

Shivesh Singh - Online Submission from**(object)****From:****To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>**Date:** 24/02/2011 7:33 PM**Subject:** Online Submission from (object)**CC:** <assessments@planning.nsw.gov.au>**Attachments:** Objection to Project MP09_0219 Meadowbank.pdf

(21)

I have attached a pdf of my objection to this project. The existing roads in the area are inadequate to cope the extra volume of traffic this development will create.

Name:**Address:**

Ryde NSW 2112

IP Address: c211-30-184-226.carlnfd1.nsw.optusnet.com.au - 211.30.184.226

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

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

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Attention: Director, Metropolitan Projects.

Re: Concept Plan & Stage 1 Project Application for Building Envelopes and Open Space, and Residential, Ancillary Commercial and Retail uses with Associated Infrastructure, Meadowbank Employment Area, Meadowbank and Ryde.

I have an objection to **Project MP09_0219 & MP09_0216** relating to traffic congestion in the area.

I have lived in Bowden St, near the corner of Victoria Road, since 1969. This corner is a very dangerous intersection because the traffic lights are wrongly programmed. They do not give you a safe right turn into Victoria Road from either side of Bowden Street.

Traffic banks up along Bowden Street (on the southern side) during peak hours and also at the times when students are leaving the TAFE College after classes.

Victoria Road is not coping with the volume of traffic it carries through this area and becomes very congested in peak hours around the Bowden St intersection and down through West Ryde. The crossing of the railway line is inadequate.

A four lane bridge (two lanes each direction) across the railway line is needed at Meadowbank Station. Also, provision needs to be made for pedestrians accessing the railway station to cross the road without stopping the flow of through traffic. During peak hours the pedestrian crossings on both sides of the station cause significant delays and banking up of traffic. This should be addressed in the works done to Constitution Road.

The improvement works proposed in Constitution Road are insufficient. An alternative road is needed to take some of the traffic off Victoria Road. Constitution Road should be extended to Church Street and widened and improved to make an arterial road through this area connecting Church Street with Silverwater Road.

Varga Traffic Planning's submission states that "the proposed development is not expected to significantly increase the volume of traffic generated by the precinct" and goes on to state that the existing industrial premises are underutilised. It is proposed to replace approximately 40 industrial buildings, of which 40% are apparently unoccupied, with 3000 dwellings. Their calculations therefore assume that there would be at least 100 vehicles attending daily associated with each of the occupied industrial buildings in the precinct. Obviously, further studies and surveys should be conducted to verify this assumption. The recent increase in traffic, created by the new residences already constructed and the new Shepherds Bay Shopping facility has more than compensated for the current vacancy factor in the existing industrial premises, on which their calculations are based.

I am convinced that there has been insufficient attention given to traffic movements in the area and would definitely like to see more extended studies conducted to avoid creating a precinct in which traffic becomes solid from time to time.

It seems a shame to improve part of Constitution Road without doing the job properly and constructing a good road all the way from Church Street to Adelaide St, including a bridge over Meadowbank station.

but I do not want my name or details made available on the departments website or made public anywhere in connection with this objection.

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Shivesh Singh - Objection to Proposed Development

From: "Ian McGuinness" <saintly@bigpond.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/02/2011 1:35 PM
Subject: Objection to Proposed Development

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To Whom it May Concern:

Ian and Carolyn McGuinness of 74 Bennett Street , West Ryde NSW 2114 strongly object to the following Project:

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

As residents in the greater Meadowbank area, we are strongly opposed to the Shepard's Bay Urban Renewal Concept Plan.

We have lived in the local area for over 5 years and seen many new developments undertaken that have complied with the Council's instilled height restrictions to maintain the integrity of the area. Local traffic has increased significantly since the development of the Shepard's Bay area with local roads being heavily congested during peak periods.

Main roads and public transport links have been heavily impacted by the increased number of residents in this area over the past 2 years through the development of Shepard's Bay and we have not seen any change to infrastructure to support this increase in population. Victoria Road, Homebush Bay Drive and Ryde Road are problematic during peak and non-peak times and public transport capabilities have not increased to support the rising population of the area. Already it takes me an average of 12-15 minutes to travel from the Ryde Bridge to my home address via Meadowbank Station during the afternoon peak. This route would take on average 3-5 minutes at any other time.

The addition of 2,800 units and over 4,500 cars will have a significant impact on the already struggling facilities available in this area. This includes local schools, shops and services such as medical centres. There are limited schools available to support an increase of residents and the availability of before and after school care service provision must also be considered. There is a lack of quality children's services already available to families in this local area. Shopping centres and their car parks are already difficult to negotiate for local residents without this increased demand. Medical centres in the Ryde Council areas have extensive waiting periods and cannot cope with the already significant demand. Street parking is an ongoing problem for existing residents. The Shephard's Bay area is constantly filled to capacity with residents cars not allowing for external visitors to the one and only parkland area available to families in this area. This creates ongoing congestion and frustration for local residents every day of the week.

If you would like to discuss these issues further, please contact us on 0407 950 924.

Kind regards,

Carolyn and Ian McGuinness

From: "Guy Stockwell" <guy_1@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/02/2011 4:56 PM
Subject: Fw: NSW DoP Major Projects MP09_216 and MP09_219

(23)

Guy Stockwell
3 Wade St
Putney NSW 2112

26th Feb 2011

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

Dear Sir/Madam

Re: Application Numbers MP09_216 Concept Plan-Mixed Use-Commercial
Residential/Retail Development Meadowbank & Ryde and MP09_219 Project Application-
Residential Development Ryde

Regarding the above applications, I wish to make some comments on the proposals.

- 1) I am not against considered development in the Ryde/Putney area. It is a social requirement that affordable housing be provided in all areas around Sydney. The key word here is considered; and it doesn't seem to me that these applications have received or will receive due consideration in terms of traffic movement in and out of the development; the visual impact; the consequences on public transport; and the affect on local community infrastructure such as schools, parks, and storm water drainage as well as sewerage disposal.
- 2) I have lived at the above address for 30+ years and have noticed an extraordinary increase in traffic in the Putney area and particularly in our street and surrounding streets as well as traffic across the Ryde Bridge in both directions. Until recently this has just been a natural increase in traffic as there had been no major developments in the area. But with the completion of developments at the old Plessey site together with massive developments on the Rhodes Peninsula traffic has increased alarmingly and delays have grown exponentially longer. Our once quiet street has developed into a major "rat-run" with frequent traffic queues waiting to get onto Church St southbound.
Under this development, there is to be parking for some 4500 vehicles which is laudable however I wonder how much consideration has been given as to how the local roads are to cope with this increase. Our local roads such as Morrison Road and surrounding roads are already 300% over RTA guidelines; a fact to which they admit. Traffic along Concord Rd/ Church St is already choked both ways am and pm and access to and from this arterial road will cause even more "rat-runs" in quiet

local streets.

On top of this proposal, there is also the additional traffic load generated by the impending developments in the old Ryde Rehab site along Morrison Rd and Charles St. Ryde Council would no doubt take into account the effects of both developments. Has the NSW Govt? Has the developer? I can't see much evidence of it.

- 3) I am very concerned that the development has bypassed Ryde City Council. The Council's plans for the area allows for 1300 dwellings plus Council resolved that it would have a 6 storey limit on the development. That would seem to be visually appealing.
However the developer is seeking to have approval for 2600 dwellings and up to 18 storeys from the NSW Govt under Part 3A of the EP&A Act 1979. I imagine that the view from the river of an 18 storey development would be an eyesore. Let's be honest, the Plessey development isn't anywhere near 18 stories but is not particularly attractive.
- 4) In terms of public transport, southbound peak hour trains to the City are usually full by Concord. The trains are generally of the older style with many not air conditioned. The Rivercat service is sometimes full by the time it gets to Cabarita and also has very odd timetables for Circular Quay and Darling Harbour especially for getting to and from evening entertainment. The bus services from the area to the CBD are reasonable but are comparatively slow in peak hours and will remain so until the RTA enforces the Bus Lane rule along Victoria Road through Drummoyne and Rozelle. For some reason they seem loathe to book people.
What consideration has been given to these issues?
- 5) With regard to community infrastructure, there seems little in the way of provision for open space; and little assessment of the impact on local schools and even less assessment of the effect on roads during construction of the development.

To reiterate, I am not against development in the area. I ask that due consideration be given to all aspects of the development and that these considerations are made public; and also a valid reason why Part 3A of the Act is even in existence.

Yours faithfully

Guy Stockwell

Shivesh Singh - Online Submission from ben collins of resident (object)

From: ben collins <ben.collins@wattyl.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 28/02/2011 9:30 AM
Subject: Online Submission from ben collins of resident (object)
CC: <assessments@planning.nsw.gov.au>

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Project is not appropriate for the area. The building is too tall. The number of new residents will overwhelm existing services.

Name: ben collins
Organisation: resident

Address:
11 crowley crs melrose park

IP Address: mta.wattyl.com.au - 210.193.162.188

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

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Shivesh Singh - Serious Concerns and Objection to Sherpherds Bay Urban Renewal Concept Plan in Major Projects MP09-216 and MP09-219

From: Bernard Lee <superior_sys@yahoo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 25/02/2011 9:41 PM
Subject: Serious Concerns and Objection to Sherpherds Bay Urban Renewal Concept Plan in Major Projects MP09-216 and MP09-219

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My name is Bernard Hoong-Hee Lee and my home address is 30/143 Bowden Street, Meadowbank, NSW 2114. I herewith forward my submission expressing my serious concerns and objection to the the Concept Plan submitted by Robertson & Marks Architects P/L and identified under major projects MP09-216 and MP09-219 on the following grounds:

1. Adverse Impact in Living Caused by Excessive and Over-Development in Submitted Concept Plan

I am very concerned that the Concept Plan submitted by Robertson & Marks P/L and identified under major projects, MP09-216 and MP09-219 does not conform to the master plan prepared by Ryde Council. I had bought in my present residence and relocated into Meadowbank believing that urban renewal undertaken for Meadowbank would conform to Ryde Council plans. The proposed development as spelled out in the Concept Plan is greatly in excess of what is regarded as appropriate. The Concept Plan should be strictly adhered to height restriction as spelled out in the Master Plan of Ryde Council for Meadowbank. As a guide, appropriate development should see all buildings not exceeding 9 storeys in height. Any development more than 9 storeys high would be regarded as excessive and over-development bringing with it attendant undesirable consequences that would have an adverse impact on the living in Meadowbank.

2. Traffic Congestion

The proposed development of 2800 apartments and the provision for 4,500 cars in the areas under MP09-216 and MP09-219 would bring about serious traffic congestions and chaos. The present roads, in particular those surrounding the proposed two developments are generally narrow and unable to support the expected huge increase in traffic brought about by 2800 new apartments and thousands of additional cars. As it is, there is already traffic congestion from 3.45 pm - 5.45 pm in Constitution Road, Railway Road and Bank Street. At around the said time, cars would be seen diverting into Underdale Lane with resulting traffic congestion in Bowden Street, Underdale and Bay Drive. During the said time it is quite a trying experience to drive out of Bay Drive and Bowden Street. The massive overdevelopment as represented by the said Concept Plan would only add to traffic woes and chaos. There would be utter traffic congestion and traffic chaos in many of Meadowbank roads for most times of the day with this massive overdevelopment in MP09-216 and MP09-219, in particular Constitution Road, Bowden Street, Bay Drive, Railway Road, Belmore Street, Parsonage Street, The Loop Road, Well Street and even Church Street. From 3.45 pm - 6.30 pm, trying to get into Church Street from Loop Road is already a nightmare. Just imagine the traffic woes when a few thousand additional cars are added in.

3. Inadequate Open Space

Sufficiently large open space should be made available in the proposed development for children to play, fly a kite or kick a ball around. A number of studies undertaken have point to the need for safe play grounds close to where they live for cognitive and physical development. Given the massive development, it is shocking that very little usable open space is set aside. The developer for these two developments must be contribute substantially to useable open space as part of the approval process for this proposed massive development.

4. Mandatory Requirement For Ecologically Sustainable Development.

For a massive development as represented by MP09-216 and MP09-219, it is suggested that the Department of Planning should set out mandatory requirements for ecologically sustainable development for the developer to observe.

Suggestion For Consideration

I would like to put forward a suggestion that the developer and its architect, Robertson & Marks P/L, be asked to consider that above mentioned concerns and put a revised Concept Plan that would adequately address these mentioned concerns before approval is granted. Until these mentioned concerns are met, I object to the proposed Concept Plan.

Shivesh Singh - MP09_0216 (Concept Plan) and MP09_0219 (Project Application - Stage 1) - Meadowbank Employment Area

From: "Adrian Melo" <AMelo@ryde.nsw.gov.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 25/02/2011 4:46 PM
Subject: MP09_0216 (Concept Plan) and MP09_0219 (Project Application - Stage 1) - Meadowbank Employment Area

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Dear Sir/Madam,

I refer to the Part 3A Applications (MP09_0216 - Concept Plan and MP09_0219 - Project Application - Stage 1) within the Meadowbank Employment Area that are currently on Public Exhibition. Whilst I note that the submission period will be concluding on the Monday 28 February 2011, Ryde Council is currently awaiting the receipt of reports being prepared by external consultants to finalise Council submission.

As such, Council will not be able to provide a submission on the proposal within the specified time and humbly request for an extension until 4th March 2011.

Could confirmation that this is acceptable please be provided in writing.

Kind regards,

Adrian Melo
Client Manager - Building and Development Advisory Service

City of Ryde

p: 02 9952 8238

f: 02 9952 8070

e: amelo@ryde.nsw.gov.au



Please consider the environment before you print this e-mail!

Shivesh Singh - 11 02 27 to MAJOR PROJECTS ASSESSMENTS, NEW SOUTH WALES
DEPARTMENT OF PLANNING

From: "John Toohey" <pktoohey@ozemail.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 27/02/2011 6:29 PM
Subject: 11 02 27 to MAJOR PROJECTS ASSESSMENTS, NEW SOUTH WALES
DEPARTMENT OF PLANNING
Attachments: JOHN P letter.doc

27

Re: application Nos: MP09-216 and MP09- 219

By

ROBERTSON & MARKS ARCHITECTS Pty. LTD.

PLEASE FIND ATTACHED MY SUBMISSION FOR THE ABOVE DEVOPEMENT APPLICATION.

REGARDS,

JOHN P TOOHEY

JOHN P. TOOHEY

65 MONS Avenue, WEST RYDE ,2112
Tel: 0412 121 068
Email: pktoohey@ozemail.com.au

19th February 2011

The Planning Minister
The HON. Tony Kelly MLC,
Level 34
Governor Macquarie Tower,
1 Farrer Place,
Sydney, NSW 2000

Ref: **Shepherds Bay Urban Renewal Concept Plan**
Application No's: MP09-216 and MP09-219
By ROBERTSON & MARKS ARCHITECTS P/L

Dear Sir,

I have concerns about the impacts of the above proposed development and I wish to object to the proposal in its present form.

In basic terms, local residents have not been given adequate opportunity to assess and discuss the proposed development with the proponents and it appears from discussions with the architectural and planning consultant representatives of the proponent, at the "Community Consultation Session" held on Saturday 12th February 2011, that Ryde City Council and its staff have already had an excessive input into the proposal to the extent that Traffic and Open Space NEEDS of the community have been displaced without the council having consulted with the community on the subjects before impressing their own preferences on the plans.

In specific terms, there are three issues that I want to address:

1. TRAFFIC CONGESTION
2. OPEN SPACE
3. LACK OF OVERALL LOCALITY DEVELOPEMENT PLAN

TRAFFIC CONGESTION

There is already considerable traffic congestion particularly in peak hours on Constitution Road at Meadowbank. Whilst some delays are caused by unregulated (no pedestrian traffic control lights) pedestrian crossings for access to the Railway Station from both the East and West sides. The greatest cause of afternoon delays on Constitution Road occurs at the Bowden Street roundabout intersection where traffic coming from a "rat-run" enter the roundabout from the North and insist consistently and illegally on their "right of way" over traffic trying to enter the roundabout from the easterly direction, thus causing traffic to queue up along Constitution Road and then along Belmore Street, in both directions. This rat-run is

caused by traffic which has used the YERONG/THISTLE streets to SQUIRE/THORN streets when travelling westerly from Morrison Road.

Now, what we do not need is more “rat-runs”, formed by opening up a new cross street on Nancarrow Road between Bowden Street and Belmore Street and also providing a so-called “foreshore drive” by extending the existing Rothersey Street from Belmore Street through to Bowden Street.

THE SOLUTION:

- i) Install traffic lights at the intersection of Constitution Road and Bowden Street
- ii) Make the new Nancarrow and Rothersey streets ACCESS roads only, not through roads. i.e. the streets would be blocked in a central location to provide access to the new buildings – but not allow through traffic which will just provide another “rat-run”. This would be similar to the near-by, existing Well Street which is blocked to through traffic between Porter Street and Belmore Street – but allows free access to the under building parking in the buildings.
- iii) Upgrade Constitution Road by widening as necessary into this new proposed development area, and by fitting recessed bus pick-up bays at bus stops so that buses do not block the through flow of other traffic whilst loading and un-loading.

OPEN SPACE

The following is the first sentence in the executive summary of an April 2010 report on a project by Deakin University for the well respected “beyond-blue” organization:

“Growing evidence shows that access to the natural environment improves the health and well-being as well as preventing disease and helping people recover from illness. In fact it is recommended that people living in towns and cities should have accessible natural green space of at least 2 hectares in size located no more than 300 metres (or five minute walking distance) from home.”

The report highlights the following point:

‘Research evidence shows that close proximity to green spaces is clearly associated with reduced prevalence of depression and anxiety and other health problems. The relationship has been shown to be strongest for children and people with low incomes.’

Some additional information has been published from overseas by the English Nature in its report “Accessible natural greenspace in town and cities” which says that a provision should be made for Local Nature Reserves (this does not mean

Sporting fields) in every urban area at the MINIMUM level of ONE (1) hectare per thousand of population.

Now in this case, with a proposed 2600 (may be more ??) residences with say only two persons per residence (not to mention possible children) then we have a desirable minimum requirement of over 5 hectares of natural green space for the 5200 residents.

I understand, from the architectural representative of the developer at the community event, that this whole site represent about 10 hectares of which 8 hectares are buildable space (7 hectares are controlled by Holdmark with 6 hectares of building) – this leaves a mere ONE (1) hectare for open space and that is not necessarily natural greenspace but consists of hard landscaped areas as well.

In other words **less than 20%** of the English recommendations

This situation does not auger well for the future residents of this proposed development and their mental well being appears to be, being put at stake in the pursuit of higher profit margins on the overall development project.

There **MUST** be a reassessment of the open space provisions in these developments to protect the future of the residents.

LACK OF OVERALL LOCALITY DEVELOPMENT PLAN

One other aspect of this development is that it is surrounded by other pending/possible developments which whilst smaller will not have the space available to provide any significant open space and so there needs to be an arrangement in this development to secure the necessary open space for the entire future area before it is built out and then too late. This provision of additional open space may need to be traded off against other aspects of the development.

Examples of these surrounding future developments include:

- 80 BelmoreSt - factory space converted to proposed residential development.
- The Crowle Home site – conversion to higher intensity residential spaces'
- Ryde City Council Operations Centre – at the time of purchase some years ago, Ryde Council staff said this was a financial investment for the Council because it could be sold off in the future for intensive residential development.
- The former (now derelict) "ADDIS" brush site on Devlin St next to the proposed landmark/gateway building proposed in this development.

The bottom line is that we cannot just keep saying that these areas are near to the existing and very large Meadowbank Park sporting complex, therefore we don't

need to provide any more significant open space for future residents. These facilities are far, too far away for young children to be allowed to range from these new proposed development areas without close parental supervision.

This assessment by your Department and Ministry of this proposal represents a unique opportunity to make a real and significant input into the future of our area and the people who will come to live here. Please do not let any of us down.

JOHN P. TOOHAY

Shivesh Singh - File 09/04920-1 Shepherds Bay

From: gabrielle LEstrange <gabrielle_lestrange@yahoo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 28/02/2011 1:48 AM
Subject: File 09/04920-1 Shepherds Bay

(28)

28th February 2011

Department of Planning NSW
Metropolitan Projects

(Mrs) Gabrielle L'Estrange
25 Regent Street
PUTNEY NSW 2112

Subject: Concept Plan and Stage 1 Project Application for Building Envelopes and Open Space, and Residential, Ancillary Commercial and Retail uses with Associated infrastructure, Meadowbank Employment Area, Meadowbank and Ryde.
[MP09_0216 and MP09_0219].

I strongly object to the above application . Over-development of this small pocket will only add to the traffic congestion that already exist due to the already over -development of the area as well as overpopulating this area.

Shivesh Singh - Online Submission from Shelley & Kerry THOMPSON (object)

From: Shelley & Kerry THOMPSON <shelleythompson@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 3:33 PM
Subject: Online Submission from Shelley & Kerry THOMPSON (object)
CC: <assessments@planning.nsw.gov.au>

(29)

We wish to lodge our objection to this proposal for the following reasons:

1. We believe the 18 Storey height of the building adjacent to Ryde Bridge is totally out of character with the surrounding area and it is unnecessary given there are some 2000 other residences being built.
2. We believe the proposed buildings along Constitution Road are too high because they adjoin an area of single storey dwellings and this too, is out of character with the area.
3. The road traffic survey, while extensive, doesn't take into account the movement of traffic during morning and afternoon peak periods and all the roads in this area are already extremely congested. It is especially difficult to access Church Street and Victoria Road during the peak periods.

Name: Shelley & Kerry THOMPSON

Address:
41 Waterview Street
PUTNEY

IP Address: c122-106-168-121.carlnfd1.nsw.optusnet.com.au - 122.106.168.121

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 Philip Pogson of n/a (object)

From: Philip Pogson <philippogson@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 4:18 PM
Subject: Online Submission from Philip Pogson of n/a (object)
CC: <assessments@planning.nsw.gov.au>

30

I believe that the proposed building at around 19 stories is too too tall for the area and out of character with the current developments. I have no objections to developing the site, just the height of the building

Name: Philip Pogson
Organisation: n/a

Address:
36 Osborne Ave, Putney NSW 211

IP Address: d122-104-57-142.sbr3.nsw.optusnet.com.au - 122.104.57.142

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, Meadowbank & Ryde
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P: 9228 6424
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Shivesh Singh - Online Submission from Philip Pogson of n/a (object)

30

From: Philip Pogson <philippogson@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 4:20 PM
Subject: Online Submission from Philip Pogson of n/a (object)
CC: <assessments@planning.nsw.gov.au>

I believe that the proposed development is too big for the site and out of character with the developments of the last few years in Shepherds Bay. I have no objection to developing the site as residential accommodation as such.

Name: Philip Pogson
Organisation: n/a

Address:
36 Osborne Ave Putney NSW 2112

IP Address: d122-104-57-142.sbr3.nsw.optusnet.com.au - 122.104.57.142

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

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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 Shirley Peters of Highlight Studios Pty Ltd (object)

From: Shirley Peters <shirleypeters@me.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 2:22 PM
Subject: Online Submission from Shirley Peters of Highlight Studios Pty Ltd (object)
CC: <assessments@planning.nsw.gov.au>

(31)

Every peakhour, Church Street between Ryde Bridge and Victoria Road is at a standstill due to too many vehicles, so how does the developer propose to justify adding thousands of new cars to this road?

I have two objections to this proposed development.

1. It is too close to a current "over" development at Royal Sydney Rehabilitation Centre on Morrison Road Putney. The local community have already held a long and bitter campaign over the potential increase of traffic to the small neighbourhood.
2. The buildings are too high. They allow for an increase in the density of families that will cause too many cars to saturate the local back streets of the area.

Name: Shirley Peters
Organisation: Highlight Studios Pty Ltd

Address:
29 Regent Street
Putney NSW 2112

IP Address: cpe-58-173-112-140.ryqe1.cht.bigpond.net.au - 58.173.112.140

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From: Shirley Peters <shirleypeters@me.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 2:22 PM
Subject: Online Submission from Shirley Peters of Highlight Studios Pty Ltd (object)
CC: <assessments@planning.nsw.gov.au>

31

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2. The buildings are too high. They allow for an increase in the density of families that will cause too many cars to saturate the local back streets of the area.

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Shivesh Singh
Senior Planner

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

Shivesh Singh - Online Submission from Scott White ()

From: Scott White <scott.white@exemail.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 4:21 PM
Subject: Online Submission from Scott White ()
CC: <assessments@planning.nsw.gov.au>

I wish to express my objection to the proposal that has been submitted under MP09_0219. Primarily, I am seriously concerned about the invasion of privacy that will occur with the height of the proposed buildings. They will be built directly across the road from current houses and the height means that residents will have no privacy in their own backyards. Also, I do not believe there has been enough study done to the impact on local infrastructure, in particular public transport. This is currently an issue now with the recent addition of over 300 units, the railway station is now overcrowded in peak hour, and traffic backs up from the station back to Concord Road in peak hour. Please reconsider this application, and turn the area into more parklands which are in short supply along the river.

Name: Scott White

Address:
53 Constitution Rd, Meadowbank 2114

IP Address: 32.10.233.220.static.exetel.com.au - 220.233.10.32

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

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Shivesh Singh - Online Submission from Scott White ()

From: Scott White <scott.white@exemail.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 4:22 PM
Subject: Online Submission from Scott White ()
CC: <assessments@planning.nsw.gov.au>

(32)

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Name: Scott White

Address:

53 Constitution Rd, Meadowbank 2114

IP Address: 32.10.233.220.static.exetel.com.au - 220.233.10.32

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

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Shivesh Singh

Senior Planner

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Shivesh Singh - Online Submission from Graeme Scott (object)

From: Graeme Scott <senscott@optusnet.com.au>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 25/02/2011 7:50 PM
Subject: Online Submission from Graeme Scott (object)
CC: <assessments@planning.nsw.gov.au>

33

See submission for MP09_0219

Name: Graeme Scott

Address:

15 Yerong Street, Ryde 2112

IP Address: c211-30-171-50.carlnfd1.nsw.optusnet.com.au - 211.30.171.50

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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Shivesh Singh - Online Submission from Ling JIN (object)

From: Ling JIN <liliane0809@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 26/02/2011 8:48 AM
Subject: Online Submission from Ling JIN (object)
CC: <assessments@planning.nsw.gov.au>

(34)

I am a residence in Meadowbank and I have lived in this peaceful and quiet suburb for 4 years. Apparently I'm aware of this MP09_0216 project proposal and plan. The height and bulk of the planned buildings are most inappropriate. This plan will bring large amount of additional cars and people into this suburb that will come with much more noise and will make current chaotic traffic in peak hours worse.

In addition, I have noticed that this project covers the field that the V&\$ Fitness currently locates in. This lovely and professional gym is established in 1950s. I believe it has been a part of my life as well as hundreds of residences' lives. It would be so sad if this gym would be replaced by any other buildings.

Name: Ling JIN

Address:
50/143 Bowden Street, Meadowbank, 2114

IP Address: - 125.255.83.131

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, Meadowbank & Ryde
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Shivesh Singh
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Shivesh Singh - Online Submission from lin huang of business manager ()

From: lin huang <yemao750734@hotmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 26/02/2011 4:49 PM
Subject: Online Submission from lin huang of business manager ()
CC: <assessments@planning.nsw.gov.au>

35

sorry, too much apartment !

Name: lin huang
Organisation: business manager

Address:
6315/6 porter st ryde nsw 2112

IP Address: cpe-138-130-106-148.lns3.clt.bigpond.net.au - 138.130.106.148

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

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Shivesh Singh - Online Submission from Eli Minassian of Ells Trading Pty Ltd (support)

From: Eli Minassian <eli@technoglassdesigns.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 26/02/2011 5:03 PM
Subject: Online Submission from Eli Minassian of Ells Trading Pty Ltd (support)
CC: <assessments@planning.nsw.gov.au>

(36)

Generally the proposed plans are an improvement to the MEA, however the proposed 12 storey buildings at the corner of Nancarrow Ave, and Hamilton Cr. West are absolutely un-acceptable due to the very high nature and obstruction to the high point of these two streets from the Northern side and setting an ugly high point which certainly does not complement the topography of the land. I would be briefing these further while consulting other architects not involved in this project.

I would be pleased if further developments were notified to me in the future.

thank you Eli Minassian

Name: Eli Minassian
Organisation: Ells Trading Pty Ltd

Address:
31 Nancarrow Ave. Meadowbank

IP Address: techno54.lnk.telstra.net - 203.45.180.63

Submission for Job: #3745 MP09_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde
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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 Michael & Elizabeth Willis of private citizen (object)

From: Michael & Elizabeth Willis <elizabeth.willis@bigpond.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 26/02/2011 7:44 PM
Subject: Online Submission from Michael & Elizabeth Willis of private citizen (object)
CC: <assessments@planning.nsw.gov.au>

(37)

We object to this development as 9 storeys would completely ruin the streetscape and tone of the area.
We do not object to development just to massive overdevelopment!
We require far more community input into this project and 2 meetings in one week to explain this massive project, with very little publicity, is not enough. Please delay decision until after the March election.

Name: Michael & Elizabeth Willis
Organisation: private citizen

Address:
52 Parkes Street,
West Ryde 2114

IP Address: cpe-60-228-28-177.lns6.ken.bigpond.net.au - 60.228.28.177

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 Philippa Berglund (object)

From: Philippa Berglund <pip.berglund@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 4:32 PM
Subject: Online Submission from Philippa Berglund (object)
CC: <assessments@planning.nsw.gov.au>
Attachments: The Planning Minister.pdf

38

I am concerned by the scale of the proposed development and project along the Meadowbank foreshore area. Whilst I agree that some development of this site may be beneficial, the scale of this development is out of place in this area and will have a detrimental impact upon the local community and infrastructure.

Name: Philippa Berglund

Address:
6/84 Station St, West Ryde

IP Address: 124-168-0-136.dyn.iinet.net.au - 124.168.0.136

Submission for Job: #3746 MP09_0219 - Project Application - Residential Development, Ryde
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The Planning Minister

The Hon. Tony Kelly

I write to express my concerns regarding the proposal of 2600 dwelling alongside the Meadowbank foreshore area. I am concerned by the scale of the project and its likely impact upon the Meadowbank, West Ryde, Shepherds bay area.

Despite noting that "It is important that appropriate view sharing is maintained in the development of the subject lands" (p8 EA), the proposal seeks permission to construct 18 storey high buildings. We need to remember that though this is a mixed zone suburb, it is a suburb! This is an area where young families are able to establish themselves and create a lifestyle. An 18 storey building would be out of place in this locale and is more suited to a cbd location. The Ryde Council had plans for the area which allowed for a 6 storey building – this seems a lot more reasonable. This would seriously impact the view sharing possibilities not to mention the added strain this would place on local infrastructure.

Victoria Road is the main road in and out of this area, as well as being one of the main corridors for travel for those commuting between Sydney City and Parramatta. Ryde Council note that Victoria Road has a 60,000 Average Annual Daily Traffic Volume. This road is often congested and a further 2600 dwellings will seriously impact those using the road, and those accessing local public transport options. Meadowbank is well serviced for public transport for its current capacity and reasonable growth such as that planned for by the local council (i.e. 1300 dwellings). 2600 dwellings does not appear reasonable.

I am concerned also for the impact such a proposal if allowed, would have upon our local schools, public parks, libraries, storm water drainage, and community spaces.

Whilst I agree that some development of this land may be positive, the scale of this proposal is out of place for the area and will have a detrimental impact upon the community already here and that which grows sustainably over time. I believe sustainable growth must be a critical consideration and ask that you remember this in your planning.

Thank you for considering my concerns regarding this matter,

Philippa Berglund

6/84 Station St

West Ryde 2114

Shivesh Singh - Online Submission from Martin Lloyd of Private Resident (object)

From: Martin Lloyd <martylovespetrol@gmail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 6:14 PM
Subject: Online Submission from Martin Lloyd of Private Resident (object)
CC: <assessments@planning.nsw.gov.au>

(39)

I have serious concerns regarding population density and stress on services as well as the lifestyle of existing residents.

Traffic density has already become an issue with the Shepherd's Bay development. More high density housing will murder what space and character remains of this area.

Name: Martin Lloyd
Organisation: Private Resident

Address:
21/13-15 Meadow Cres
Meadowbank

IP Address: 178.346.dsl.syd.iprimus.net.au - 211.27.53.178

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 Jian Luo (object)

From: Jian Luo <jluo@y7mail.com>
To: Shivesh Singh <shivesh.singh@planning.nsw.gov.au>
Date: 27/02/2011 7:02 PM
Subject: Online Submission from Jian Luo (object)
CC: <assessments@planning.nsw.gov.au>

(40)

I strongly oppose to the above proposed development by Holdmark in Meadowbank due to the high level of density unsuitable to the, further traffic congestion likely to cause to the local streets, adverse visual impact particularly along the Parramatta River foreshore area and lack of usable public open space.

I urge the Minister for Planning not to approve the proposal without further community consultation.

Thank you for considering this submission.

Yours sincerely,
Jian Luo

Name: Jian Luo

Address:
13/9 Meadow Crescent
Meadowbank
NSW 2114

IP Address: 60-240-202-33.tpgi.com.au - 60.240.202.33

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