



EXECUTIVE SUMMARY

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Introduction

This Preferred Project Report, prepared by PLACE Design Group on behalf of the Proponent, Robertson Marks Architects, is submitted to the Department of Planning in support of a Concept Plan Application (MP09_0216). The Application sought approval for the redevelopment of the subject lands fronting Shepherds Bay at Meadowbank for residential, commercial, community, open space and stormwater purposes. The Environmental Assessment will be made under the transitional arrangements for projects submitted to the Minister for Planning under the now repealed State Environmental Planning Policy (Major Development) 2005 and Part 3A of the Environmental Planning & Assessment Act 1979.

The Concept Plan design is supported by significant public benefits that will result from the proposed redevelopment and informed by:

- the Sydney Metro Strategy and Inner North Regional Strategy;
- Ryde LEP 2010 and DCP2010;
- recent residential projects in the area which have all varied Council's DCP controls;
- detailed urban design and environmental assessment;
- economic studies;
- heritage assessment; and
- traffic assessment and TMAP.

The proposal supports the State Government's Inner North Regional Strategy population targets and is consistent with the objectives of the Ryde LEP 2010. It presents the opportunity to socially, environmentally and economically fulfill the objective of renewal of the obsolete foreshore industrial area of Shepherds Bay, provide high quality housing in an existing fully serviced middle ring suburb of Sydney and provide significantly improved public domain and infrastructure to the area.

The Concept Plan Site has an area of approximately 6.9 hectares and includes properties fronting Bowden, Belmore, Church, Waterview Streets, Nancarrow and Rothesay Avenues, Constitution Road and Hamilton Crescent West in the suburbs of Meadowbank and Ryde. The Concept Plan site is privately owned land, this excludes all roads and other land owned by Council or other private owners.

The Concept Plan site sits between the recently constructed 'Waterpoint' high density residential development, Meadowbank commercial centre and railway station and Meadowbank Park to the west. 'Bay One' a recent high density residential development, foreshore reserve and waters of Shepherds Bay to the east and older style low residential development and the Meadowbank TAFE to the north.

The majority of the subject sites covered by the Concept Plan Application are either owned or in negotiations for purchase by the Holdmark Property Group. At the request of the Director General of Planning additional sites that do not form part of the Concept Plan Application, within the boundaries of the Concept Plan Area were included in the Concept Plan design process to ensure they were not disadvantaged by the redevelopment of the area.

Owners Consents

All relevant owners' consents were submitted as part of the Preliminary EA and EA documentation. The consent of owners of additional sites either owned or now in the process of being purchased by the Holdmark Property Group since the lodgement of the Preliminary EA accompany this Preferred Project submission.

Development Approval Context

The subject lands sit amid a number of significant new developments, constructed in line with the vision for a revitalized Meadowbank. To the immediate west of the subject lands is the 'Waterpoint' development, a 4 to 9 storey waterfront mixed retail, commercial and residential development, with a supermarket, café's, other shops and commercial uses. To the immediate east is the 'Bay One' residential development, currently under construction which also contains a large restaurant at the foreshore reserve edge of the site.

The Concept Plan - A New Waterfront Neighbourhood

Vision Statement

"The reuse of an outmoded waterfront industrial area of Meadowbank to create the vibrant new waterside residential urban community of Shepherds Bay offering a quality lifestyle and amenities" (Robertson + Marks Architects)

It's a vision of an appealing and lively community with benefits for future and existing residents and visitors to Meadowbank and safer waterfront access for the public.

The Concept Plan envisages a development with a distinct identity, architecturally designed to embrace views of the Parramatta River, retain and maximise existing panoramic views and vistas while achieving high standards of environmental sustainability. It will be seamlessly connected to the existing residential area of Meadowbank and provide significant new parklands and facilities with pedestrian friendly access down to the water.

Concept Plan (Preferred Option)

The Concept Plan (as shown in **Figure 1**) facilitates:

- establishment of a new waterfront neighbourhood in Shepherds Bay linking existing residential areas to the waterfront and public transport
- increased view corridors and access to the water
- construction of new parks, sharedways, cycleways and pedestrian paths, improving linkages to public transport and the waterfront
- ten (10) indicative redevelopment stages over a period of approximately 10 years (although the application does not seek final approval of these)
- building envelopes for new residential buildings with heights ranging between 3 to 12 storeys
- approximately 193,491.7sqm GFA, equating to approximately 2,000 new apartments (dependant upon mix) and approximately 10,080sqm commercial or retail space commercial, retail and community uses at ground levels at activity nodes to activate public spaces
- approximately 19,600sqm of the site to be publicly accessible open space
- in response to the Department of Planning request and in recognition of the Concept Plan site's excellent access to public transport - train, terry and bus, the Concept Plan adopts on site car parking rates based generally on the RTA Guidelines. Dependant on landuse/ apartment mix, based on a sample mix of 2000 apartments, a maximum of 2.952 residential car parking spaces including approximately 252 commercial or community spaces will be provided.

- remediation of areas of the site if required
- infrastructure including utility upgrades and under grounding of services and significant upgrading of the area-wide stormwater infrastructure in Shepherds Bay
- interpretation and education of the historic uses of the site in the building architecture and landscape elements
- reshaping the ground plane of the site to enable provision of new vehicular and cycle connections and new pedestrian links and view corridors including and exceeding those envisioned in Council's DCP

The Preferred Project Report provides:

- background on the Concept Plan Application process and previous development options considered
- site details including ownership
- details of the Preferred Concept Plan
- indicative development staging
- consideration of Department, City of Ryde Council, authorities and community submissions from the public exhibition of the Application
- additional details on environmental assessments and traffic modelling
- assessment of the proposal against planning legislation and policy.

The Report concludes that the Concept Plan (Preferred) facilitates the redevelopment of outmoded waterfront industrial lands to provide for a new high quality living area which will form a new element in an existing sought after residential area of Sydney. This is consistent with the state and local government objectives to provide additional housing in the area.

The proposal is in the public interest and serves to create a vibrant new primarily residential development that is seamlessly linked to the existing residential areas of Meadowbank. The Concept Plan (Preferred) provides significantly improved pedestrian, cycle and vehicular access to the foreshore and public transport nodes which will contribute positively residential amenity of Shepherds Bay as a whole.