

Shivesh Singh - Online Submission from Iris Dunkin (object)

From: Iris Dunkin <15 Richard Johnson Cres>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 12:04 PM
Subject: Online Submission from Iris Dunkin (object)
CC: <assessments@planning.nsw.gov.au>



As a local resident I would like to submit that the idea for the above suggestions for the development of this area is far over the top for our area. I support ideas for smaller residential development with maybe a mix of light industry but definitely NO HIGH RISE APARTMENTS.

Name: Iris Dunkin

Address:
15 Richard Johnson Crescent
Ryde

IP Address: c122-107-126-70.carlnfd1.nsw.optusnet.com.au - 122.107.126.70

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2183

Shivesh Singh
Senior Planner

P: 9228 6424
E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Online Submission from MICHAEL DUNKIN of NIL (object)

From: MICHAEL DUNKIN <MDUNKIN36@OPTUSNET.COM.AU>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 1:48 PM
Subject: Online Submission from MICHAEL DUNKIN of NIL (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: Proposed Development.pdf

102

I OBJECT TO THE PROJECT

Name: MICHAEL DUNKIN
Organisation: NIL

Address:
15 RICHARD JOHNSON CRESCENT,
RYDE 2112

IP Address: c122-107-126-70.carlnfd1.nsw.optusnet.com.au - 122.107.126.70

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2183

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Shivesh Singh - Online Submission from Karen Mackinnon (object)

From: Karen Mackinnon <kazm@dodo.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 1:20 PM
Subject: Online Submission from Karen Mackinnon (object)
CC: <assessments@planning.nsw.gov.au>

103

This is another instance of overdevelopment in our area. Ryde council has attempted to limit this to maximum 6 storey height in total. Morrison Road is already 300% above RTA guidelines and an added 19 storeys in our area is only going to add to this. I request that you support Ryde Councils plans of a maximum of 6 storey heights, and keep some control of development in our area.

Name: Karen Mackinnon

Address:
123 Morrison Road Gladesville

IP Address: - 203.32.245.170

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhlive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
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MP_0216 (Concept Plan) and MP09_0219 (Project Application - Stage 1)

I object strongly to this project.

I have been a resident who has been living in a street near the proposed development since June, 1968 - nearly 43 years. I am very seriously worried at the prospect of 2500 - 3000 residential units built in high density, together with 4500 vehicle spaces, near the Parramatta River in Meadowbank.

Comments on the Proposal

The proposed development is in a location comprising many old, empty buildings formerly used for industrial purposes. To that extent the area is ripe for development and renewal. However, the proposed development would be entirely incompatible with the existing residential neighbourhood. It would have a huge effect on such factors as local traffic congestion, social services (such as nursing homes, schools, and public transport), not to mention public recreation. Its negative impact on lifestyle, comfort and the visual attractiveness of the local area would be immense. The large residential developments already in place along Belmore and Bowden Streets have already had considerable impacts upon the neighbourhood over the last 10 years. The proposed development would exceed the size of those considerably. I and many other people living in this area, would be utterly disillusioned with the development planning process if the proposed project were allowed to proceed.

Over the last 10 years or so, the volume of traffic has increased enormously in this area. Constitution Road has attracted much more traffic coming off Ryde car bridge and travelling east-west to escape congestion along Victoria Rd. Added to that traffic has been the traffic from residents in the new high rise residential and commercial buildings already completed in the area. The bridge across the railway line close to the Shepherds Bay shopping centre is frequently choked in peak hours with bumper-to-bumper traffic extending long distances in both directions. Children travelling to Meadowbank Public School take their lives in their hands trying to cross roads on the way. Parents add to the traffic by driving their children often only short distances to school rather than have them try to walk there. If the proposed development were allowed to proceed the already existing problems would be exacerbated to impossible dimensions.

The problem boils down to a dilemma in which the well-being and sustainability of the existing local community is in danger of being destroyed so that already very well-heeled investors may increase their wealth. The proposal must not be allowed to proceed.



Mrs M. Turkey

3/31 Federal Rd

West Ryde 2114

105

Dear Sir,

As a very long time resident of West Ryde, I have been reading + hearing of the development that is being planned for our area, by an unknown developer!

It would seem to be quite unbelievable, as our traffic access in that area, is already very congested.

The Railway Bridge at Meadowbank Station, is very much a huge obstacle for traffic, & any attempt to improve the situation, would be a complete nightmare from beginning to end.

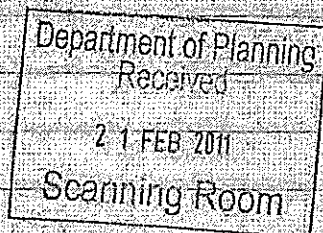
Hopefully common sense will override these greedy developers & stop this madness.

All this is relevant to the

N. S.W. Dept. of Planning Major Projects.

M.P. 09-216 Concept Plan - Mixed use -
Commercial Residential/Retail development
Meadowbank & Ryde.

M.P. -219 Project applications - Residential
Development Ryde.



RECEIVED

22 FEB 2011

BY:

Dear Sir,

I am a long time resident of West Ryde.
I have read & heard via T.V. of the proposal
to erect multi story developments in Ryde West
Meadowbank and Putney on the river.

Our traffic congestion in the district is
quite appalling, at all times of the day.

The Railway Bridge at Meadowbank, is a
huge obstacle at all times too. It won't be able
to cope with with the Traffic, when a few more
hundred cars use it, for a short cut, when
accidents happen, & cars re route their journey
through area. Many times oversized trucks &
heavily laden vehicles use the structure
too.

My name is Mrs M. Tucker

3/31 Federal Rd

West Ryde. 2114

I refer to the Dept. of Planning - Major Projects

MPO9.216 Concept Plan. mixed use.

Commercial Residential / Retail Development.

Meadowbank + Ryde.

MPO9.219 Project application, Residential
Development Ryde.

Shivesh Singh - Planning Objection (MP09_216 & MP09_219)

From: Bob Paterson <roberthpaterson@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 23/02/2011 10:52 AM
Subject: Planning Objection (MP09_216 & MP09_219)

106

Dear Sir,

Re:

NSW Department of Planning, Major Projects:

MP09_216 Concept Plan – Mixed Use – Commercial Residential/Retail Development Meadowbank & Ryde

MP09_219 Project Application – Residential Development Ryde

From:

Robert Paterson,
 6 Stone Street,
 Meadowbank,
 NSW 2114

I am writing to express my strong objection to the projects referenced above. As a resident of Meadowbank I have a number of serious concerns regarding the proposed development of the foreshore area:

1. The increase in population density, particularly when the enormous redevelopment at Rhodes is taken into consideration, is obviously far too great for the local environment to support without serious impact.
2. It would appear highly unlikely that the local infrastructure and amenities will be able to cope with such an enormous increase in the number of residents and vehicles.
3. The introduction of a high rise 18 storey apartment block into what is currently very much a "low rise" environment would be ridiculous and completely out of keeping with the general character of the surrounding area, not to mention the potential shadowing issues that it will generate.
4. The addition of a huge number of extra cars on the surrounding roads will have a huge impact, making the existing congestion and parking problems significantly worse.
5. There are currently no plans for any additional facilities to support all these new residents, such as child care centres, schools (both primary and secondary), health facilities etc.
6. In terms of public transport, the existing buses, trains and ferries are currently filled to capacity and beyond, how on earth are they going to be able to swallow hundreds or thousands of additional commuters? The overcrowding, particularly at peak travel times, will be frightening and potentially dangerous.
7. Given the enormous increase in the population (and the subsequent load) how can we be confident that the existing utility infrastructure providing water, waste and power services will be able to cope?
8. Although there appear to be some areas of open space or community areas on the proposed plans, I believe that they would be woefully inadequate given the huge number of new residents that they would have to service.

Yours Sincerely,
 Robert Paterson.

Shivesh Singh - Online Submission from Robert Paterson of N/A (object)

From: Robert Paterson <roberthpaterson@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 10:10 AM
Subject: Online Submission from Robert Paterson of N/A (object)
CC: <assessments@planning.nsw.gov.au>

106

Dear Sir,

Re:

NSW Department of Planning, Major Projects:

MP09_216 Concept Plan ? Mixed Use ? Commercial Residential/Retail Development Meadowbank & Ryde

MP09_219 Project Application ? Residential Development Ryde

I am writing to express my strong objection to the projects referenced above. As a resident of Meadowbank I have a number of serious concerns regarding the proposed development of the foreshore area:

1. The increase in population density, particularly when the enormous redevelopment at Rhodes is taken into consideration, is obviously far too great for the local environment to support without serious impact.
2. It would appear highly unlikely that the local infrastructure and amenities will be able to cope with such an enormous increase in the number of residents and vehicles.
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6. In terms of public transport, the existing buses, trains and ferries are currently filled to capacity and beyond, how on earth are they going to be able to swallow hundreds or thousands of additional commuters? The overcrowding, particularly at peak travel times, will be frightening and potentially dangerous.
7. Given the enormous increase in the population (and the subsequent load) how can we be confident that the existing utility infrastructure providing water, waste and power services will be able to cope?
8. Although there appear to be some areas of open space or community areas on the proposed plans, I believe that they would be woefully inadequate given the huge number of new residents that they would have to service.

Yours Sincerely,
Robert Paterson.

Name: Robert Paterson
Organisation: N/A

Address:

6 Stone Street, Meadowbank, NSW 2114

IP Address: mail.ryde.nsw.gov.au - 218.185.53.226

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2183

Shivesh Singh
Senior Planner

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E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Fw: SHEPARDS BAY URBAN RENEWAL CONCEPT PLAN- MP09_219.
MP09_219

From: "Nev & Phil Fernandes" <philandneville@bigpond.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 23/02/2011 1:50 PM
Subject: Fw: SHEPARDS BAY URBAN RENEWAL CONCEPT PLAN- MP09_219. MP09_219

107

As local residents in Ryde we strongly object to the above development, as this development will greatly impact upon future amenity and lifestyle we currently enjoy.

Some of the major concerns we have about this proposed development are as follows.

1. Ryde Council's plans for the area allow for approximately 1300 dwellings. However the developer is seeking to have 2600 dwellings approved by the NSW Government under Part 3A.
2. The developer is seeking to have an 18 storey height limit approved by the NSW Government under Part 3A, whereas Ryde Council resolved that it would allow a maximum 6 storey height limit.
3. An additional 2,600 dwellings will result in over 4,000 additional cars on our road. This will have a real impact on traffic conditions and congestion in our local area.
4. There is insufficient clarity around the impact on community infrastructure such as parks, storm water drainage, public transport, child care facilities and schools as a result of this significant development.
5. The community consultation session conducted by the developer which we attended was misleading and erroneous in the facts and figures provided by their representatives.

This development requires a thorough public and transparent consultation process and should not be rushed. Our genuine concerns regarding the future impact on our roads, parking, public transport, schools, and the environment should be adequately considered or addressed.

Regards
Neville & Philomena Fernandes
7 Thistle Street Ryde
NSW 2112

Shivesh Singh - Fw: SHEPARDS BAY URBAN RENEWAL CONCEPT PLAN- MP09_219.
MP09_219

From: "Nev & Phil Fernandes" <philandneville@bigpond.com> 107
To: <information@planning.nsw.gov.au>
Date: 23/02/2011 10:08 AM
Subject: Fw: SHEPARDS BAY URBAN RENEWAL CONCEPT PLAN- MP09_219. MP09_219

As local residents in Ryde we strongly object to the above development, as this development will greatly impact upon future amenity and lifestyle we currently enjoy.

Some of the major concerns we have about this proposed development are as follows.

1. Ryde Council's plans for the area allow for approximately 1300 dwellings. However the developer is seeking to have 2600 dwellings approved by the NSW Government under Part 3A.
2. The developer is seeking to have an 18 storey height limit approved by the NSW Government under Part 3A, whereas Ryde Council resolved that it would allow a maximum 6 storey height limit.
3. An additional 2,600 dwellings will result in over 4,000 additional cars on our road. This will have a real impact on traffic conditions and congestion in our local area.
4. There is insufficient clarity around the impact on community infrastructure such as parks, storm water drainage, public transport, child care facilities and schools as a result of this significant development.
5. The community consultation session conducted by the developer which we attended was misleading and erroneous in the facts and figures provided by their representatives.

This development requires a thorough public and transparent consultation process and should not be rushed. Our genuine concerns regarding the future impact on our roads, parking, public transport, schools, and the environment should be adequately considered or addressed.

Regards
Neville & Philomena Fernandes
7 Thistle Street Ryde
NSW 2112

Shivesh Singh - Online Submission from Geoff Bain (object)

From: Geoff Bain <geoffandsue@yahoo.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 10:03 PM
Subject: Online Submission from Geoff Bain (object)
CC: <assessments@planning.nsw.gov.au>

108

The location of these buildings means that traffic will increase dramatically, and there are limited access roads to this area which are already very busy and slow during rush hour. Adding these extra units will only make it worse and I therefore do not wish for them to be built.

Name: Geoff Bain

Address:
75 Moss St
West Ryde
NSW 2114

IP Address: c122-107-122-21.carlnfd1.nsw.optusnet.com.au - 122.107.122.21

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhliive.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhliive.com/index.pl?action=view_site&id=2183

Shivesh Singh
Senior Planner

P: 9228 6424
E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Online Submission from Peter Smith (object)

From: Peter Smith <htimsetep@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 10:42 AM
Subject: Online Submission from Peter Smith (object)
CC: <assessments@planning.nsw.gov.au>

109

Anyone driving in and around the area concerned in the busy hours of the day will testify that bringing a large increase of vehicles into the area will cause total deadlock. Church Street from Rhodes bridge up to Macquarie Centre is totally choked, Constitution Road when trains stop at Meadowbank station in quick succession blocks up in a matter of minutes all the way to the eastern end.

Whilst I am not objecting to a rejuvenation of the area, it is irresponsible to over populate such a populous area and cause traffic chaos beyond the current situation.

Name: Peter Smith

Address:
131 Cobham Avenue
Melrose Park NSW 2114

IP Address: c122-106-165-87.carlnfd1.nsw.optusnet.com.au - 122.106.165.87

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhlive.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area
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Shivesh Singh
Senior Planner

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E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Online Submission from Jie Yan (object)

From: Jie Yan <jessica_yan1978@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 11:39 AM
Subject: Online Submission from Jie Yan (object)
CC: <assessments@planning.nsw.gov.au>

(110)

Reasons to object:

1. 9 Storey is massive for residential building, developer is arguing there were 9 storey building approved, ok, because we made a mistake, so we have to make it again?
2. The new building's location is in the bay, it destroys the view, personally I think bay area should be only less than 3 storey or just parks which is only a dream these days
Personally I feel sorry for people living cross the river (Rhodes), people on the ferry wouldn't even turn their heads on that side, full of concretes block the water front.
3. The number of new potential residents is massive for Meadowbank consider 2 line roads everywhere, probably less than 10 traffic lights in the whole area, morning traffic and weekend travel traffic will be disaster, all infrastructures so far can't accommodate big increase of residents. In the plan developer argues it's reasonable to build near public transport, Meadowbank has train, ferry, bus. 90% people already take trains or bus to work, Train is over loaded already, ferry? how many offices are water front so we can take ferry?

Overall, 2x9 storey is massive for Meadowbank, developer states Meadowbank has easy public transport, but we're a very small sub and infrastructure is built for small community, we're a water front sub there for 2x9 storey is not suitable at all. The reason developer is aiming at this sub, coz the location is near water and they can sale higher price than build it in West Ryde? Our local council already rejected it, now they're trying with NSW gov!

Name: Jie Yan

Address:

29/12 Meadow Crescent Meadowbank

IP Address: - 139.163.138.16

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde

https://majorprojects.onhiive.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area

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Shivesh Singh
Senior Planner

P: 9228 6424

E: shivesh.singh@planning.nsw.gov.au

Shivesh Singh - Online Submission from Grace Zheng (object)

From: Grace Zheng <gracezheng33@yahoo.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 12:35 PM
Subject: Online Submission from Grace Zheng (object)
CC: <assessments@planning.nsw.gov.au>



23 February 2011

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir or Madam
Concerns about Shephards Bay Urban Renewal Concept Plan
Re: Application Numbers: MP09-216 and MP09-219
Applicant: Robertson & Marks Architects Pty Ltd

I strongly object to the above proposed development as the proposal has failed to address major issues such as traffic congestion, lack of useable open space, unacceptable burden on existing local infrastructure due to very high density of the proposed development, through and potential high volume traffic right next to fragile mangroves lined the relevant sections of the foreshore area of the Parramatta River.

I will address these issues in turn below.

1. Traffic Congestion

The proposed development provides parking for approximately 4500 vehicles. This would double the number of vehicles garaged in the area bound by Victoria Road, Church Street and the railway. Traffic studies by Rhodes Thompson & Associates in 2001 showed that the Church Street and Morrison Road intersection would be at failure point under all traffic scenarios while other intersections would fail at various times leading to delay. It is important to note these traffic studies assumed that apartment from the Belmore Street Development (Bay 1, Bay 2 & Bay Top) & Faraday Park (Waterpoint) only a further 1400 units would be built at Meadowbank, whereas the current Concept Plan provides for up to 2800 units!

The proposed widening of Constitution Road does not in itself pose as a solution to traffic congestion caused by an additional 6000 plus people to move into the area as a result of the proposed development. The proposal fails to address the traffic congestion issues associated with the development.

2. The Foreshore Road & through traffic

The proposal includes construction of a ?Foreshore Road? linking Rothesay Avenue and Bowden Street. The new road will attract an unacceptable high volume of ?through traffic? in the area which is populated by mangroves on the Parramatta River. Further, the traffic generated will be at an unacceptable proximity to the current foreshore pedestrian walk which is very popular with local families including those with babies and young children.

3. Lack of Useable Open Space

The proposed development encompasses a total area of about 10 hectares, with less than 10% of it designated as public open space. Further, the so-called open space is either terraced (meaning people won't be able to use it for recreational activities safely) or sandwiched between buildings in narrow strips. The shape and position of such open space will make the public uncomfortable in using it. Even if they did use it, it will inevitably cause

disturbance to peaceful enjoyment to residents residing in those buildings.

The local parks in the vicinity of the proposed development are very popular with local families and families from outside the area. The heavy use of the existing park facilities has already caused over crowdedness which is the worst on the weekends and public holidays.

4. Local Public Infrastructure

Meadowbank is serviced by train, ferry and buses. Although this has been used as an important selling point by the developer to potential buyers, the concept plan does little, if any, to address the already strained public infrastructure in the area. For example, Meadowbank Station already has to cope with high volume of passengers particularly during the rush hours in the morning and afternoon.

5. Adverse visual impact

The proposed development is of very high density and therefore inconsistent with the locality which sits on the foreshore of Parramatta River. The visual impact conveyed by it is that of public housing blocks. Meadowbank has always been a quite and peaceful place which infrastructure has not been set up to cope with high volume through traffic. In recent years, the parks and foreshore areas of Meadowbank have become increasingly popular with families in the immediate locality and beyond for recreational activities.

Thank you for considering this submission.

Name: Grace Zheng

Address:
24 / 46 Meadow Crescent
Meadowbank
NSW 2114

IP Address: dsl-61-95-118-217.request.com.au - 61.95.118.218

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhivve.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area
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Shivesh Singh
Senior Planner

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E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Online Submission from Kai-Yan Quektrum Pty Ltd (object)

From: Kai-Yan Quektrum Pty Ltd <kyq59@yahoo.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 1:33 PM
Subject: Online Submission from Kai-Yan Quektrum Pty Ltd (object)
CC: <assessments@planning.nsw.gov.au>

112

The 2600 apartments will create too much traffic for the road around the Bay area especially Constitutional Rd, Belmore St etc. We need the population but we do not need the cars. Solution??

Name: Kai-Yan Quektrum Pty Ltd

Address:
854-856 Victoria Road, Ryde 2112 NSW

IP Address: c122-106-144-38.carlnfd1.nsw.optusnet.com.au - 122.106.144.38

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
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Shivesh Singh
Senior Planner

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Shivesh Singh - Online Submission from Victoria T C Quek (object)

From: Victoria T C Quek <Vickyq@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 1:45 PM
Subject: Online Submission from Victoria T C Quek (object)
CC: <assessments@planning.nsw.gov.au>

113

The development will create too much traffic for the area

Name: Victoria T C Quek

Address:
225 Morrison Road, Putney, 2112 NSW

IP Address: c122-106-144-38.carlnfd1.nsw.optusnet.com.au - 122.106.144.38

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
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Shivesh Singh
Senior Planner

P: 9228 6424
E: shivesh.singh@planning.nsw.gov.au

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Shivesh Singh - Online Submission from Kunal Singh (object)

From: Kunal Singh <kunal@kunalsingh.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 1:45 PM
Subject: Online Submission from Kunal Singh (object)
CC: <assessments@planning.nsw.gov.au>

(114)

- 1) The infrastructure around Meadowbank (roads, entry/exit into Church Street) is incapable of handling such a large development plan. We simply can't handle such a large number of people commuting daily in and out of Meadowbank.
- 2) The developments are way too excessive. It will not only destroy both the aesthetics and the financial value of this beautiful area as most of the apartments are portrayed as being 4-5 levels. Meadowbank quite simply does not have the space to pull this off without making the whole area look massively overcrowded and dense.
- 3) The overcrowding caused by the massive development will decrease the quality of life for most of the individuals currently living in Meadowbank. The overcrowding and lack of space, in conjunction with the loss of visual beauty will cause depression, aggression and will eventually cause mass movement out of Meadowbank by existing families. This will lead to an influx of cheap housing as prices will come down due to the loss of visual aesthetics and the increase in supply of units. This will change the current profile of the suburb (from a nice, expensive area) to a (cheap, overcrowded area) and will eventually devalue the whole of Meadowbank.

Name: Kunal Singh

Address:
35/143 Bowden Street
Meadowbank

IP Address: cpe-58-173-113-73.ryqe1.clt.bigpond.net.au - 58.173.113.73

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhive.com/index.pl?action=view_job&id=3745

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhive.com/index.pl?action=view_site&id=2183

Shivesh Singh
Senior Planner

P: 9228 6424
E: shivesh.singh@planning.nsw.gov.au



PCU019527

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14th February 2011.

Major Projects Assessment
Department of Planning
GPO Box 39
SYDNEY 2001

RE: Application No's MP09-216 MP09-219

Dear Sir/Madam

I refer to Robertson & Marks proposed development for the Shepherds Bay/Meadowbank area and I would like to lodge my strongest objections to this development for the following reasons.

LACK OF USABLE OPEN SPACE While the proposal provides some green open space it is NOT USEABLE, There is no provision for an area for children to play safely.

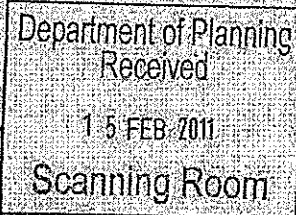
THE FORESHORE ROAD AND THROUGH TRAFFIC the proposal includes construction of a road linking Rothsay Ave with Bowden Street. This road would encourage an unacceptable increase in the volume of through traffic in this area. It would Also remove a pleasant walking area.

It is not an Ecologically Sustainable development. The ESD should provide operational definitions with clear requirements to ensure new developments to assist people to live sustainably.

If this "Concept Plan" is approved it is one more step in creating a future GETTO in this area.

I await your reply.

Marjorie Bellerio
Marjorie Bellerio
24/2 Bay Drive
MEADOWBANK 2114



Shivesh Singh - FW: Shepherds Bay Urban Renewal Concept Plan

From: "Anthony & Fran Good" <anthony@goodscience.au.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 22/02/2011 2:28 PM
Subject: FW: Shepherds Bay Urban Renewal Concept Plan
CC: <ryde@parliament.nsw.gov.au>

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Dear Director Of Metropolitan Projects,

Re: MP09_216 Concept Plan Commercial Residential/Retail Development Meadowbank and Ryde
MP09_219 Project Application-Residential Development, Ryde

As Residents of Ryde, it has come to our attention that the above proposed development has recently bypassed our local council and been presented to the NSW government for approval.

We wish to voice our strong concerns over this development proposal.

We agree that some development is needed in this area ,but strongly object to the doubling of dwellings and 18 storey height proposed by the developer. You only need to be a resident of this area, as we have for the past 14 years to see the impact this density housing has had on our roads, traffic flow, parking and quality of living in recent years. The congestion has simply reached critical levels already with travel times significantly increased to go even a short distance from Ryde across the bridge to Rhodes or Concord. As parents of 5 children we are constantly forced to spend hours more on our local roads per week sitting in traffic than just a few years ago.

We are emphatically aware that this development will largely affect population numbers in an already densely populated area, let alone the impact on increased number of cars, child care facilities ,public transport, schools and local environment . There seems to be a general disregard by your government to more closely examine these follow on effects of larger than necessary developments leading to an erosion of our quality of living in this city. By not allowing local development applications to be in the domain of local councils, the short term greed of developers will deteriorate this city for generational years to come. We are increasingly becoming disillusioned with our future amenities and lifestyle in Sydney, and this proposed overdevelopment will only further deteriorate our roads, services, environments and quality of life.

Yours Sincerely,

Anthony and Francesca Good
27 Shepherd Street,
Ryde. NSW. 2112

Shivesh Singh - Online Submission from Brian Long (object)

From: Brian Long <brlong@chcs.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 6:23 PM
Subject: Online Submission from Brian Long (object)
CC: <assessments@planning.nsw.gov.au>

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I've looked at the proposed concept for this development and feel compelled to express concern. The proposed population expansion that comes with this development and the increased traffic flow has been clearly underestimated. The current demands on Constitution Rd, Meadowbank Village and the railway bridge in providing an alternate route to the already congested Victoria Rd do not support a successful project. The concept drawings overestimate riverside parkland which, beyond the walking path is inaccessible mangroves and the small park and play gym area do not service the existing Bay One development. Alternative access to parkland provided by Meadowbank ovals to the west will force the greater number of new residents to walk via the ferry wharf and past existing Waterpoint properties creating pedestrian traffic through residential homes. Only in the latter concept plans is the existing 4 storey Waterpoint concept plan added to the river front, effectively dispensing of any acceptable water access except for one bike path. This is not water access that would realistically be considered a lifestyle enhancement to the area. There has in the past been an emphasis on retaining the mangroves, trees and parkland in an effort to preserve and bring back the wildlife and water eco-system and a developmental expansion of this size is contrary to this end. I'm certain that a wildlife impact study has not been thorough in it's assessments and recommendations.

For these reasons I am strongly opposed to this development in it's current form and request that more effective investigation and research be undertaken to establish a more environmentally compatible plan. Seriously, get smarter and plan better.

Name: Brian Long

Address:
43/143 Bowden Street Meadowbank NSW 2114

IP Address: 60-240-202-29.tpgi.com.au - 60.240.202.29

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
https://majorprojects.onhiive.com/index.pl?action=view_site&id=2183

Shivesh Singh
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Shivesh Singh - Online Submission from Amanda Lockeridge (object)

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From: Amanda Lockeridge <alockers@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 8:01 PM
Subject: Online Submission from Amanda Lockeridge (object)
CC: <assessments@planning.nsw.gov.au>

I understand and respect the need to build further residential units in Meadowbank however the proposed development of an 18 storey complex with 2800 units is too large.

Although Meadowbank over the last 10years has changed with the development at Shepards Bay unfortunately the infrastructure such as schools, doctors has not matched this growth. The increase in the number of cars that will need to use the rail bridge will also increase making this stretch of road even more dangerous than it currently is. I also feel that the beautiful surrounds of parklands and waterways, much of which is what draws people to this friendly suburb, has declined due to excess rubbish and people's lack of willingness to use bins. The foreshore along the river has seen a dramatic increase in rubbish which is obviously washed into the harbour and then the ocean.

The proposed height of the new building will also be an eyesore as people come over the Ryde Bridge and see a very over developed area.

We also already a lot of development happened and continuing to happen in Meadowbank and Rhodes, some of which has not even been purchased long after competition.

I hope you take notice of my points listed above as a concerned resident of Meadowbank who currently enjoys the tranquility of running along the river and playing in the park.

Name: Amanda Lockeridge

Address:

26/21-27 Meadow Crescent, Meadowbank NSW 2114

IP Address: - 123.200.230.38

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746

Site: #2183 Meadowbank Employment Area
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Shivesh Singh - Online Submission from Graham Constantine (support)

From: Graham Constantine <gconstantine@peoplesmart.net.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 10:12 PM
Subject: Online Submission from Graham Constantine (support)
CC: <assessments@planning.nsw.gov.au>

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I live near this proposed development.

I am concerned about the size of this project, both in terms of height and number of occupants.

I am told that an 18 storey building may be permitted. This is not in keeping with other buildings on the foreshore in the area. It will tower over the river and will ruin the aesthetics. The 6 storey limit resolved by the Ryde City council should be honoured.

I'm told the developer is seeking to double the amount of apartments, bringing a possible extra 4000 cars on the local road. The impact of this traffic congestion will be severe. These back streets are already crowded during the peak hours. The number of dwellings should be kept at the Ryde Council approved number of 1300.

Thank you for considering my submission

Regards
Graham Constantine

Name: Graham Constantine

Address:
14 Deakin St West Ryde

IP Address: c122-106-164-100.carlnfd1.nsw.optusnet.com.au - 122.106.164.100

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
https://majorprojects.onhiive.com/index.pl?action=view_job&id=3745

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Shivesh Singh - Online Submission from Alvin Quah (object)

From: Alvin Quah <alvin.quah@astrazeneca.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 8:23 AM
Subject: Online Submission from Alvin Quah (object)
CC: <assessments@planning.nsw.gov.au>

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I strongly object to this development based on the disruption to traffic, ecosystem and quality of life of the existing residence.

Name: Alvin Quah

Address:
43/143 Bowden Street
Meadowbank

IP Address: - 203.166.28.81

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, Meadowbank & Ryde
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Shivesh Singh
Senior Planner

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