

Jacelyn & John Curtis

171

166 Tennyson Road Tennyson Point NSW 2111
Phone 9817 3104 Fax 9817 2256
Email jandj@idx.com.au

Fax

2 Pages

26 February 2011

The Hon Tony Kelly MLC
Minister for Planning
Level 34 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000
Fax 9228 3988

Dear Mr Kelly,

**Re: Meadowbank Employment Area –
Meadowbank/Ryde/Sheperds Bay
MP09_216 & MP09_219**

Holdmark has proposed construction of some 2,600 dwellings along the Meadowbank foreshore area. We object to this proposed development and its Part 3A assessment

For were these developments approved, the amenity, safety and lifestyle currently enjoyed in Ryde City Council's Central and East Wards would be greatly impacted

For example: our key local roads – such as Morrison Road linking Meadowbank, Putney, Tennyson Point and Gladesville – are now some 300% above RTA guidelines

Because of public transport inadequacies, an additional 2,600 dwellings will most likely result in at least 4,000 more cars on area roads – still more congestion in peaks

Ryde City Council resolved it would permit a maximum 6 story above-ground height on the overall development – in scale with recent apartment/village development in the Sheperds Bay precinct

The developer has bypassed Ryde City Council and has applied to the NSW Government (yourself particularly) to approve these developments under its Part 3A planning powers – including an 18 story height limit, which beggars belief!

The proposal before you is significant development – we feel this is the largest residential project this area has seen put forward in decades

With it comes a lack of clarity about impacts upon community infrastructure, such as recreation areas and parks, storm and water drainage, sewerage, child care and schools

...page 2

2

We believe the proposal's sheer scale necessitates a thorough public consultation process - it shouldn't be rushed

An exhibition/submission period of just one month however, suggests haste is everything. In our view, residents' numerous concerns cannot have been adequately addressed during such a short timeframe (why we're faxing now - not mailing)

As already stated, we object to this proposed development and its Part 3A assessment

Because we feel most LGA residents would accept appropriate scale development on the subject land. Provided the proposal process is transparent, well publicised and then well considered before any approval by the local authority - Ryde City Council

Sincerely

A handwritten signature in black ink, appearing to read 'John Curteis', with a long horizontal line extending to the left.

(John Curteis)

172

premier

From: <renniefamily@exemail.com.au> [renniefamily@exemail.com.au]
Sent: Wednesday, 23 February 2011 10:20 AM
To: <premier@nsw.gov.au>
Subject: Message from Premier's website

From: Lisa Shanahan (renniefamily@exemail.com.au)
Phone #: 0298094343
Postcode: 2112
Subject: 'Message From Premier Website'

Message:

22nd February 2011,
The Hon. Kristina Kerellek
Premier NSW
GPO BOX 5341
Sydney NSW 2001

Dear Premier,

Please stop the Planning Minister signing off on below project prior to the election :

MPO9_216 Concept Plan- Mixed Use- Commercial Residential/Retail Development Meadowbank & Ryde

MPO9_219 Project Application - Residential Development Ryde

I am deeply concerned about the impact of this project on the local community for the following reasons:

- the projection that 4500 cars will have minimal impact as new traffic will replace existing traffic accessing light industry- the current disused buildings do not generate any traffic!

I live at 27 Constitution Rd- Ryde - during peak times I am unable to access my home without doing a loop around existing streets as frequently as traffic is backed up to Gale St due to the congestion at the Bowden St Roundabout. Injecting 4500 cars into the area which does not have the infrastructure to support it is unreasonable for local residents.

Meadowbank does not need an 18 storey building to "give structure to the area" and be a "focal point" for the community- think Blues Point Tower- EYESORE. Traffic will be backed over Ryde Bridge & Victoria road trying to get to their homes.

Where are children going to be allowed and safe to play-? The proposed Open space- is not suitable for children- it will be landscaped and impractical and I am sure scooters, skateboards etc will be banned as with stage one of this development.

Stage one of this development has left us with a park next to the water and a busy road and with no fence- how totally impractical for young families with small children. How can you relax when your child will go into the water or onto the road?

Where will new occupants send their children to school- this does not appear to have been looked at. Our local primary school has 170 students and already the Principal has to vacate her office for music lessons due to lack of space

Please stop this farce and give our community some chance of remaining a community rather than yet another eyesore along Parramatta River.

Yours Sincerely,

Lisa I Shanahan and Angus Rennie
27 Constitution Rd,
Ryde 2112

7, Frances Rd.
Putney
NSW 2112.

To The NSW State Government
Planning Minister.

11. 3. 2011.

Dear Sir,

I have recently been made aware of a proposal by a developer to construct 2600 dwellings in 18 storey-high buildings along the Meadowbank foreshore area. I am informed that this proposal has by-passed Ryde Council and has been submitted to the NSW Government for approval under Part 3A of the Environmental Planning and Assessment Act 1979.

As residents of Putney for over 40 years my family and I have witnessed the growth of the population in this area and have experienced the detrimental effect this has had on our life style.

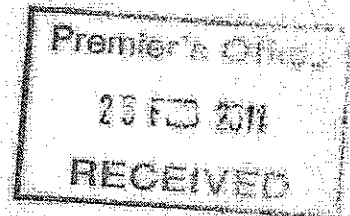
Already, the roads are heavily overcrowded, necessary shopping and car parking is a nightmare and public transport is a time consuming burden. The impact on our community infrastructure of a an increase in our local population, resulting from the creation of 2600 additional dwellings is frightening to contemplate. Schools and child-care facilities for instance are already overcrowded.

When deciding on your response to this outrageous proposal, I beg of you to please consider the lives of we ordinary people, already hard pressed to cope with the hardships and problems of life as it is today.

Yours sincerely, *D Saunders*
MR D. SAUNDERS.

174

The Hon. Kristina Keneally
Premier NSW
GPO Box 5341
SYDNEY NSW 2001



FN	
LN	2011/12324

22 February 2011

Dear Ms. Keneally,

Re: NSW Department of Planning, Major Projects:
MP09_216 Concept Plan – Mixed use – Commercial Residential/Retail Development
Meadowbank & Ryde
MP09_219 Project Application – Residential Development, Ryde

I am writing to state my opposition to the above project in Meadowbank.

I am concerned that this project is Part 3A Development, essentially allowing the development to bypass the conventional approval processes by local government, and note the recent ICAC report that this has created a risk of corruption in the planning process and a perception of a lack of appropriate boundaries.

While I am in favour of redevelopment of this area, I have concerns about this particular project as it stands to date.

These concerns include, but are not limited to, the following:

- Lack of lengthy, detailed and thorough local community consultation
- The significant height of the development (i.e. 18 storeys), which is out of step with existing buildings in the area
- The large number of units in the complex i.e. 2800
- The large number of car parking spaces i.e. 4500
- How these 4500 cars will enter and exit the development and the impact this will have on existing roads
- Limited studies on the impact this development will have on the already highly congested roads in the area
- Little modelling of the impact on public transport in the area
- The lack of open spaces in the development
- How roadworks and the impact on existing roads will be handled during the long period of construction

Yours sincerely,

Annette Dickerson
5/39 Meadow Crescent
Meadowbank NSW 2114

Phil Pick

From: Planning
Sent: Wednesday, 16 March 2011 11:47 AM
To: Phil Pick
Subject: FW: Meadowbank

178

From: Sarah MacLellan [mailto:sarah.maclellan@gmail.com]
Sent: Tuesday, 15 March 2011 6:45 PM
To: Planning
Subject: Meadowbank

I am writing to convey my concerns regarding the proposed development between Belmore and Bowden Streets and from the Parramatta River to Constitution Rd in Meadowbank.

It has been planned to have more apartments and to increase the population by approximately 10,000 in the Meadowbank area. This plan has some major significant flaws for the Meadowbank area and its existing residents.

Firstly the only way to turn right into Victoria Rd along that area is either Adelaide St, Bowden St or Church Rd. If you look at the amount of housing between Adelaide St and Church Rd at the moment it cannot cope with the high density of traffic that exists. There are numerous traffic delays and heavy congestion. Although there is a plan for a new road - this has not been confirmed nor deemed essential. My fear is that there will NOT be another road built as per the plan because roads come under a different jurisdiction and if a road is built.

Secondly, Meadowbank has great public transport for the people it services. If you take the train or the boat at rush hour there is not much room left to sit - and by the time you get to either Chiswick on the ferry or to Strathfield on the train then there is definitely no seats and barely enough standing room. There are only so many carriages on a train and let's face it - the public transport system is not exactly improving to accommodate the growth of Sydney - so why should it improve suddenly?

My greatest fear is that the families that have grown up here and continue to live here are being pushed out of Meadowbank as the Ryde Council and the State government endeavour to replace houses with large apartments and will not consider the mass of people encroaching on a healthy sustainable environment.

Since the apartments have been built on Belmore St and Bowden and Bay Streets - there has been a great playground built and the boardwalk around the Parramatta River. However throughout the rest of the area - including between Meadowbank and Top Ryde - the footpaths are in dire need of repair. Underwood Lane didn't have a footpath for over 12 months.

If this plan goes ahead - are there provisions for footpaths to remain open to the existing foot traffic? Also what impact will the proposed 8 stories have on the buildings on the other side of Constitution Rd? Which roads will be widened to cope with the increase of car traffic?

There is also a community rumour that the apartments backing onto Constitution Rd will be 19 stories. How can this pass when Ryde Council has a rule of only 6 story high buildings?

As for the low cost housing planned for the corner of Bowden St and Victoria Rd - this is unnecessary for this area. We all know low cost housing has a huge impact on crime increasing in areas.

17/03/2011

I certainly think Meadowbank needs some development - but not to the extent of having the amount of a small town move into such a small area. The facilities simply will NOT cope.

I am only one of many who have opposed this plan - you need to listen to the locals. We are the ones who use the resources and facilities and live here.

Sarah MacLellan
Meadowbank Resident.

--

IMPORTANT: The contents of this email (including attachments) are confidential and may be privileged. Any unauthorised use of the contents is expressly prohibited. If you are not the addressee, please email me immediately and then delete this email.