on a revitalised, people friendly, active foreshore precinct.

It is envisaged that heights of buildings will range between 6 and 8 storeys, similar to more recent residential development nearby with a taller landmark building at the corner of Church and Well Streets.

Preliminary Development Concept - Option 2:

Again, based on the principles established in Council's Draft DCP, this development concept, while similar in built form to Option 1, relies more on upgrading the east west pedestrian, cycle and vehicular links through the precinct by connecting Nancarrow Ave to Belmore Street.

5.3 Sustainability Measures and community benefits offered

Significant community benefits will accrue from the future development envisaged including:

- new landscaped foreshore parkland with active walking/cycling track and passive areas along the waterfront of Shepherds Bay;
- significant contribution towards significant area wide stormwater system upgrading;
- improved vehicular and pedestrian access both to the waterfront and the broader locality;
- provision of high quality dwellings in a highly accessible, sought after waterfront area of Sydney; and
- increased revenue for local businesses.

5.4 Staging

It is envisaged that the first stage of construction will be on part of the site bounded by Rothsay Ave, Belmore Street and Nancarrow Ave. Details of this First stage construction will be provided as part of the main Environmental Assessment submitted in response to the Director General's Requirements.

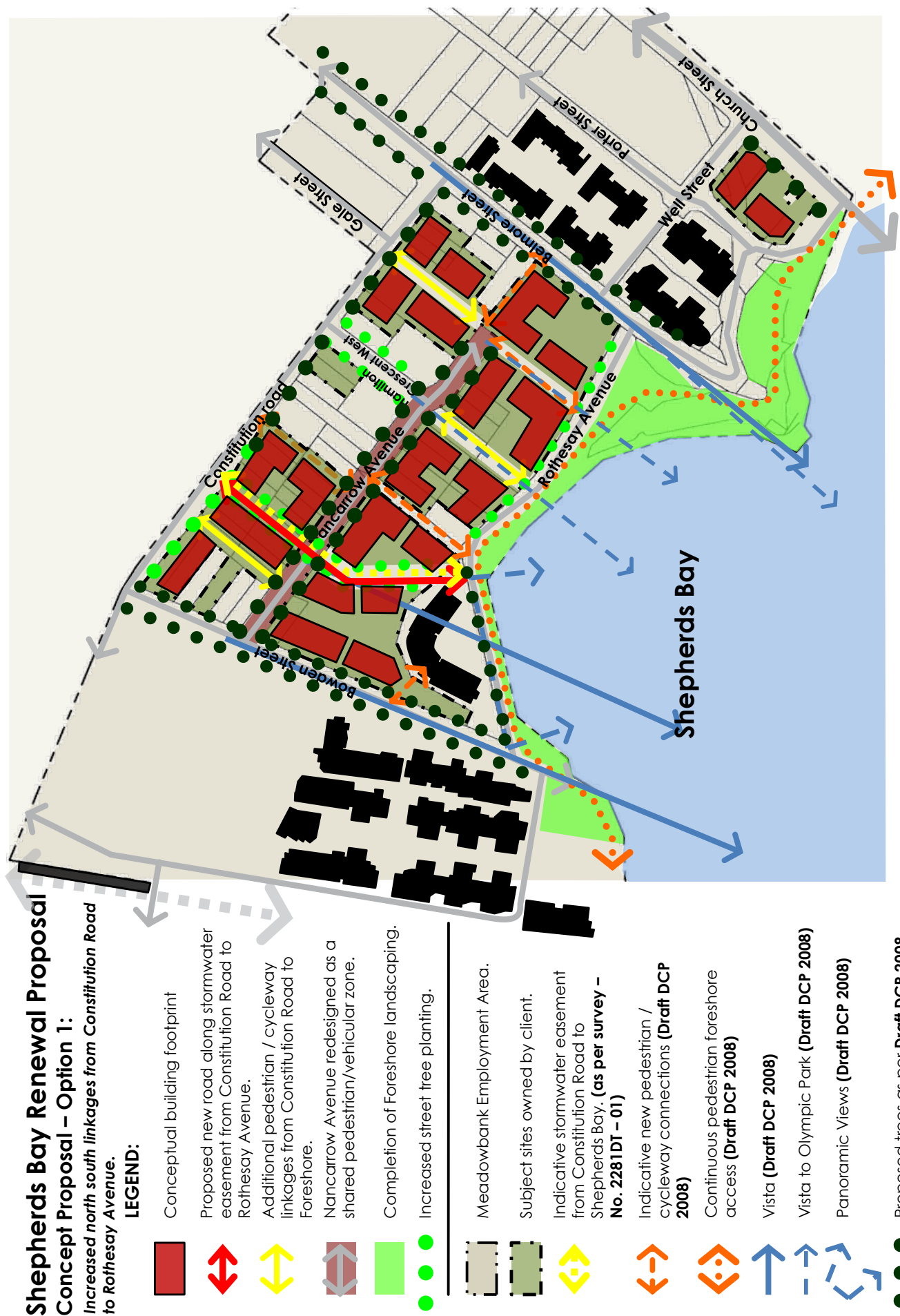


Figure 13: PRELIMINARY DEVELOPMENT CONCEPT OPTION 1.
Source: Robertson Marks



**Figure 14: PRELIMINARY DEVELOPMENT CONCEPT OPTION 1
PUBLIC DOMAIN.**

Source: Robertson Marks



Figure 15: PRELIMINARY DEVELOPMENT CONCEPT OPTION 2
Source: Robertson Marks



**Figure 16: PRELIMINARY DEVELOPMENT CONCEPT OPTION 2
PUBLIC DOMAIN**

Source: Robertson Marks

Shepherds Bay Development Height Concept Diagram:

- Height of buildings to complement with the undulating topography of Shepherds Bay - Meadowbank by stepping up from the waters edge and within the valleys to the ridges. This encourages retention of existing views down to the water.
- Higher buildings to the rear and lower buildings closer to the foreshore and in the valleys.
- Building height to range between 6 to 8 storeys.

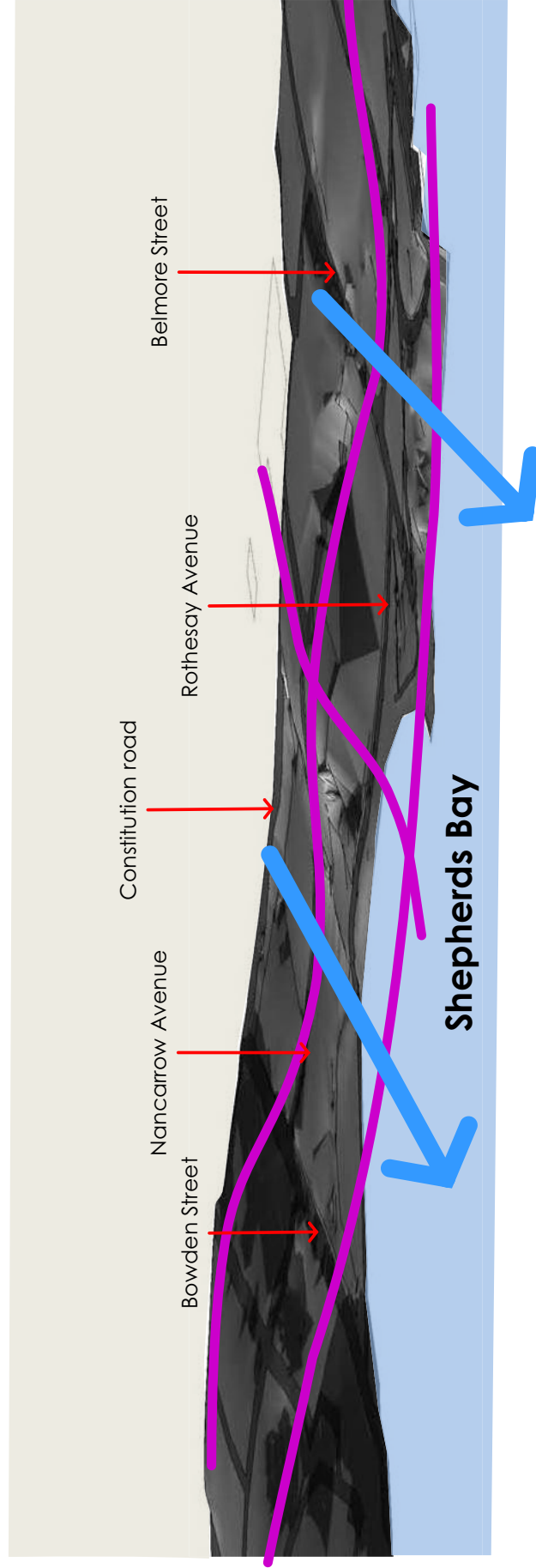


Figure 17: PRELIMINARY HEIGHT CONCEPT DIAGRAM

Shepherds Bay Renewal Proposal Stage 1 Proposal:

LEGEND:



Subject site for Stage 1 development.



Meadowbank Employment Area.



Subject sites owned by client.

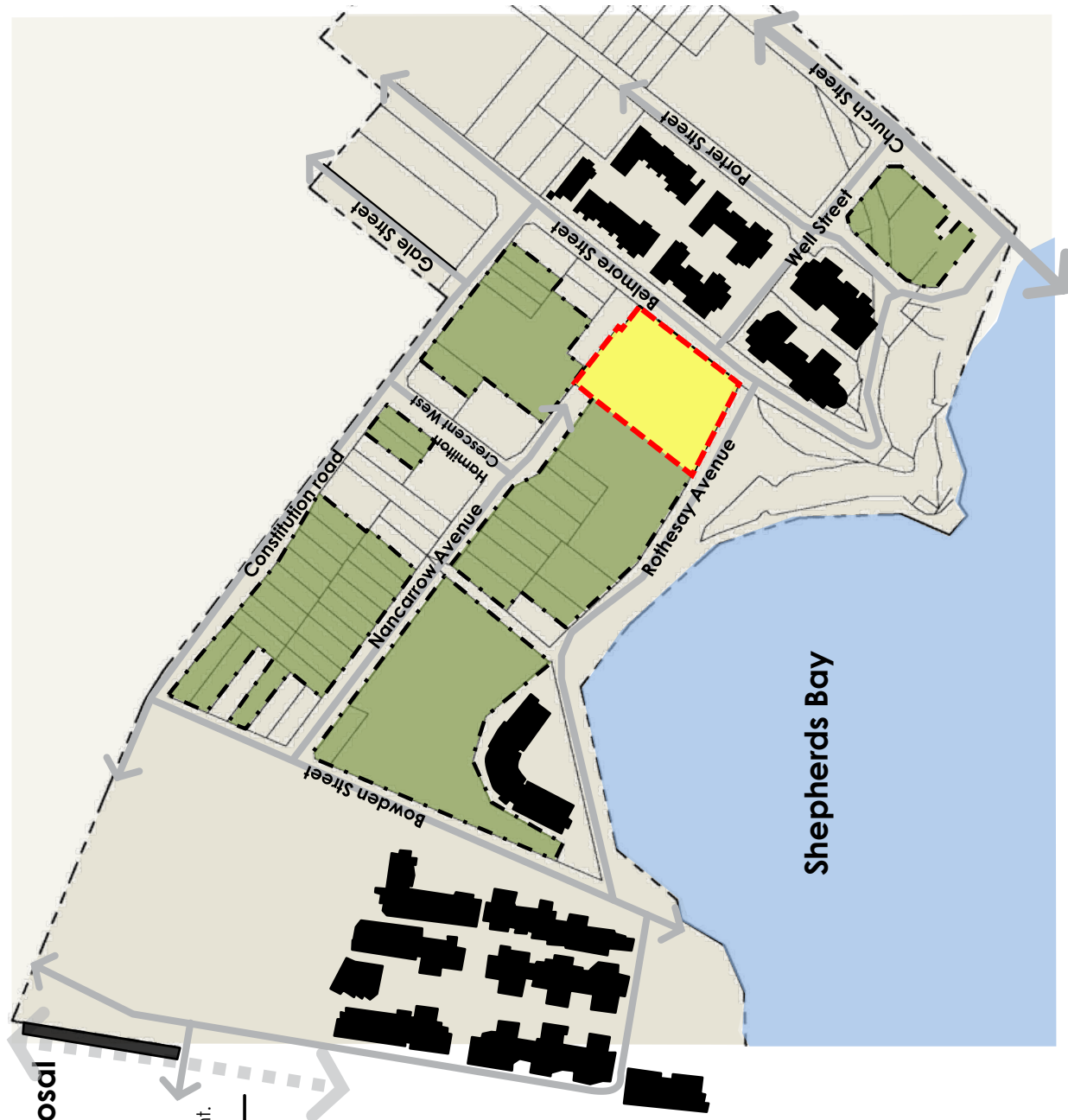


Figure 18: PRELIMINARY STAGE 1 CONSTRUCTION SITE
Source: Roberston Marks

6.0 Planning context & required variations to planning instruments or policies

6.1 Metro Strategy

The project supports the Metropolitan Strategy by providing additional residential accommodation in an existing urban area in close proximity to both a rail and ferry station, consistent with the state government objective to encourage greater use of public transport and more compact cities.

6.2 Draft Inner North Subregional Strategy

The subregional strategy, released in July 2007, identifies 30,000 extra dwellings and 60,100 new jobs as the growth target for this subregion as a whole. The growth targets for Ryde LGA are 12,000 extra dwellings and 21,000 extra jobs by 2031.

Key Directions for housing

- More housing opportunities to support a diverse workforce and population.
- Increase housing choice as part of the housing target.
- Plan for 30,000 new dwellings.
- Enable communities to 'age in place'.

Meadowbank is identified in the Strategy as one of the smaller accessible village centres around which further development is appropriate.

6.3 Environmental Planning & Assessment Act

The AP&A Act is the overarching governing document for all development in NSW.

The proposed renewal of the subject lands fully supports the objects of the Act.

6.4 State Environmental Planning Policy (Major Development) 2005

This SEPP defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning.

As the Capital Value of the proposed development exceeds \$100million, the proposal automatically falls under the definition of Major Project and is to be determined by the Minister for Planning.

6.5 State Environmental Planning Policy 65 Design Quality of Residential Flat Buildings

SEPP 65 and its accompanying Residential Flat Design code are intended to:

"improve design quality of residential flat buildings of three or more storeys, and containing four or more self contained dwellings. The Policy recognises that the design quality of residential flat development is of significance for environmental planning for the State."

An assessment of the proposed Stage 1 construction design against the principles of SEPP 65 and the Design Code, will be prepared as part of the full EA submission to follow.

6.6 State Environmental Planning Policy No.32 Urban Consolidation (Redevelopment of Urban Land)

The site of the proposed development is within the meaning of 'urban land' as defined in clause 4 of SEPP No.32, and is therefore subject to the SEPP. Council, when considering development applications relating to urban land, will implement the aims and objectives of SEPP No.32 to the fullest extent practicable. (cl.7(1))

The SEPP aims to implement a policy of urban consolidation by supporting new development in areas where there are existing infrastructure and facilities, and increasing opportunities for people live and work in close proximity to employment, public transport and leisure opportunities. (cl.2(1))

The proposed development, located in a highly accessible, sought after area of Sydney, fully supports this SEPP.

6.7 State Environmental Planning Policy No. 55 - Remediation of Land

This SEPP requires that the level of contamination be assessed and if found to be suitable for a proposed use, it must be remediated prior to redevelopment. The policy makes remediation permissible across the State and requires all remediation to comply with standards.

A detailed assessment and Remediation Management Plan in respect of any site contaminants present on the Stage 1 site will be lodged as part of the full EA submission in compliance with the requirements of this SEPP.

6.8 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The Plan covers the area of Sydney Harbour, including Parramatta River and its tributaries and the Lane Cove River. It establishes planning principles and controls for the catchment as a whole. The REP is supported by the Development Control Plan for Sydney Harbour Foreshores and Waterways Area 2005.

The site is located within the Shepherds Bay Strategic Foreshore Site No.17 under the REP. The REP contains specific controls (including master planning provisions for these sites. Consistent with the REP, Council prepared the MEA Master Plan and DCP.

Sydney Harbour Foreshores and Waterways Area 2005
The overarching aims of the DCP are as follows:

- *protecting ecological communities within the area covered by SREP (Sydney Harbour Catchment) 2005;*
- *ensuring that the scenic quality of the area is protected or enhanced;*
- *providing siting and design principles for new buildings and waterside structures within the area; and*
- *identifying potential foreshore access locations in the area.*

Relevant general planning principles for development in the 'Foreshores and Waterways Area' contained in the DCP are:

6.9 Ryde Planning Scheme Ordinance

The Ordinance (as amended by Ryde Local Environmental Plan No 120) is the prevailing environmental planning instrument governing development on the site. This document is soon to be superseded by a new LEP. We are advised that a Draft LEP for the City of Ryde LGA is soon to be placed on public exhibition for comment.

The site is zoned Business 3 (UV) Urban Village under the Ryde Planning Scheme Ordinance ("the PSO") and in this zone residential flat buildings are permissible with development consent.

Foreshore sites

As the site is located on the foreshore of Shepherds Bay, Clause 34(1) applies:

"Consideration of certain applications
34. (1) The responsible authority shall, in respect of an application under this Ordinance for its consent or approval to the erection of a , the carrying out of work or the use of land within view of any waterway or adjacent to any county or main road, railway, public reserve or land reserved for open space or land with Zone No. 6 (a), 6 (b) or 6 (c), take into consideration the probable aesthetic appearance of the proposed building or work or that land when used for the proposed purpose and viewed from that waterway, county or main road, railway, public reserve or land so reserved or zoned."

Consistency with MEA Master Plan

Clause 722B of the PSO provides that consent must not be granted to a development application unless the proposed development is consistent with the Meadowbank Employment Area Master Plan ("the Master Plan").

Specifically Clause 722B states:

"Site-Specific Master Plans for Meadowbank Employment Area

(1) The Council must not grant consent to a development application in respect of the following land unless there is an adopted site-specific master plan for that land:

.....

(b) any other land to which the Meadowbank Employment Area Master Plan applies, the development of which may, in the opinion of the Council, have a significant impact on other land to which that master plan applies.

(2) Subclause (1) does not apply if, in the opinion of the Council, the proposed development is of a minor nature and other guidelines that apply to the proposed development (such as those in a development control plan) are adequate."

- development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,
- public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on
- watercourses, wetlands, riparian lands and remnant vegetation,
- development along the foreshore and waterways should
- maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores,

The site is located within Landscape Character Area Type 15 under the DCP, described as follows:

"These areas have a high level of built form characterised by industrial and institutional uses in the foreground and residential development in the background. Part of the Parramatta River Regional Park is located within this landscape."

6.10 The MEA Master Plan

This document, formulated in around 2003 has been constantly updated by Council as the area has evolved. It has the stated Strategic objectives:

- a land use pattern dominated by a diverse transit-oriented mix of economic and residential activity;
- an urban form which maximises accessibility to transport opportunities;
- a mix of employment, residential and recreation land uses with minor support retailing;
- a public domain comprising streets and open spaces with enhanced amenity and clear integrated hierarchies and linkages;
- a built form of high architectural quality which respects the environmental characteristics of the site and fosters a robust economic and social environment; and
- a social infrastructure which provides for a mix of housing opportunities, supporting services and facilities.

These inform the urban design objectives:

- Protect the existing treed ridgeline from being obscured by development;
- Protect the existing scale of the built environment;
- Respect the existing street pattern;
- Respect the bulk, height, rhythm and scale of the existing neighbourhood and topography;
- Maintain and create views to significant points of interest, especially water vistas;
- Provide open space and pedestrian links to the foreshore;
- Create a significant park along the foreshore;
- Ensure ecologically sustainable development principles are applied to the built environment, using materials that are robust and energy efficient;
- Ensure safe, user friendly pedestrian and cycle ways are provided throughout the area;

- Provide an attractive streetscape enhanced with street trees and without the intrusion of overhead power and telecommunications lines;
- Provide attractive commercial, retail and light industrial buildings that are compatible with residential buildings;
- Re-Use and adapt existing buildings wherever possible.

Key controls

Precincts

The subject lands are identified as being within the "Bay Commercial/Industrial Precinct" and the "Foreshore Activity Precinct". However, Residential development is permissible and we are advised the Ryde Council is currently reviewing these precincts on the basis of significant commercial and industrial land available elsewhere in the Ryde LGA - at Macquarie Park and North Ryde.

Height

The Master Plan stipulates maximum building heights of 3 to 4 storeys across the MEA. However, recent developments in the MEA have been approved and constructed at significantly higher. In particular, the Faraday Park development, immediately adjacent to the west, recently obtained approval for 9 storey development on part of their site and the Master Plan amended accordingly for the site.

Variations to height & VPA's

Section 3 of the Master Plan does provide some flexibility, providing Council with the power to vary the storey limit up to a maximum RL on the basis of 'public benefit' negotiated by way of Voluntary Planning Agreements. This mechanism has been used in most of the significant developments in the MEA in recent years in an effort by Council to secure significant community benefits in the form of foreshore park land, cycle and pedestrianways, stormwater and road works.

6.11 City of Ryde Development Control Plan 2006

This DCP formalised the objectives and controls contained in the Master Plan. It replaced Ryde DCP 38.

The DCP recognises that the "undulating topography of Meadowbank both constrains and provides opportunities for interest and variations in building height."

6.12 City of Ryde DRAFT LEP

The subject lands are zoned B4 Mixed Use under the exhibited Draft LEP, which permits the following uses with Consent:

"Building identification signs; Business identification signs; Boarding houses; Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Roads;

Seniors housing; Shop top housing; Any other development not specified in item 2 or 4"

The Draft LEP objectives for height are:

- (a) to maintain desired character and proportions of a street within areas,*
 - (b) to minimise overshadowing and ensure a desired level of solar access to all properties,*
 - (c) to enable the built form in denser areas to create spatial systems that relate to human scale and topography,*
 - (d) to enable focal points to be created that relate to infrastructure such as train stations or large vehicular intersections,*
 - (e) to reinforce important road frontages in specific centres.*
- (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.*

6.13 Meadowbank Employment Area Draft Development Control Plan 2007

This Draft DCP has not as yet been adopted by Council and is the result of a comprehensive review of the adopted Master Plan and DCP discussed above. This DCP is still under review by council and it is understood, when finalised it will be incorporated into the new Consolidated DCP for Ryde.

The Draft consolidates some of the precincts and revises the objectives for land uses within the MEA to include more residential development.

The subject lands are included in the Waterfront and Constitution Road Precincts. This Draft DCP reflects the change in Council's planning objectives, with commercial and industrial development only being encouraged around the railway station and along Church St, with high density residential elsewhere. This is described in the Desired Future Character Statement as follows:

- 1. The vision for the Meadowbank Employment Area is to create a higher density transit orientated neighbourhood, providing for a mix of residential and commercial/retail uses.*
- 2. Excellent transport infrastructure will provide a high level of access and mobility, ensuring efficient connections from the east to west and north to south.*
- 3. Shared zones and dedicated pedestrian and cycle ways will encourage walking and cycling whilst connecting green open spaces and transport nodes to create a high quality public domain for residents and visitors*
- 4. New mixed use development will integrate with surrounding neighbourhoods and buildings, ensuring that the bulk and scale of new buildings is sensitive to the foreshore location and maximises the view potential towards the Parramatta River and surrounding regions.*
- 5. Commercial and retail development will be concentrated around Meadowbank Station and along Church Street, whilst residential development will dominate between these employment nodes.*
- 6. An improved public domain that provides an improved level of amenity that allows for higher densities across the area.*

6.14 Ryde Integrated Transport and Land Use Strategy (ITLUS)

This Strategy is being developed to inform Council policy and lead towards an improved transport future for the City of Ryde. The objectives of the ITLUS are:

- To achieve a more sustainable, accessible, amenable, equitable, safe and integrated transport and land use system which balances social, environmental, health, economic and strategic objectives;
- To reduce car dependency, the growth in vehicle kilometres travelled and greenhouse gas emissions;
- To increase the share of trips made by public transport, walking and cycling and reduce the number of trips made by private vehicles; and,
- To provide a long term vision for the City of Ryde and a series of City wide and centre based actions which Council can implement or lobby for in order to satisfy these objectives.

The proposed development fully supports these objectives.

6.15 Meadowbank Section 94 Contributions Plan 2005.

This Plan adopted in 2005 enables Council to levy contributions for the provision or enhancement of public amenities and services that may be required as a consequence of development in the Meadowbank Employment Area.

Such contributions are to be levied under section 94 of the Environmental Planning and Assessment Act 1979.

In this regard, the Applicant proposes as part of this application to enter into a Voluntary Planning Agreement (VPA) with respect to obligations under Section 94.

6.16 City of Ryde Management Plan 2008-2012

This Plan charts the course for Council over the next 4 years and includes a number of objectives which and relevant desired outcomes as follows:

Relevant key outcomes for People:

P1 A vibrant City that is healthy, physically attractive, economically strong and engages its community through cultural and social activities.

Relevant key outcomes for Assets

A1 Well designed streets and paths where motorists, cyclists and pedestrians feel safe.

A2 Well designed places and spaces that minimise personal harm and where people interact with each other, so that crime is reduced.

A3 A high standard of visual appearance as there is no litter or graffiti, and we care for our infrastructure and public areas

Relevant key outcomes for Environment:

E2 Attractive streets, public places and buildings through better planning and design which is responsive to community expectations and our local environment.

E3 Clean water through control of pollution entering our waterways and through protection of these waterways.

E8 Sustainable practices in buildings, waste management, transport, energy systems and water use through community commitment.

6.17 Variation to height limits sought

The proposed renewal project supports all other state and local government statutory and policies documents with the exception of height. It is noted that Council has in recent years utilised its power to vary height limits for new developments on the basis of significant public benefit.

This proposal is based on similar development parameters, particularly height limits to the more recent developments in the Meadowbank Employment Area and the final built forms will be the result of more detailed urban design analysis.

In principle, this application seeks support for new residential development, varying in height between 6 and 8 storeys, with a taller landmark building adjacent to Church Street.

This request is also made on the basis of the significant public benefit the renewal project can provide to the local community of Meadowbank.

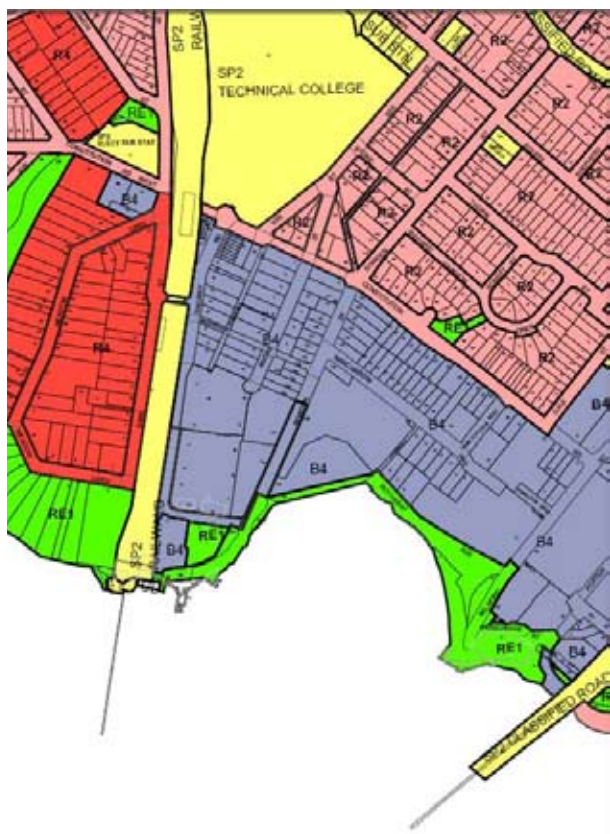


Figure 19: DRAFT LEP ZONING MAP EXTRACT

Source: City of Ryde website



Figure 20: DRAFT LEP HEIGHT MAP EXTRACT

Source: City of Ryde website

Height of Buildings Map Sheet HOB-103

Maximum Building Height (m)	
I	9.5 Refer to CI 4.3 (2A) in respect R2 Low Density Resic
L	11.5
M	12.5
N	14
O	15.5
P	18.5
R1	21.5
R2	22
T1	26
T2	27.5
U1	30
U2	30.5
U3	33
U4	33.5
V	37
W	44.5
RI	RL Controls
PA	Proposed Park and Access Network
DM	Deferred Matters

7.0 Key issues

7.1 Context

The proposed renewal project is considered to be in keeping with the planned emerging character of Meadowbank. Planned as a series of discrete buildings around landscaped open spaces, addressing streets, new pedestrian corridors, foreshore parks and the waterfront.

7.2 The Public domain & views

The project offers the opportunity to go a long way to complete the planned foreshore parkland, cycle and pedestrian ways. It proposes to implement Council's street tree plan while protecting identified views and opening additional view corridors to the waterfront.

7.3 Hydrology

The project also presents the opportunity to contribute to significant upgrading of the area's stormwater management system which is currently a major risk to the community.

7.4 Access

The preliminary development options explore the possibility of providing additional vehicular and pedestrian/cycle links within the precinct to ease pressure on existing roads. The proposal also ensures the completion of the missing link in the cycleway along the waterfront between Faraday Park and Church St.

7.5 State and Commonwealth interests

The proposed redevelopment vision for the subject lands is in the State and Commonwealth interest. It represents appropriate reuse of surplus industrial land with minimal potential for detrimental environmental impact and significant opportunity for public benefit. The proposed uses fully support the state and regional planning objectives for the area.

7.7 Summation

The Minister's support for this project is sought on the basis that the proposed renewal project provides an excellent opportunity to:

- provide much needed new dwellings to replace obsolete commercial and industrial uses in a highly sought after, accessible existing foreshore area of Sydney;
- provide affordable housing;
- Significantly upgrade the stormwater infrastructure in the Meadowbank Employment Area;
- Significantly improve the public domain of Meadowbank. It is intended that large areas of the site be made available for the enjoyment of not only future residents of the site but also the local community, particularly the revitalised foreshore parkland;
- Increase patronage of existing nearby services and facilities which are all available to support the redevelopment of the site for residential purposes; and
- Generate additional jobs in the local area during the construction and occupation phases of the development