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Ms Amy Watson
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Our ref: DOC16/73934 & DOC16/77864
File: EF16/2177
Your ref: MP 09_0216 MOD 2

Attention: Matthew Rosel

Dear Mr Rosel

Notice of Exhibition of a Section 75W Modification Application for Shepherds Bay, Meadowbank and Ryde (MP 09_0216 MOD 2)

I refer to your letter received on 15 February 2016 seeking input from the Heritage Council of NSW for the above proposal. I understand that the proposed modifications are for increases in height, generally by a storey with the exception of an increase in height from 10 storeys to 24 storeys for the Stage A buildings, a change to the location and floor area of the community facility, and a removal of a cap on the number of dwellings and car parking spaces.

The Stage A site is located adjacent to a State heritage item, Meadowbank Rail Bridge over Parramatta River (SHR No. 1546). The key relationship between the Parramatta River and Meadowbank Rail Bridge will remain, although the proposed amendment will affect the broader setting of the bridge. It is considered that the proposal is unlikely to have an unacceptable additional visual impact on the Meadowbank Rail Bridge as several tall multi-storey apartment buildings are already located within the setting of the Bridge.

If the scope of the project changes and further Heritage Impacts are identified, please refer the Information to us for further comment.

If you have any questions regarding the above matter please contact Kate Higgins, State Heritage Assets Officer, at the Heritage Division, Office of Environment and Heritage, on (02) 9873 8534 or by email at kate.higgins@environment.nsw.gov.au.

Yours sincerely

Rajeev Maini
A/Manager, Conservation
Heritage Division, Office of Environment & Heritage
As Delegate of the Heritage Council of NSW
21 March 2016

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