

**Shivesh Singh - Online Submission from [REDACTED] (object)**

**From:** [REDACTED]  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 31/01/2011 11:28 PM  
**Subject:** Online Submission from [REDACTED] (object)  
**CC:** <assessments@planning.nsw.gov.au>

(61)

me and my family have lived at the above adress for the last 10 years.i have lived in the the adjacent areas all my life.we will live here for the rest of our life and our offspring will too i hope.i have no odjection to the type of development proposed for the costitution rd precinct.the only objection i have is in regards to height .i think on the constitution road side of the develoment height should be a maximun of three or four levels and the buildings on the shepards bay side should be built in height falling back towards the wateredge.it should be remembered that this is an established area and that new buildings should fit in with whats been there for many years .although adjacnt there are buildings at a much higher level these are not i think as overbearing as the development proposed on constitution rd .one must remember also that all the new developments will be sevised by virtually single lane roads? traffic chaos? it is commendable that more bike lanes will be constructed as i do ride regularly but not on costitution road anymore as i was hit by a car 12 months ago .for the record im okay

I DO WANT MY DETAILS TO BE MADE AVAILABLE TO THE PROPONENT ,THE AUTHORTIES OR AN ANY WEBSITE THANKS

Name: [REDACTED]

Address:  
 5 willllandra st ryde 2112

IP Address: c211-30-187-204.carlnfd1.nsw.optusnet.com.au - 211.30.187.204

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](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](https://majorprojects.onhiive.com/index.pl?action=view_site&id=2183)

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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 Ross Johnson (object)**

**From:** Ross Johnson <rossgo@hotmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 1/02/2011 1:13 PM  
**Subject:** Online Submission from Ross Johnson (object)  
**CC:** <assessments@planning.nsw.gov.au>

(62)

Dear NSW Department of Planning (DoP),

I wish to bring to your attention the recently released "Shepherds Bay Urban Renewal project" which is a Part 3 Development to be determined by NSW DoP currently on exhibition until 28 February 2011 (MP09\_0216).  
I understand my Local Council (City of Ryde) has absolutely no control over it's final determination.

As a local resident adjoining these parcels of land, my partner and I do not object to development of this area, but we do object to the extent and inappropriate scale of this development.

I have received a flyer in the post regarding public meetings at Shepherds Bay Community Centre on Tuesday, 8th February and Saturday, 12th February which I will be attending.

I wish to object based on the following points:

- 1) Inappropriate height of buildings;
- 2) Out of character with surrounding community/area;
- 3) Reduced visual amenity;
- 4) Increased traffic density;
- 5) Reduced safety of children in nearby Little Einstein Child Care Centre and those using Anderson Park;
- 6) Heightened pressure on existing stormwater capacity;
- 7) Impact on surrounding estuarine environment resulting from increased downstream run off;
- 8) Increased shading impacts;
- 9) Increased resident parking issues; and
- 10) Increased potential for crime.

Thank you for reading and for your consideration.

Yours sincerley,  
Ross Johnson

Name: Ross Johnson

Address: Unit 1204/100  
112-1204/100 Belmore Street  
Sydney NSW 2112  
Ryde

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

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**From:** Anthony Sestanovic <maza\_mazi@bigpond.com.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 14/02/2011 9:19 AM  
**Subject:** Online Submission from Anthony Sestanovic (object)  
**CC:** <assessments@planning.nsw.gov.au>

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This is an over development of the Parramatta River foreshore. The size and scale of the development is already an eye sore following development to date. The concentration of development and population living in such a small area is not sustainable. The infrastructure - roads, power and general utilities have not been designed for high density housing. This development is a true and present danger in devaluing the area including surrounding areas. Looking forward a number of years the shephard bay development will be seen as an eye sore, over populated, and crowded attracting a clientele that does not meet the demographic of the area. Strongly opposed to this overdevelopment. Why can't the effort be put into improving the foreshore, parklands and regenerating natural flora and fauna.

Name: Anthony Sestanovic

Address:  
35 Regent Street Putney

IP Address: - 202.38.157.138

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 Olivia Collings (object)**

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**From:** Olivia Collings <oliviacollings@hotmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 10:46 PM  
**Subject:** Online Submission from Olivia Collings (object)  
**CC:** <assessments@planning.nsw.gov.au>

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64

I have severe objections to the proposal to build an additional 2,600 dwellings along the Meadowbank foreshore. The area is already home to a high number of people who live in high-density housing.

There are a number of issues with the proposal for 2,600 dwellings and in excess of 4,000 people. First and foremost is the addition of that many people and undoubtedly that many cars. The traffic congestion around the Meadowbank area is already decreasing quality of life for residents. Whether trying to leave or enter the area via Church Street or Victoria Road there are traffic delays at all hours of the day.

I live in Meadowbank and work in St Leonards. I drive to work (in a hybrid). The distance I travel to work is less than 15km, yet if I was to take public transport (train) I would travel in excess of 40km either via Epping or via the city. The introduction of these dwellings and the unavoidable increase in cars that they would bring would make not only my journey via car to work significantly more difficult, it will increase frustration amongst residents and possibly lead to more accidents, as driver take risk to avoid delays. Already I see driver taking risks at the traffic light on Bowden St/Victoria Road because there is no right hand turn arrow.

Please do not allow this development with this number of dwellings to go ahead.

Name: Olivia Collings

Address:  
14/7 Bank Street Meadowbank

IP Address: d175-39-11-50.sbr800.nsw.optusnet.com.au - 175.39.11.50

Submission for Job: #3746 MP09\_0219 - Project Application - Residential Development, Ryde  
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**Shivesh Singh**  
Senior Planner

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E: shivesh.singh@planning.nsw.gov.au  
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64

Hello,

I am currently away from the office and will return on 16 February 2011.

If you have any queries, please contact Andrew Smith on 9228 6369 or [andrew.smith@planning.nsw.gov.au](mailto:andrew.smith@planning.nsw.gov.au).

Kind Regards  
Shivesh

Shivesh Singh CPP  
Senior Planner

Department of Planning

Metropolitan Assessments (March 2011)

Strategic Assessments  
23-33 Bridge Street, Sydney, 2000  
GPO Box 39, Sydney, NSW, 2001

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>>> oliviacollings 02/16/11 22:46 >>>

I have severe objections to the proposal to build an additional 2,600 dwellings along the Meadowbank foreshore. The area is already home to a high number of people who live in high-density housing.

There are a number of issues with the proposal for 2,600 dwellings and in excess of 4,000 people. First and foremost is the addition of that many people and undoubtedly that many cars. The traffic congestion around the Meadowbank area is already decreasing quality of life for residents. Whether trying to leave or enter the area via Church Street or Victoria Road there are traffic delays at all hours of the day.

I live in Meadowbank and work in St Leonards. I drive to work (in a hybrid). The distance I travel to work is less than 15km, yet if I was to take public transport (train) I would travel in excess of 40km either via Epping or via the city. The introduction of these dwellings and the unavoidable increase in cars that they would bring would make not only my journey via car to work significantly more difficult, it will increase frustration amongst residents and possibly lead to more accidents, as driver take risk to avoid delays.

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Please do not allow this development with this number of dwellings to go ahead.

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14/7 Bank Street Meadowbank

IP Address: d175-39-11-50.sbr800.nsw.optusnet.com.au - 175.39.11.50

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## Shivesh Singh - Online Submission from Tunay Ersez (object)

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**From:** Tunay Ersez <tunaye@hotmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 10:28 PM  
**Subject:** Online Submission from Tunay Ersez (object)  
**CC:** <assessments@planning.nsw.gov.au>

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65

Give the area environment some rest from the continued development. There has been nearly 10 years of non-stop construction. Take it slowly.

Name: Tunay Ersez

Address:  
17/66-70 Constitution Rd, Meadowbank 2114

IP Address: cpe-60-229-143-60.lns17.ken.bigpond.net.au - 60.229.143.60

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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Hello,

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I am currently away from the office and will return on 16 February 2011.

If you have any queries, please contact Andrew Smith on 9228 6369 or [andrew.smith@planning.nsw.gov.au](mailto:andrew.smith@planning.nsw.gov.au).

Kind Regards  
Shivesh

Shivesh Singh CPP  
Senior Planner

Department of Planning

Metropolitan Assessments (March 2011)

Strategic Assessments  
23-33 Bridge Street, Sydney, 2000  
GPO Box 39, Sydney, NSW, 2001

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>>> tunaye 02/16/11 22:21 >>>

Give the area environment some rest from all the development that has gone on. It's been nearly 10 years of non-stop construction.

Name: Tunay Ersez

Address:  
17/66-70 Constitution Rd, Meadowbank 2114

IP Address: cpe-60-229-143-60.lns17.ken.bigpond.net.au - 60.229.143.60

Submission for Job: #3746 MP09\_0219 - Project Application - Residential Development, Ryde



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**Shivesh Singh - Online Submission from Jason Keane of Keane Lawyers (object)**

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**From:** Jason Keane <jskeane@bigpond.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 8:51 PM  
**Subject:** Online Submission from Jason Keane of Keane Lawyers (object)  
**CC:** <assessments@planning.nsw.gov.au>

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I would like to express my concern and note that I do not support the development of a 2600 and 18 story development at Meadowbank. We decided to live in this area as it is a low rise residential area. We use the foreshore and believe the development will have a severe negative impact on the local community, the traffic issues in the area, the lifestyle and street scape and the overall quality of life for the residents. Even considering a large scale development is unacceptable.

The developer is obviously trying to cash in on the lifestyle for a local area. There will be zero return to the local residents of Ryde and Meadowbank by supporting such a development.

Name: Jason Keane  
Organisation: Keane Lawyers

Address:  
31 Bowden Street  
RYDE NSW 2112

IP Address: cpe-121-216-146-62.lnse2.ken.bigpond.net.au - 121.216.146.62

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](mailto:shivesh.singh@planning.nsw.gov.au)  
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66

Hello,

I am currently away from the office and will return on 16 February 2011.

If you have any queries, please contact Andrew Smith on 9228 6369 or [andrew.smith@planning.nsw.gov.au](mailto:andrew.smith@planning.nsw.gov.au).

Kind Regards  
Shivesh

Shivesh Singh CPP  
Senior Planner

Department of Planning

Metropolitan Assessments (March 2011)

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23-33 Bridge Street, Sydney, 2000  
GPO Box 39, Sydney, NSW, 2001

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>>> jskeane 02/16/11 20:51 >>>

I would like to express my concern and note that I do not support the development of a 2600 and 18 story development at Meadowbank. We decided to live in this area as it is a low rise residential area. We use the foreshore and believe the development will have a severe negative impact on the local community, the traffic issues in the area, the lifestyle and street scape and the overall quality of life for the residents. Even considering a large scale development is unacceptable.

The developer is obviously trying to cash in on the lifestyle for a local area. There will be zero return to the local residents of Ryde and Meadowbank by supporting such a development.

Name: Jason Keane  
Organisation: Keane Lawyers

Address:  
31 Bowden Street

RYDE NSW 2112

IP Address: cpe-121-216-146-62.inse2.ken.bigpond.net.au - 121.216.146.62

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Development, Ryde  
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**Shivesh Singh - Online Submission from Francene Keane of Resident (object)**

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**From:** Francene Keane <fakeane@bigpond.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 8:50 PM  
**Subject:** Online Submission from Francene Keane of Resident (object)  
**CC:** <assessments@planning.nsw.gov.au>

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(67)

I would like to express my concern and note that I do not support the development of a 2600 and 18 story development at Meadowbank. We decided to live in this area as it is a low rise residential area. We use the foreshore and believe the development will have a severe negative impact on the local community, the traffic issues in the area, the lifestyle and street scape and the overall quality of life for the residents. Even considering a large scale development is unacceptable.

The developer is obviously trying to cash in on the lifestyle for a local area. There will be zero return to the local residents of Ryde and Meadowbank by supporting such a development.

Name: Francene Keane  
Organisation: Resident

Address:  
31 Bowden Street  
RYDE NSW 2112

IP Address: cpe-121-216-146-62.lnse2.ken.bigpond.net.au - 121.216.146.62

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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**Shivesh Singh**  
Senior Planner

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## Shivesh Singh - Online Submission from Mangaldeep Sandhu (object)

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**From:** Mangaldeep Sandhu <jazzymago@gmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 7:10 PM  
**Subject:** Online Submission from Mangaldeep Sandhu (object)  
**CC:** <assessments@planning.nsw.gov.au>

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68

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i am in favour of 1300 dwelling instead of 2600. too much traffic peak hours. plz don't do it.

Name: Mangaldeep Sandhu

Address:  
14/10 Union st  
meadowbank

IP Address: 110-174-22-99.static.tpgi.com.au - 110.174.22.99

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 Carolyn McGuinness (object)**

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**From:** Carolyn McGuinness <saintly@bigpond.net.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 6:38 PM  
**Subject:** Online Submission from Carolyn McGuinness (object)  
**CC:** <assessments@planning.nsw.gov.au>

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69

As a resident in this area, I am increasingly concerned with the number of large development complexes going ahead in this area. This has seen the population in Meadowbank increase significantly over the past few years without any concern for the areas infrastructure. There is already major traffic congestion in all directions from the Meadowbank area and public transportation is not assisting to decrease this ongoing problem. Major road systems have been overloaded with many through residents electing to use quieter residential roads. This has created an ongoing issue with resident safety as well as further local traffic congestion on roads that are not suitable for the volume of traffic.

I feel that there is an overwhelming need to review the infrastructure of not only the Meadowbank area, but the wider Sydney area to cope with this increase in population to an area already struggling to meet the needs of local residents.

Please feel free to contact me on 0407 950 924 if you would like to discuss this matter further with me.

Name: Carolyn McGuinness

Address:

74 Bennett Street  
West Ryde, NSW 2114

IP Address: cpe-58-172-208-237.ewqo1.ken.bigpond.net.au - 58.172.208.237

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde

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Senior Planner

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E: [shivesh.singh@planning.nsw.gov.au](mailto:shivesh.singh@planning.nsw.gov.au)  
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## Shivesh Singh - Online Submission from Julie Ferrari (object)

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**From:** Julie Ferrari <jferrari1@optusnet.com.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 5:10 PM  
**Subject:** Online Submission from Julie Ferrari (object)  
**CC:** <assessments@planning.nsw.gov.au>

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70

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This is simply not appropriate for this area. Improve the roads first to help fix with traffic congestion we already have before adding addition traffic. Return development approvals to local council - the people who know the local environment the best!

Name: Julie Ferrari

Address:  
3 Shepherd Street Ryde 2112

IP Address: c122-107-117-51.carlnfd1.nsw.optusnet.com.au - 122.107.117.51

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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>>> jferrari1 02/16/11 17:10 >>>

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IP Address: c122-107-117-51.carlnfd1.nsw.optusnet.com.au - 122.107.117.51

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**Shivesh Singh - Online Submission from Susan Willis of Resident (object)**

---

**From:** Susan Willis <sue@stannes.org.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 4:37 PM  
**Subject:** Online Submission from Susan Willis of Resident (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

(71)

I look forward to the further changes in this area of Meadowbank whereby old factory sites are being converted to residential areas. However, it does concern me that this project is so large & will make the area very high in density with particular emphasis on heavier traffic flow. The streets nearby empty onto Church St (Metroad 3) and Victoria Rd. These are already very busy. The other issue of great concern is that of a very high rise (higher than 8 stories) building that will dominate the view of people from Top Ryde, Putney and other areas as they look toward the Parramatta River and Homebush Bay which at present provides a pleasing open view for all.

Name: Susan Willis  
Organisation: Resident

Address:  
5/72-78 Constitution Rd  
Meadowbank  
NSW 2114

IP Address: mail.stannes.org.au - 60.242.90.7

Submission for Job: #3746 MP09\_0219 - Project Application - Residential Development, Ryde  
[https://majorprojects.onhiive.com/index.pl?action=view\\_job&id=3746](https://majorprojects.onhiive.com/index.pl?action=view_job&id=3746)

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[https://majorprojects.onhiive.com/index.pl?action=view\\_site&id=2183](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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71

Hello,

I am currently away from the office and will return on 16 February 2011.

If you have any queries, please contact Andrew Smith on 9228 6369 or [andrew.smith@planning.nsw.gov.au](mailto:andrew.smith@planning.nsw.gov.au).

Kind Regards  
Shivesh

Shivesh Singh CPP  
Senior Planner

Department of Planning

Metropolitan Assessments (March 2011)

Strategic Assessments  
23-33 Bridge Street, Sydney, 2000  
GPO Box 39, Sydney, NSW, 2001

t 02 9228 6424 f 9228 6488

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>>> sue 02/16/11 16:37 >>>

I look forward to the further changes in this area of Meadowbank whereby old factory sites are being converted to residential areas. However, it does concern me that this project is so large & will make the area very high in density with particular emphasis on heavier traffic flow. The streets nearby empty onto Church St (Metroad 3) and Victoria Rd. These are already very busy. The other issue of great concern is that of a very high rise (higher than 8 stories) building that will dominate the view of people from Top Ryde, Putney and other areas as they look toward the Parramatta River and Homebush Bay which at present provides a pleasing open view for all.

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Organisation: Resident

Address:

5/72-78 Constitution Rd

Meadowbank

NSW 2114

IP Address: mail.stannes.org.au - 60.242.90.7

Submission for Job: #3746 MP09\_0219 - Project Application - Residential  
Development, Ryde

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

---

**From:** Ben Madigan <maddou@hotmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 3:44 PM  
**Subject:** Online Submission from Ben Madigan (object)  
**CC:** <assessments@planning.nsw.gov.au>

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(72)

Project is to big for area, which has already had a lot of development.

Name: Ben Madigan

Address:  
17 Miriam Rd Denistone NSW 2114

IP Address: c122-107-112-69.carlnfd1.nsw.optusnet.com.au - 122.107.112.69

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, Meadowbank & Ryde  
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-----

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72

Hello,

I am currently away from the office and will return on 16 February 2011.

If you have any queries, please contact Andrew Smith on 9228 6369 or [andrew.smith@planning.nsw.gov.au](mailto:andrew.smith@planning.nsw.gov.au).

Kind Regards  
Shivesh

Shivesh Singh CPP  
Senior Planner

Department of Planning

Metropolitan Assessments (March 2011)

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23-33 Bridge Street, Sydney, 2000  
GPO Box 39, Sydney, NSW, 2001

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>>> maddou 02/16/11 15:43 >>>

Project is too big for area, which has already had a lot of development.

Name: Ben Madigan

Address:  
17 Miriam Rd Denistone NSW 2114

IP Address: c122-107-112-69.carlnfd1.nsw.optusnet.com.au - 122.107.112.69

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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**Shivesh Singh - Online Submission from Simon & Catherine Fraser (object)**

---

**From:** Simon & Catherine Fraser <cathycpf@hotmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 16/02/2011 11:59 AM  
**Subject:** Online Submission from Simon & Catherine Fraser (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

73

We strongly oppose the development at Meadowbank and feel it will directly impact us and lower the value of our property and cause extra stress on the already stretched infrastructure of the area. We are also sick and tired of the LABOR Govt running rough shod over the Ryde Council in regard to developments. After being strong Labor voters in the past, you will not be receiving our vote.

Name: Simon & Catherine Fraser

Address:  
31 Parkes St, Ryde

IP Address: cpe-58-173-112-84.ryde1.clt.bigpond.net.au - 58.173.112.84

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde

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**Shivesh Singh**  
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-----

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**Shivesh Singh - Online Submission from Jeffer Cheema ()**

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**From:** Jeffer Cheema <jcheema@tpg.com.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 15/02/2011 2:10 PM  
**Subject:** Online Submission from Jeffer Cheema ()  
**CC:** <assessments@planning.nsw.gov.au>

---

74

Attn: Michael Woodland - Metropolitan Projects

Michael,

I write to you in accordance with the above mentioned double Part 3a applications to the Department.

I have a number of concerns which are not addressed in the submission adequately. As a result I object to both applications for the following reasons:-

1. Stormwater - the development should be conditioned such that all existing stormwater flowing through the developed area serving catchments upstream is rebuilt to Ryde Council standards with easements for maintenance put on title. Pipes should be designed for full 100ARI events with at least 50% pipe blockage. The development should have its own stormwater system separate to council's designed for 100ARI. This is important to ensure there are no overland flows through the development causing flooding of basements and washing debris into the river system. This is also important to ensure council's system is not affected thus mitigating the chance of the system causing excessive overland flows upstream affecting properties and roads outside the development. The pipe network is at the end of the run so pipe blockage from debris is highly likely.
2. The development should be designed in accordance with Water Sensitive Urban Design with special regard to not just debris but mainly nitrogen, phosphorous and TSS. This is important to control the water quality of the river and protect the mangrove ecosystem.
3. A major objection is the inadequate traffic impact study. Church St/ Lane Cove Rd is a major RTA arterial with restricted junctions with no right turns. Constitution Rd is used as an alternate route for drivers wishing to bypass Victoria Road and is congested beyond its capacity in peak hour due to slow traffic flow through Meadowbank Station and the roundabout at Bowden St/ Constitution Rd.
  - ? There will not be sufficient capacity in the local road network for traffic to enter or leave towards Meadowbank Station and destinations to the west.
  - ? There is inadequate capacity for extra traffic to enter Victoria Rd from Bowden St traffic lights. Right turn to head to the CBD is highly restricted with no dedicated right turn phase to the lights.
  - ? There is inadequate capacity for traffic to enter Victoria Rd from Belmore St - the junction is left turn only with fast oncoming traffic from the junction of Victoria Rd and Church St.
  - ? Entry to the development from Church St would appear possible with drivers making use of the bridge underpass and merge lanes; but there would be a significant increase in queuing time. However, in the evening peak traffic currently often tails back from Meadowbank Station all the way down through Belmore St past BayOne development. This is already unacceptable.
  - ? Morrison Rd would suffer a large increase in traffic as it is used by drivers to bypass Victoria Rd towards the CBD. The junction at Church St and Morrison Rd is already at capacity with drivers tailing back through Morrison Rd into Belmore St in the morning peak. Morrison Rd is also affected by a large increase in traffic caused by the future redevelopment of the Rehab Centre Putney.
  - ? Signposting for traffic heading to Putney from Ryde Bridge is inadequately signposted. Drivers turn left into Morrison Rd from Ryde Bridge and make dangerous u-turns in Morrison Rd to allow them to then cross Church St into Morrison Rd. This problem will be compounded by extra drivers headed to the development who miss turns or are unfamiliar with the area. RTA should be made to consider either changing the signals at Church St/Morrison Rd

to allow right turns from Ryde Bridge or to ban left turns from Church St into Morrison Rd (made via signage and changing the kerb alignment at the corner). RTA needs to recognise that Morrison Rd is now a major collector road and drivers need more options when on Church St. At the weekend there are on average approximately 30 u-turns made per hour in Morrison Rd between Belmore St and Church St.

? My comments in the point re Morrison Rd largely apply to the junction of Junction St and Church St also.

? Traffic studies need to consider that many drivers unfamiliar with the road network make mistakes or miss turns when under pressure to make decisions on Victoria Rd and Church St. Sign posting needs to be increased significantly as does advanced directional signage.

4. Public transport needs to be addressed. The train service is inadequate and under immense pressure from the adjacent over-development of Rhodes which only has train as a viable option. The ferry service should be increased. The developer should be charged a significant contribution to upgrade public transport.

5. There are insufficient child care and schools in the area to cope with the large population increase of children typical of the demographic that inhabits this type of residential product.

6. Ryde Council announced that this area would remain zoned as a local employment area to produce a source of local employment. The development should be rejected on this point alone.

7. Local infrastructure is inadequate to cope with such a large increase in residential population and there is little scope available to upgrade it to a sufficient standard.

8. The area can remain a highly valuable asset to the developer if it is zoned to allow luxury riverside development of approx 800m2 single 2 storey dwelling blocks with a row of low density town houses behind with light industrial and retail running up to Constitution Rd with central open space.

I am all for development but as civil engineer and local resident I appeal to you to consider the impact on already overstretched local infrastructure that cannot be upgraded adequately. For the record I also work for a listed property developer and this is why I am pro development and regeneration but also why I am acutely aware of the constraints we need to develop within for the good of the greater community.

Please do not hesitate to contact me for clarification of my points.

Best regards,

Jeff Cheema

336 Morrison Rd, Ryde NSW 2112

0425 341 013

Name: Jeffer Cheema

Address:

336 Morrison Road

Ryde

NSW 2112

IP Address: cn2.australand.com.au - 115.186.226.106

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 Carolyn and Denis Savill (object)**

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**From:** Carolyn and Denis Savill <cmsputney@ozemail.com.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 9:59 AM  
**Subject:** Online Submission from Carolyn and Denis Savill (object)  
**CC:** <assessments@planning.nsw.gov.au>

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75

The local area around this project is already extremely overloaded with recent new dense apartment blocks - causing load on infrastructure - The roads are already grid locked every day - we are currently unable to get into or out of our own homes due to traffic standstill - the councils try to get extra dollars from existing inhabitants in the area to fix up overloaded water - gas- electricity other infrascture problems caused by the already massive recent increase in population in this area. Infrastructure improvements to all of the above should be manditory for the developers to provid - prior to any new housing developements and should be related to the population In summary -we both object to the propasal based on the population in the area already overloading all infrastucture in the area.

Name: Carolyn and Denis Savill

Address:  
2 waterview St  
Putney

IP Address: 124-169-23-193.dyn.iinet.net.au - 124.169.23.193

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 Antony Brand (object)**

---

**From:** Antony Brand <tony\_brand@bigpond.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 9:58 AM  
**Subject:** Online Submission from Antony Brand (object)  
**CC:** <assessments@planning.nsw.gov.au>

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76

Dear sirs,

Notwithstanding my earlier letter to the Hon Tony Kelly MLC, and the concerns expressed in Parliament by the State Member for Ryde Victor Dominello MP, I am opposed to the development and the approval being requested under Part 3A of the Environmental Planning and Assessment Act 1979. I have major concerns about the size of this development (2,600 dwellings and 18 storey building height) and the impact on the local environment and roads resulting from the over population which this development would represent.

Yours sincerely

Antony Brand  
Meadowbank Resident

Name: Antony Brand

Address:  
40/5 Bay Drive  
Meadowbank  
NSW 2114

IP Address: ip-203.191.168.80.dsl.sta.onestream.com.au - 203.191.168.80

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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**Shivesh Singh - Online Submission from YONGMEI OU of Pronto Software (support)**

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**From:** YONGMEI OU <yongmeiou@gmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 9:30 PM  
**Subject:** Online Submission from YONGMEI OU of Pronto Software (support)  
**CC:** <assessments@planning.nsw.gov.au>

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(77)

1. All planned property locations are my surrounding and have been passing by regularly. Some of them are vacant old warehouse/business buildings which are getting broken at doors or windows and not good fit in new park and residency area. And not safe for new residents as no security guaranteed in those old buildings.
2. Development of such area is welcome and from my personally experience, seems little impact to parks around this area.
3. Only concern is traffic and sharing facilities. The BBQ facilities have become overwhelmed at Ryde Park in a couple of months after settlement of four new buildings. Major roads to business center such as North Ryde, North Sydney, City are limited and already very crowded. My personally experience is that from Belmore St to North Ryde during peak hour of working days takes 40-50 minutes but in public holidays it only takes 15 minutes. Transportation by train wouldn't be convenient either. Meadowbank railway station is a small station. From here to North Ryde by train still takes about 40 minutes. It wouldn't help reduce traffic by car. Ferry only goes to Paramatta and City directions, wouldn't help much either. With such big development and increase of population, current hospital/medical center may need to be upgraded as well. The development happens on one side of railway station. As the other side of the station are old residency buildings, there have been some stealing issue and such difference within one suburb may trigger more crimes.
4. There is a industry centre here but seems need upgrade as well. Hopefully the industry centre can help absorb employment and reduce traffic issue.
5. This plan is a good concept. Only needs some more consideration of the balance of residency and impact to existing systems.

**Name:** YONGMEI OU  
**Organisation:** Pronto Software

**Address:**  
Unit4304, 10 Porter st, Ryde, NSW

**IP Address:** 27-32-60-146.static.tpgi.com.au - 27.32.60.146

**Submission for Job:** #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde

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

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**From:** Kathy Ferrari <Kathy.Ferrari@parra.catholic.edu.au>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 9:21 PM  
**Subject:** Online Submission from Kathy Ferrari (object)  
**CC:** <assessments@planning.nsw.gov.au>

---

78

With so many new dwellings, this will have a significant impact on traffic conditions and congestion in our area. The population of the Meadowbank area in recent years has dramatically increased, which has resulted in traffic congestion as it is. Daily on radio there are reports of congestion on Ryde Bridge in both directions. Our roads can't cope with any more traffic!

I am also concerned around the lack of information regarding upgrades to infrastructure to support such a massive increase in residents -schools, storm water, public transport etc.

The proposal for 18 stories is excessive and I wonder whether our region would thereafter (as a result of this effort to over-populate) be perceived as "the slums of the north west".

Finally the local council development process seems to have been bypassed in this case by going directly to state government. This should not be allowed to happen.

Name: Kathy Ferrari

Address:  
3 Shepherd St  
Ryde

IP Address: c122-107-117-51.carlnfd1.nsw.optusnet.com.au - 122.107.117.51

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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**Shivesh Singh - Online Submission from Alexander Yeomans (object)**

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**From:** Alexander Yeomans <alyeomans@gmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 6:03 PM  
**Subject:** Online Submission from Alexander Yeomans (object)  
**CC:** <assessments@planning.nsw.gov.au>

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79

I am concerned that this development is too high and does not match surrounding buildings, it also goes against the evolving feel of the surrounding area. This would produce a very large increase in population to the area and would greatly affect already congested roads over the railway at Meadowbank and already full transport both at peak times.

It is a very lucky opportunity as the area in question would certainly benefit from the update. I would like to see a park area in the plans to promote the foreshore and not as many levels. Additionally upgrades to the bridge and surrounding roads and increases in public trains. Even have the express trains stop at Meadowbank would be a start.

I am also concerned that Ryde council has been by-passed in the planning approval process. I am a rate payer and a tax payer and do not believe that approval for this project should go through.

Name: Alexander Yeomans

Address:  
50/22-26 Herbert Street, West Ryde NSW 2114

IP Address: 27-32-61-97.static.tpgi.com.au - 27.32.61.97

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Development, Meadowbank & Ryde  
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**Shivesh Singh**  
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**Shivesh Singh - Online Submission from Huw Edwards (object)**

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**From:** Huw Edwards <edwahu@gmail.com>  
**To:** Shivesh Singh <shivesh.singh@planning.nsw.gov.au>  
**Date:** 17/02/2011 5:46 PM  
**Subject:** Online Submission from Huw Edwards (object)  
**CC:** <assessments@planning.nsw.gov.au>

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80

We elect a local council in order to ensure that the interests of the local community are addressed when developments are proposed. Clearly the decision to bypass that council in order to build double the allowed dwellings is an indication that the interests of the local community are been specifically and purposely ignored by these developers.

The ethical action would be to reject the development on that basis alone.

Name: Huw Edwards

Address:

Unit 11/23 Angas St Meadowbank

IP Address: 124-171-27-172.dyn.iinet.net.au - 124.171.27.172

Submission for Job: #3745 MP09\_0216 - Concept Plan - Mixed Use Residential, Commercial/Retail Developement, Meadowbank & Ryde

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