

Shivesh Singh - Online Submission from Elizabeth Hamlin (object)

From: Elizabeth Hamlin <ehamlin@unwired.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 18/02/2011 3:27 PM
Subject: Online Submission from Elizabeth Hamlin (object)
CC: <assessments@planning.nsw.gov.au>



The proposed residential development is far too crowded and will cause severe traffic congestion and congestion on trains. Ryde council plan was for 1300 dwellings but the proposal is for 2600. this will result in over 4000 additional cars. The nearby main roads of Church St and Concord Rd are already very congested and the trains are almost full. Ryde council also proposed a height limit of 6 storeys but this application wants up to 18 storeys which is entirely out of character with the area and its narrow streets.

Name: Elizabeth Hamlin

Address:
3/20 Meadow Crescent
Meadowbank NSW 2114

IP Address: - 203.13.4.1

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 G CRISAFULLI (object)

From: G CRISAFULLI <JANEPPE@LIVE.COM>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 20/02/2011 3:39 PM
Subject: Online Submission from G CRISAFULLI (object)
CC: <assessments@planning.nsw.gov.au>

(82)

I'm a humble local resident who has no objection to the development in itself (as I welcome new high-quality dwellings to the Shepherds Bay/Meadowbank foreshore area as they will stimulate the local economy in the long-term) however I do object to the proposed 18-storey unprecedented height of the 'tower'.

Furthermore, the by-passing of the traditional Local council avenues for a building permit (according to a letter to residents sent by V. Dominello MP) is also of major concern.

I trust civil planning & foresight will assist all parties in reaching a compromise whereby a 6-storey building (like all others in the foreshore area) can be approved which would maintain the area's character & add rather than detract from its residential value.

Regards,
G. CRISAFULLI

Name: G CRISAFULLI

Address:
MEADOW CRESCENT
MEADOWBANK NSW 2114

IP Address: d175-39-12-157.sbr800.nsw.optusnet.com.au - 175.39.12.157

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Senior Planner

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

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Shivesh Singh - Online Submission from James Crowther of Guardians Of Light (object)

From: James Crowther <jhcrowther@unwired.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 19/02/2011 8:53 PM
Subject: Online Submission from James Crowther of Guardians Of Light (object)
CC: <assessments@planning.nsw.gov.au>

(83)

I have recently been made aware of the proposed development in Meadowbank of some 2600 dwellings. Being a resident of Meadowbank I can not give this development support and in fact I vehemently oppose it. I have lived at my current address in Meadowbank for 3 years and have already seen traffic levels increase to the point where it is now difficult to exit our street during peak hour. I cannot imagine an extra 2600 dwellings being built in this area. It is already beginning to reach capacity in terms of traffic and amenities. Also the nature of the application is also suspect, I have been informed that Ryde council has been bypassed on this development and that approval is sought under part 3A of the EPA. I think that current planning restrictions in Ryde are truly appropriate to the area and that those not familiar with Ryde would not appreciate the negative affects a development of this size would have. I therefore object to the development as it currently stands.

Name: James Crowther
Organisation: Guardians Of Light

Address:
Unit 13, 21-22 Bank St,
Meadowbank,
NSW,
2114

IP Address: r220-101-182-251.cpe.unwired.net.au - 220.101.182.251

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Senior Planner

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

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**Shivesh Singh - Online Submission from
(object)**

From:**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>**Date:** 19/02/2011 2:46 PM**Subject:** Online Submission from**CC:** <assessments@planning.nsw.gov.au>

(84)

I would like to register my objection to the development being proposed for Ryde.
I agree with the points registered by Victor Dominello MP & recorded in Hansard
<http://www.parliament.nsw.gov.au/prod/parlment/hansart.nsf/V3Key/LA20101203023>

- * there is little evidence of public transport impact study
- * The allowance for public space is blatantly insufficient

- * a Part #3a development should not be allowed to override local government zoning requirements
- * The ICAC has already pointed out that Part 3a development applications are flawed and open to corruption.

This proposal must not be approved as a Part 3a development.

It is my expressed wish that my contact details not be made available to the proponent of the proposal.

Name:**Organisation:****Address:**

IP Address: d122-104-57-102.sbr3.nsw.optusnet.com.au - 122.104.57.102

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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 Adam Lincoln (object)

From: Adam Lincoln <alincoln@bigpond.net.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 19/02/2011 10:27 AM
Subject: Online Submission from Adam Lincoln (object)
CC: <assessments@planning.nsw.gov.au>



I object to this project containing 2600 dwellings with an 18 storey height limit.

Name: Adam Lincoln

Address:
16/21 Angas Street,
MEADOWBANK NSW 2114

IP Address: cpe-58-168-90-128.lns6.ken.bigpond.net.au - 58.168.90.128

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Senior Planner

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

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Online Submission from Anne-Maree Lincoln (object)

From: Anne-Maree Lincoln <am.lincoln@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 19/02/2011 10:25 AM
Subject: Online Submission from Anne-Maree Lincoln (object)
CC: <assessments@planning.nsw.gov.au>

86

I object to this project containing 2600 dwellings with an 18 storey height limit.

Name: Anne-Maree Lincoln

Address:
16/21 Angas Street,
MEADOWBANK NSW 2114

IP Address: cpe-58-168-90-128.lns6.ken.bigpond.net.au - 58.168.90.128

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Senior Planner

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

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Shivesh Singh - Online Submission from Michael Haddow (object)

From: Michael Haddow <michael.haddow@yahoo.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 19/02/2011 9:11 AM
Subject: Online Submission from Michael Haddow (object)
CC: <assessments@planning.nsw.gov.au>

(87)

My wife and I are totally opposed to an application for a project of this magnitude. 2600 dwellings is totally inappropriate for this area which already struggles with significant transport issues. The 18 storey height proposed is totally absurd and will significantly impact the general vista of the entire suburb. A development of this size would also significantly impact schools, day care centres and community services in the area.

Name: Michael Haddow

Address:
63 Bowden Street Ryde

IP Address: c122-106-167-7.carlnfd1.nsw.optusnet.com.au - 122.106.167.7

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

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

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

88

Dear Director Metropolitan Projects,

I am writing to object to the proposed development at Shepherds Bay (MP09_0216 and MP09_219).

I have read The "Meadowbank Shepherds Bay Urban Renewal Concept Proposal and Stage One Development Major Project Application" by PLACE Design Group. I have also attended one of the Community Consultation Sessions.

I'm all for urban renewal and the improvement of both public and local resident amenities. However, I believe it needs to be done in a sympathetic and sustainable manner that adheres to the zoning requirements.

I have recently completed building a new house and I had to adhere to the planning requirements. I don't see why large developers should be excused from the same restrictions that apply to others. There is a reason for planning laws and large developers with their firepower should not be exempt. If anything, the state government should be demonstrating that they are supporting and promoting the planning laws, especially for large developers.

Excessive Building Height

The proposal is for buildings with a height of 4 to 6 storeys in an area zoned for building heights of 3 to 4 storeys. Such construction would increase the volume and bulk of buildings beyond that which is in keeping with the area and river foreshores and which is allowed for in the zoning of the area.

The proposal also includes a "taller landmark building at the corner of Church and Well Streets". At the Community Consultation Session I was surprised to learn that the proposal is for a 16 to 18 storey building. The area is zoned for a maximum building height of 3 to 4 storeys. How a proposal for a 16 to 18 storey building can even be sought or entertained is beyond me.

With increased height comes increased density for an area not able to handle this. Local roads will not be able to handle the additional traffic load. This will not only present a burden to the prospective residents, but will burden existing residents who already complain about the excessive traffic congestion in the area. Has proper traffic modelling been done?

I understand that the development at Faraday Park has exceeded the zoning height requirement. I personally do not have a problem with this. The area in question backs onto a ridgeline and the elevated train line, so views are not being deprived. Also, being very close to Meadowbank station, high density makes sense since it will attract those that wish to commute by train.

However, the more recent development between Belmore Street and Porter Street, I believe, with regard to height, was a mistake. It presents excessive volume and bulk to the river foreshores. It blocked many residents' view of Parramatta River, including myself.

I am particularly concerned about the proposed 16 to 18 storey building at the corner of Church Street and Well Street. The building will block many peoples' views and cause loss of privacy for residents on the other side of Church Street. The existing buildings between Belmore and Porter Streets already comes down in height as they approach Parsonage Street and Porter Street. This reduces the bulk of the building as they blend into the single and double storey single dwelling on the other side of Church Street. Any building works at the corner of Church Street and Well Street should continue this height reduction and blend in with the surrounding established buildings. Certainly any building on the corner of Church Street and Well Streets should not exceed the zoning limit of 3 to 4 storeys.

Misinformation

Anyone reading the Concept Proposal would read that the building at the corner of Church and Well Streets would be “taller”, but this to me, and I would suggest others, does not extend to the 16 to 18 storeys proposed. If it was known that the proposal is for a 16 to 18 storey building, why was this not conveyed to the public and included in the Concept Plan?

The Concept Proposal has, on page 23, a Height Concept Diagram. This diagram conveys no meaningful information. If anything it suggests that the development is low lying, which from the Community Consultation Session is clearly not the case. Also, on the same page it states “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.” This, to me suggests that the development will sit within the valleys and not protrude above ridgelines and preserve existing views, which on detailed examination is clearly not the case. The bulk and scale of the proposed development is excessive. I believe the community has been misled.

The people manning the Community Consultations sessions informed me that this was just a Concept Proposal and that there would be other opportunities at a latter stage to object to specifics once a development application is submitted. Community groups outside the Community Consultation Sessions inform me that this is the first and only opportunity for the community to object. If the latter is true, then many people are being misinformed about their need to speak up if they have an objection.

I queried the people manning the Community Consultation on how they could possibly ask for a 16 to 18 storey building in an area zoned for 3 to 4 storeys. Their reply was, “you ask for a wedding cake and you hope to get a cup cake”. Presumably the people manning the Community Consultation are authorised to speak on behalf of the developers. If so, they are expecting a cup cake, which to me means a three to four storey building. We wouldn’t want to disappoint them! On a more serious note, statements like the above are designed to defuse and mislead the public into thinking that there is no need to worry and that the final building will be of a low profile. I believe the community has been misled.

The Concept Plan states “Higher buildings to the rear and lower buildings closer to the foreshore and in the valleys.” To me, and most likely many others, this sounds as if the developers are considering the wider community and trying to minimise impact. In fact, this is the best strategy to maximise views for those within the proposed development, thereby maximising profits, and does nothing to protect the views currently afforded to existing dwellings.

A high level of parks is proposed. Again this appears to be the developers making efforts to serve the community beyond the development. If I were a large developer, I would also “sacrifice” some saleable units by building parks to increase the value of the built units. It’s just good business sense. To say this is a concession to the wider community, I find offensive and misleading.

The Concept Proposal has numerous grammatical and spelling errors. This indicates to me that it was rushed. Surely something as significant as the proposed development deserves more care and more pertinent information. The community should clearly be shown where concessions from planning laws are sought and if there is community objection, which there is, then the concessions should not be allowed. This is the principle applied to single dwellings.

That is, concessions to planning laws should only be provided if there is no community objection. Speaking to those outside the Community Consultation Session and my neighbours there is clearly objection to the bulk and scale of this development. Even the state member of parliament for the area, Victor Dominello has taken the time and effort to become involved with what is clearly widespread community concern. Unfortunately he currently is not part of the government that is currently in power. With power comes responsibility. I don’t think the state government can ignore the overwhelming community opposition to this development. Let the developers have their development, but only within the guidelines of the planning and zoning laws. We, the community, are relying on the state government to do the right thing and not bow to the pressure of large developers.

What's the Alternative?

On a more general note, I would like to discuss building development along Parramatta River. Parramatta River and the views down to the river are given special emphasis in the Ryde DCP and rightly so.

Parramatta River is a treasure of Sydney. To be able to look down onto the river is inspirational. To travel along the river and see foreshore parks, walkways and cycle tracks, followed by lower level housing is a joy. I have had the pleasure of doing both. I would like to see this privilege continue and extended to future generations.

The place for high rise buildings is on the ridgeline. Here, water views are maintained for those that live between the ridgeline and the river, those travelling along the river are not confronted with a wall of buildings with reduced views beyond and the high density residential building are located intrinsically close to public transport and major roads.

Ridgelines naturally have good major roads and public transport. This is because, as the name states, highways are located at high points. For the Parramatta River we have Victoria Road with its excellent public transport between Parramatta and the City. In the future, if further rail links are established, they are more likely to run along Victoria Road than along Parramatta River. That is, ridgelines are well serviced by major roads and public transport while river foreshores are not. The combination of view sharing, major road and public transport access, I believe, present compelling arguments for why high density high rise residential buildings should be located along ridgelines such as Victoria Road.

In particular West Ryde is an attractive location for high density residential. It is already serviced by a high level of shops, has the strong bus routes that run from Parramatta to the City and the train line that also runs to the City and provides access to the CityRail network. Being on the ridgeline, nobody has their view deprived, whether it's residents from the ridgeline down to the river, or those travelling on the river.

The state government has been entrusted to ensure that buildings fit in with their environment and context. The Shepherds Bay development is an important test of whether the state government will support planning laws. Excessive development can readily spread along Parramatta River like a cancer. This will benefit well equipped large developers, but would be to the detriment of the community. I put my trust and faith in the state government to look after the wider community and build a better Sydney. We have a good start to a good city, it just needs some good decisions starting now to complete its transformation to a best-of-class world city.

Summary

I believe the developers in their quest for profits are doing the local residents and the people of Sydney a disservice. I would like to see the proposal proceed, but within the zoning requirements, which means that buildings should have a maximum height of 3 to 4 storeys. I'm certain that a development could be put together with this zoning restriction respected while still affording the developers a reasonable profit for their efforts.

In summary, I object to the proposed development at Shepherds Bay. The area is zoned for 3 to 4 storey building and this is what should be built. It's all about a fair go for all.

A copy of this letter has been sent to the Hon. Kristina Keneally, Victor Dominello and the General Manager of Ryde Council. I do not want my name or address to be made available to anyone beyond the Department of Planning or those that I have directly sent this letter to.

Yours sincerely,

From: arthur moschioni <artcam1@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 20/02/2011 2:41 PM
Subject: Something Fishy at Shepherds Bay

89

19th February, 2011

ATTN:

Department of Planning

Dear Sir/Madam,

"A travesty of planning,

Corruption to the core,

Shepherds Bay Development

Needs trans-par-en-cy in law".

With very little time and very little transparency, the proposal for introducing the largest residential development in the Ryde Council area, is currently being whisked through the Department of Planning under the questionable Part 3A system. The public have been given one week to object to any problems they can foresee that could arise from the construction of up to 2800 units in the small area of Shepherds Bay situated between Meadowbank and Putney on the Parramatta River.

The area around Shepherds Bay could and should become a showcase for the river. Geographically it is not suitable for high density and this should be obvious to any planner with integrity.

The plans as they currently exist are a recipe for a ghetto.

Most residents would welcome a sensible increase in the residential population and living space of this light industrial area. The existing proposal does not consider the needs of the wider community in coping with the huge increase to traffic and public amenities and most importantly does not provide transparency, time and truth for the people who live and work in and around Shepherds Bay, Meadowbank, Ryde and Putney.

Until the implications of this project can be satisfactorily agreed upon through an open forum & with full approval of Ryde Council **any development in this area of Shepherd's Bay should not commence.**

C. Moschioni (Mrs)

29 Darwin St, West Ryde 2114

Shivesh Singh - Online Submission from Megan McLaren (object)

From: Megan McLaren <megan.mclaren@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 7:48 AM
Subject: Online Submission from Megan McLaren (object)
CC: <assessments@planning.nsw.gov.au>

90

Our family has viewed this project and seen proposal. It is too high density for the area. It does not provide enough open space for the intended residents of the project. It will hugely impact the local traffic that is already not coping. The trains are too crowded at peak times and the buses and ferries are not adequate for an extra 5000 residents. We have lived in this area for over 20 years and have seen huge change and benefits from development. This project offers nothing except further overcrowding, straining resources and could potentially cause social problems without more consideration to open space and recreation areas. Please reduce the size and consider the area is already suffering from too many people and cars already.

Name: Megan McLaren

Address:
9 Gale Street
Ryde NSW 2112

IP Address: 2821-ssl.optus.com.au - 203.13.128.104

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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 MELODY WONG (object)

From: MELODY WONG <babymonsta@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 10:04 PM
Subject: Online Submission from MELODY WONG (object)
CC: <assessments@planning.nsw.gov.au>

(91)

I was very disappointed to find out such massive scale of project had been planned in this area.

As a resident in Meadowbank, we have been facing serious traffic issues especially during peak hours. Roundabout at Constitution Road is always congested and cars constantly barely move at the intersection of Bowden St and Victoria Rd. The roads are clogged by the local motorists as well as motorists from West Rydes and other areas who use Constitution Road as a short cut to go to Top Ryde, Centennial Drive etc. I can't imagine the traffic condition in this area with an additional 2,800 units and 4,500 cars.

The new development also will cause severe impact on the public transportation, road side parking, as well as the riverbank landscape.

This massive project shouldn't happen in such narrow area as Meadowbank.

I hope you will consider various impacts caused by the new development including above mentioned factors.

Name: MELODY WONG

Address:
16/23 Angas St
Meadowbank NSW 2114

IP Address: d58-106-75-157.sbr800.nsw.optusnet.com.au - 58.106.75.157

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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 Melody Wong ()

From: Melody Wong <babymonsta@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 1:27 PM
Subject: Online Submission from Melody Wong ()
CC: <assessments@planning.nsw.gov.au>

91

I was very disappointed to find out such massive scale of project had been planned in this area.

As a resident in Meadowbank, we have been facing serious traffic issues especially during peak hours. Roundabout at Constitution Road is always congested and cars constantly barely movable at the intersection of Bowden St and Victoria Rd. The roads are clogged by the local motorists as well as motorists from West Rydes and other areas who use Constitution Road as a short cut to go to Top Ryde, Centennial Drive etc. I can't imagine the traffic condition in this area with an additional 2,800 units and 4,500 cars.

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I hope you will considered various impacts caused by the new development including abovementioned factors.

Name: Melody Wong

Address:
16/23 Angas St
Meadowbank NSW 2114

IP Address: - 202.146.6.236

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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 Cedric Tong (object)

From: Cedric Tong <cedric.tong@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 10:02 PM
Subject: Online Submission from Cedric Tong (object)
CC: <assessments@planning.nsw.gov.au>

92

I was very disappointed to find out such massive scale of project had been planned in this area.

As a resident in Meadowbank, we have been facing serious traffic issues especially during peak hours. Roundabout at Constitution Road is always congested and cars constantly barely move at the intersection of Bowden St and Victoria Rd. The roads are clogged by the local motorists as well as motorists from West Rydes and other areas who use Constitution Road as a short cut to go to Top Ryde, Centennial Drive etc. I can't imagine the traffic condition in this area with an additional 2,800 units and 4,500 cars.

The new development also will cause severe impact on the public transportation, road side parking, as well as the riverbank landscape.

This massive project shouldn't happen in such narrow area as Meadowbank.

I hope you will consider various impacts caused by the new development including above mentioned factors.

Thanks,
Cedric Tong

Name: Cedric Tong

Address:
16/23 Angas St
Meadowbank NSW 2114

IP Address: d58-106-75-157.sbr800.nsw.optusnet.com.au - 58.106.75.157

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Senior Planner

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

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Shivesh Singh - Online Submission from Cedric Tong (object)

From: Cedric Tong <cedricsc@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 23/02/2011 1:26 PM
Subject: Online Submission from Cedric Tong (object)
CC: <assessments@planning.nsw.gov.au>

(92)

I was very disappointed to find out such massive scale of project had been planned in this area.

As a resident in Meadowbank, we have been facing serious traffic issues especially during peak hours. Roundabout at Constitution Road is always congested and cars constantly barely movable at the intersection of Bowden St and Victoria Rd. The roads are clogged by the local motorists as well as motorists from West Rydes and other areas who use Constitution Road as a short cut to go to Top Ryde, Centennial Drive etc. I can't imagine the traffic condition in this area with an additional 2,800 units and 4,500 cars.

The new development also will cause severe impact on the public transportation, road side parking, as well as the riverbank landscape.

This massive project shouldn't happen in such narrow area as Meadowbank.

I hope you will considered various impacts caused by the new development including abovementioned factors.

Name: Cedric Tong

Address:
16/23 Angas St
Meadowbank NSW 2114

IP Address: - 202.146.6.236

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, 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 Deborah Webster of private resident (other)

From: Deborah Webster <deborah.webster@bigpond.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 6:51 PM
Subject: Online Submission from Deborah Webster of private resident (other)
CC: <assessments@planning.nsw.gov.au>

93

As a resident of Meadowbank who lives near the proposed development in the current industrial area, I would like to raise two concerns;

- 1) the lack of open green space and
- 2) the height of the residential buildings.

The height of the buildings in the Sherpherd's Bay and Bay One complexes are six storeys and I believe that any residential development that exceeds this height would ruin the harmony of the overall area as well as create a psychological impression of oppression. I also have concerns with shadowing that would be created by buildings this high and the effect this shadowing would have on surrounding complexes. The six storey height limit imposed by Ryde City Council prevents the creation of dark windswept canyons that are detrimental to the atmosphere that is pleasant in a residential development.

For the same reasons, a greater area of open space is needed in the development.

I hope the Department of Planning has foreseen the problems that will rise on Victoria Road when the development is fully occupied. If a large number of residents in the new Meadowbank developments all wish to turn onto Victoria Road in the morning peak hour, the delays will be significant. Already, turning onto Victoria Road from Bowden Street in the morning can take quite some time (up to 15 minutes). This intersection would have to be enlarged and perhaps Bowden Street widened to allow traffic to flow more smoothly. If the height of the development was restricted, there would be fewer units and fewer cars to create such problems.

Thankyou

Name: Deborah Webster
Organisation: private resident

Address:
16/37 Meadow Crescent
Meadowbank, NSW, 2114

IP Address: cpe-58-173-116-69.ryqe1.clt.bigpond.net.au - 58.173.116.69

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

Senior Planner

P: 9228 6424

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

Powered by Internetrix Affinity

Shivesh Singh - Online Submission from John Martin ()

From: John Martin <john.martin@alesco.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 6:19 PM
Subject: Online Submission from John Martin ()
CC: <assessments@planning.nsw.gov.au>

(94)

The density of housing in the area of the proposed development has increased significantly over recent years. While some increase in population density is expected and acceptable, the proposed development will turn the area in to a very high density residential area. All residents that I have spoken to about this development are opposed to it and any similar proposals. The existing roads and infrastructure to the area will not cope, and it will significantly increase the already dense traffic in the Meadowbank / Putney region. The desire of existing residents to maintain a good urban environment is strong, and residents are angry about reports that the developer has sought to bypass Ryde Council for a favourable decision. This smells a lot like corruption and must not be allowed. Please register this feedback as the strongest possible protest against this planned development.

Name: John Martin

Address:

23 Osborne Avenue, Ryde NSW 2112

IP Address: 117.109.70.115.static.exetel.com.au - 115.70.109.117

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & 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**(object)****From:****To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>**Date:** 21/02/2011 6:15 PM**Subject:** Online Submission from**CC:** <assessments@planning.nsw.gov.au>

95

My family and i are opposed to the proposed development in it's current form for the following:

Ryde Council's plans for the area allow for approx 1300 dwellings, however, the Developer is seeking to have 2600 dwellings. The proposed density is excessive and will greatly exacerbate existing traffic problems (the development would incorporate approximately 4,000 parking spaces for residents, plus spaces for visitors and commercial tenants).

There is inadequate provision in the proposed development for useable open space;

The development is intended to consist of a mix of six to eight storey buildings with one landmark building of unspecified height at the riverfront close to Ryde Bridge. Such heights along the foreshore would be excessive and out of character compared with other developments along the foreshores of the Parramatta River.

The impact this development would have on community infrastructure eg our small local schools, child care facilities, shopping facilities, public transport.

I would like not to have my name available to the Proponent, Department's website etc.

Name:

Address:

West Ryde

IP Address: c211-30-175-133.carlnfd1.nsw.optusnet.com.au - 211.30.175.133

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

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Shivesh Singh

Senior Planner

P: 9228 6424

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

Shivesh Singh - Online Submission from Jeremy Quek (object)

From: Jeremy Quek <Jeremy_235@yahoo.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 5:08 PM
Subject: Online Submission from Jeremy Quek (object)
CC: <assessments@planning.nsw.gov.au>

96

I object to this proposal. The scale looks far too big. The traffic will not cope on all the narrow roads like Constitution and Bowden streets. Views out to the water will also be blocked completely.

Name: Jeremy Quek

Address:

51 Constitution Rd West Ryde

IP Address: - 58.163.175.132

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

P: 9228 6424

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

Powered by Internetix Affinity

Shivesh Singh - Online Submission from Jeremy Quek (object)

From: Jeremy Quek <Jeremy_235@yahoo.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 1:37 PM
Subject: Online Submission from Jeremy Quek (object)
CC: <assessments@planning.nsw.gov.au>

(96)

I object to this proposal. The development is very crowded and too high. The streets in this area are narrow and cannot support such an influx of population. I also believe that the foreshore will become very closed and too developed. Lower buildings and space in between each building will provide a more aesthetic foreshore.

Name: Jeremy Quek

Address:
51 Constitution Rd, Meadowbank

IP Address: - 59.167.168.54

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
Senior Planner

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

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Shivesh Singh - Online Submission from Allen & Jennifer GRONO (object)

From: Allen & Jennifer GRONO <ajgrono@bigpond.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 4:27 PM
Subject: Online Submission from Allen & Jennifer GRONO (object)
CC: <assessments@planning.nsw.gov.au>

(91)

We realise that whilst this area of Meadowbank/Shepherds Bay is clearly ready for redevelopment we must strongly object to the enormous increase of dwellings approved for this area from 1300 to 2600.

We also strongly object to allowing the developer to build an 18 storey apartment block which is far above the 6 storey height limit already set by the Council and adhered to by other developers in the area. This 18 storey building would be an absolute eyesore for the surrounding area on the river and visible for many kilometers. It is architecturally out of character with the surrounding district.

The traffic in this area is already heavily congested and at a standstill in peak hours and public transport along Church Street, Ryde Bridge and Concord Road minimal at best.

Due to the increase of population (especially young families in this area it already has insufficient community infrastructure (playgrounds, childcare facilities and schools). If this development is allowed to go ahead with the proposed design it will have a disastrous impact on the whole surrounding district as well as the outside traffic using the corridor along Church Street and Concord Road which is already at breaking point.

We do not know how an enormous development like this can be approved without:-

Firstly, adhering to the 6 storey limit of the surrounding area.

Secondly, addressing the traffic congestion already in the area then designing infrastructure to cope with the additional traffic which will be created by this development.

Thirdly, and most importantly, the quality of life aspect of this proposed development in addressing the insufficient community infrastructure which already exists - making the area a more pleasant place to live - by the building of more playgrounds, child care facilities and schools, otherwise this development will create one of tomorrow's over populated slums.

Name: Allen & Jennifer GRONO

Address:
90/141 Bowden Street
Meadowbank

IP Address: cpe-139-168-112-62.lns7.clt.bigpond.net.au - 139.168.112.62

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

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Site: #2183 Meadowbank Employment Area

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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 Allen & Jennifer GRONO (object)

From: Allen & Jennifer GRONO <ajgrono@bigpond.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 21/02/2011 4:34 PM
Subject: Online Submission from Allen & Jennifer GRONO (object)
CC: <assessments@planning.nsw.gov.au>

(97)

Could you please send acknowledgement email as soon as possible that you have received our submission as it is not clear that our submission has been sent.

Name: Allen & Jennifer GRONO

Address:
90/141 Bowden Street,
Meadowbank 2114

IP Address: cpe-139-168-112-62.lns7.clt.bigpond.net.au - 139.168.112.62

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

From: Felicity Jenkins <felicity_online@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 10:22 AM
Subject: Online Submission from Felicity Jenkins ()
CC: <assessments@planning.nsw.gov.au>

(98)

I am disappointed that the NSW Government is trying to push through such a huge development decision right a State election which they are unlikely to win.

The current State government will not be responsible for the amenity of the development.

The development itself is inappropriate in a suburban area - 18 storey towers, little space for roads in and out.

The whole application reeks of the political donations that undoubtedly attend it.

Name: Felicity Jenkins

Address:
4/20 Meadow Crescent Meadowbank 2114

IP Address: defuep11a.defence.gov.au - 203.10.224.94

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

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

Powered by Internetrix Affinity

Shivesh Singh - Online Submission from cawley peter (object)

From: cawley peter <peterc@cerebos.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 22/02/2011 10:28 AM
Subject: Online Submission from cawley peter (object)
CC: <assessments@planning.nsw.gov.au>

(99)

Dear Sir/Madam

I refer to the above project in Meadowbank and Ryde.

I live and own property at 38/21 Angas Street and 23/23 Angas street Meadowbank, NSW 2114.

I visited the display of the concept plan provided by the developer on Saturday, 12 February 2010 at Shepherds Bay.

What was extraordinary about this proposed development was the lack of ability of the staff providing the display to answer questions relating to potential impact of the planned development on public transport (buses , trains and ferries) and schools in the area. I formed the strong impression that no research, forecasting or modeling had been carried out into these questions. Is that the case?

Further, at peak hours in the morning, it now takes two changes of traffic lights to exit Bowden Street by car on to Victoria Road. It is predicted that a further 4,500 cars will be in the immediate area if this development proceeds. How will they exit the area in the morning unless significant traffic flow changes are made? I saw no evidence that this will be the case and confidently predict heavy traffic congestion will result.

I am not anti-development and no one could seriously argue that the area would not benefit from a move from light industrial to residential use but it has to be proportionate to the space available and ensure that attention has been paid to the issues raised above.

The scale of the planned development is out of character and disproportionate to the area and will cause significant overcrowding, traffic congestion as well as pressure on public amenities including transport, schools and open spaces.

I am totally opposed to the Concept Plan as currently configured.

Peter Cawley

Name: cawley peter

Address:
38/21 Angas Street
MEADOWBANK
NSW2114

IP Address: mygore0.connect.com.au - 210.8.232.5

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

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Site: #2183 Meadowbank Employment Area

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Shivesh Singh

Senior Planner

P: 9228 6424

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

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Shivesh Singh - FW: Shepherds Bay Urban Renewal Concept Plan

From: "Karenne Kenny" <klkenny@bigpond.com>
To: <information@planning.nsw.gov.au>
Date: 21/02/2011 11:29 PM
Subject: FW: Shepherds Bay Urban Renewal Concept Plan

100

Dear Minister

Re: MP09_216 Concept plan- Mixed use-Commercial Residential/Retail Development Meadowbank & Ryde
MP09_219 Project Application- Residential Development, Ryde

We strongly object to the above plan and application for the following reasons;

- The two major developments, totally 1 200 units, already completed have greatly increased the traffic problems, as there are only two roads to enter and exit the peninsula. There is major congestion around Meadowbank station every morning and evening, similarly the access roads to Victoria and Church streets. The addition of a further 2 800 units will greatly exacerbate these current traffic problems.
- The density of the proposed development with a mix of 6-8 storey buildings and one possible 18 storey building is totally out of place with acceptable foreshore development and the existing riverscape.
- The proposed development has inadequate provision of the useable open space essential for the number of families and children likely to be resident in a development of this size.
- There is little data regarding the expected impact of these additional residences on local train and ferry services.
- Similarly there is no data regarding the expected impact of these additional residences on local schools.

We believe that a lack of public consultation has lead to a proposal with the above serious flaws reaching the current advanced stage in the approval process. Accordingly, we request in the strongest terms that the approval process be suspended and the proposal be reconsidered through appropriate avenues of consultation with the local community including the local Council.

Yours sincerely

Karenne and Philip Kenny
21 Hay St
West Ryde 2114