

straight Talk



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Mr Ian Farrelly
Robertson and Marks Architects
11/17 Buckingham Street
Surry Hills NSW 2010

17 October 2011

Dear Ian

Re: Consultation Report for Shepherd's Bay master plan - Design changes October 2011

Following our recent email of 27 September 2011, we provide this letter in relation to the recent changes to the Meadowbank Precinct Master Plan, Shepherd's Bay.

On the basis of the information provided to us in regards to the amended master plan we confirm that the proposed changes will not affect straight-talk's previous report titled *Shepherds Bay Urban Renewal Concept Plan Consultation Outcomes Report* and dated 28 February 2011. Our report details the key issues identified through community consultation undertaken in February 2011 in response to the initial master plan.

We confirm that Straight Talk has not undertaken further consultation to identify the community response to the amended master plan. As such, Straight Talk is not in a position to comment or report on community views regarding proposed design changes to buildings heights, densities and locations.

We would be more than happy to discuss this further, if required, and can be contacted via the details provided herewith.

Yours sincerely

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Hear every voice
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Shepherds Bay Urban Renewal Concept Plan

Consultation Outcomes Report

DATE

28 February 2011

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Contents

1	Introduction	3
2	Outline of the process.....	4
3	Feedback.....	5
4	Key themes/issues.....	6
5	Next steps	8

1 Introduction

This consultation outcomes report documents the consultation activities undertaken to support the planning process for a Concept Plan to renew waterfront land in Shepherds Bay that is currently being determined under Part 3A of the Environmental Planning and Assessment Act.

This report has been independently prepared by Straight Talk, who were part of the project team, to document key issues of community interest identified through the consultation process.

These issues, along with others identified in submissions received through public exhibition, will be considered by the project team in determining whether the Concept Plan and Project Application for the first stage of development need to be adjusted in response to issues raised through consultation. If the Concept Plan and/or Project Application is amended, a Preferred Project Report may be prepared and submitted to the Department of Planning.

Consultation identified a mixed community response. Some members of the community welcomed urban renewal and the lifestyle and amenity benefits associated with new development while others had significant concerns about amenity impacts associated with traffic, parking, heights and building densities.

2 Outline of the process

The consultation process undertaken complied with commitments made by the project team in the Environmental Assessment Report for post lodgement consultation during exhibition.

Two display and discuss sessions held on 8 and 12 February 2011, took place at the Shepherds Bay Community Centre, in close proximity to the project site. These sessions were held on a weekday evening and a weekend morning to allow for all interested stakeholders to take part. Details of these sessions were broadcast to the local community via a promotional flyer (distributed to 6000 surrounding residences on 29 and 30 January 2011) and inclusion in the local newspaper (The Weekly Times and The Northern District Times on 2 February 2011).

A series of display boards provided information about the proposal and outlined the findings of technical studies undertaken through the environmental assessment process. Project team members were on site to have one-on-one discussions and answer questions in an informal environment.

Project team members present were able to take notes and record issues of interest identified through discussions with interested stakeholders. Written feedback was made possible via the use of reply paid feedback forms, giving respondents two weeks to return their feedback.

3 Feedback

Feedback was gathered from the following:

- Recorded verbal discussion via project team members at the display and discuss sessions (8 and 12 February) and on the telephone
- Written feedback.

Activity	Number of Attendees/Responses
Display and discuss session (x2)	130
Feedback form	9
Telephone response	2
Special interest group response	1

The main issues raised through consultations pertained to increases in traffic, heights and densities. Other issues related to the quantity and design of open space, impact on environmentally significant mangrove areas, stormwater runoff and infrastructure capacity – particularly electricity infrastructure.

Concerns were also received in writing from the Meadowbank West Ryde Progress Association, who expressed their combined findings in a one page document. In summary their concerns were:

- Lack of usable open space
- Traffic congestion
- Foreshore Road creating more through traffic
- Not an ecologically sustainable development
- Defining what exactly was being proposed.

4 Key themes/issues

The following major themes were identified from the feedback received:

Traffic and access

- View that traffic flow in the project area is already at maximum levels and current infrastructure is not equipped to cope with an extra 4,500 - 5,000 cars
- View that traffic flow on Constitution Road is already at a standstill in peak times before the increased population from a development such as this is added
- View that local roads are frequently used to bypass the major arterials and concern that the new road linking Rothesay Avenue with Bowden Road will encourage use of local roads as 'rat runs' between Ryde Road bridge and the bridge over the railway line
- Concern that new road links will impact a pedestrian thoroughfare which provides quiet, safe waterside space
- Concern that road bridge over the railway line needs to be widened and pedestrian access to railway needs to be improved to prioritise traffic flow
- Need for pedestrian access to the waterfront to be maintained during construction
- View that traffic junctions of Bowden Street and Victoria Roads, and Morrison Road and Church Street are already at "failure point"
- Concern that traffic impact report was inadequate
- View that traffic on Constitution Road in the afternoon peak is already stuck at the roundabout
- View that the bus network is currently "frozen" in the morning due to traffic congestion
- Concern that parking provisions were insufficient.

Noise

- Concern that acoustic report was inadequate.

Open space

- Concern that the space between buildings and landscaped areas do not allow sufficient space for children's play areas – a need for designated play areas considering the expected population increase and the anticipated number of families that will live in the new development
- Concern that the native mangrove stand will be affected and its ecological role in the life of the river diminished

- Support that existing Fig trees will be maintained
- Recognition that increasing open space is a major priority for residents in the area
- Concern about the level of hard surfaces and stormwater runoff - repeat of Shepherds Bay Village near the wharf.

Density of housing

- Concern that the ratio of apartments to open space is too high – consider townhouses to maintain the peaceful foreshore environment that currently exists
- Concerns that surrounding apartments are being “subdivided” to create more bedrooms thus further increasing the population density of the area well above published predictions.

Building height

- Concern that building height is out of character with the rest of the area
- Support for increased building heights on the basis that height equates to more open space for leisure and for social interaction
- Concern building heights will be an impingement on views from existing residential buildings.

5 Next steps

Issues raised through consultation will be considered by the project team along side those raised in formal submissions made to the Department of Planning through the public exhibition process. If changes to the proposal are made in response to issues identified through the consultation then a Preferred Project Report will be prepared and lodged with the Department for assessment before the Minister for Planning makes a determination.

Key issues for further consideration include:

- Road and intersection capacity to accommodate additional traffic volumes
- Parking provision and provision to meet community need
- Building heights and density and impact on views and amenity
- Open space provision and design and provision to meet community need
- Stormwater management
- Vegetation management to protect mangrove areas
- Construction management to maintain public access.