

Fact Sheet

Determination of request to modify the concept plan at Shepherds Bay Foreshore, Meadowbank and Ryde (MP09_0216 MOD 2)

The Planning Assessment Commission has determined to approve 28 additional dwellings within Stages 2 and 3 of the Shepherds Bay Foreshore development. The Commission has not approved the the proposed 24 storey tower on the Church Street (Stage A) site or the replacement of the on-site community facility with a monetary contribution to Council via a Voluntary Planning Agreement. This decision follows the Commission's assessment of a modification request by Holdmark NSW Pty Ltd and consideration of all relevant issues including a public meeting on 5 December 2016 at the Ryde-Eastwood Leagues Club.

At the public meeting, the community raised concerns that the 24 storey tower would have adverse visual impacts, be out of scale with surrounding development and would set a precedent for other buildings in the area.

In response to these concerns, the Commission did not support any increase in height to the Stage A site. Both the 24 storey tower proposed by the Proponent, and the 15 storey building recommended by the Department, would have significant detrimental impacts in terms of visual amenity and would be out of character with the surrounding area. The Commission notes that an amended 10 storey design for the Stage A site must still achieve design excellence, under the existing approval conditions.

The community also raised concerns about where and when a community facility would be provided if a monetary contribution was provided to Council in lieu of the approved facility and also the heavy demand on existing facilities.

The Commission has rejected the removal of the community facility from Stages 2 and 3. The Commission did not wish to introduce uncertainty for the community in relation to the outcomes of the development, particularly the provision of a community facility.

The additional 28 dwellings approved by the Commission will be located wholly within the existing Stages 2 and 3 building envelopes and will therefore have minimal visual and overshadowing impacts.

The Commission acknowledges the importance of affordable housing and that it would have been desirable to include affordable housing within this development. However, there is no statutory requirement for the Proponent to supply affordable housing and the Commission was unable to require affordable housing as part of this modification request.

The Commission has amended the Department's recommended conditions to reflect this determination.