

## Shepherds Bay PAC presentation, 5<sup>th</sup> December, 2017

### Our background

- We have been a resident of Denistone for almost 40 years
- Our family contact with Ryde, Denistone, West Ryde and Shepherd's Bay goes back to the early 1900s and probably early
- We have seen considerable development and change in our 40 years and we are not against change
- We have lived and travelled extensively overseas and in Australia, and have witnessed both good and bad development in similar locations
- We are concerned by proposed development projects which detract from the overall integrity of the precinct, its natural beauty and its history, and, more importantly, its future.

### Current development in Shepherd's bay:

- The <sup>original</sup> current development stages in Shepherd's bay <sup>have</sup> been managed reasonably well by Ryde Council with a sensitivity for the:
  - Location, in the bay and on the River
  - Topography, with respect to the river and the land form sloping back from the river
  - Population density of the precinct
- While we are concerned about the latter, the population density, the infrastructure necessary to support such a population:
  - is reasonable, with trains and ferry transport
  - however, needs significant development and investment for vehicles; the traffic density during peak hours is gridlock, and the exiting to Ryde Road, heading north of South is fraught with delays – however, this is element is beyond the remit of the Ryde Council

*Murch St.*

### Our concerns

- The development of tall buildings in proximity to the waterfront along Parramatta River, which will detract from the beauty of the river:
  - Impact of shadows on the foreshore during the winter months
  - The loss sunshine on the ecology of the northern river bank
- The starting point for the creation and extension of concrete canyons along Ryde Road and the roads within the precinct of the development
- The population density within the precinct of the development

*Murch St (A3)*

### Proposed development

- The original proposal by the developer was not in sympathy with the existing approach to the development at Shepherd's Bay, nor the immediate vicinity
- The recommendation by the Planning Assessment Commission, while a significant improvement on the original proposal, may still lead to
  - concrete canyons effect
  - "Crowding" of the river foreshore
  - Loss of amenity along the foreshore
  - Impact on the ecology of the river
- We would support the development being limited to the original limitations of built form, number of floors and ~~parking spaces~~ *community facilities*

*and sets a precedent!*

*2013*

