

**Presentation for Public Meeting re:Meadowbank/Shepherd's Bay Development Modification Request MP 09\_216 MOD 2.**

Good Afternoon Commissioner, ladies & gentlemen

My name is Sue Mifsud and I am here to speak against the Department's recommendations for the Meadowbank/Shepherd's Bay Development Modification.

I am a 22 year resident of the area and my family are members of the Meadowbank School Community.

I, along with many members of my Community have previously provided comments to the Department expressing our concerns and objections at each stage of Public Exhibition. Unfortunately I am here again, stating the same objections. All the proposed changes will have a negative impact on my family and I and my Community, and therefore I am opposing all the department's recommendations.

**Population Density**

The reality of an increase in height for the developer is greater profit. The reality for my family and I, is an increase in population density. In 2013, the Commission rejected a 15 storey building and imposed a dwelling cap. Why have all the reasons listed in the Commission's 2013 rejection to a 15 storey building now become OK? What has changed to make the additional density and its impact on infrastructure and amenity acceptable? Is it that the dwelling cap has almost been reached? The Proponent knew what the dwelling cap was, and yet proceeded to continue to add extra levels onto their existing approved buildings. They cannot now use this as an excuse to increase the dwelling cap.

An increase in height provides no benefit to the local community, the only benefactor is the developer. The latest propaganda from the developer in our local papers promises mixed use, open space, a public plaza, cycling and pedestrian facilities. We will not see any of this, just as we have not seen any of it to date.

The reality of increasing the dwelling cap means:

- Overcrowding in our school . Will be covered by the P&C.

- more cars competing for on street parking. My neighbours and I often cannot get a parking spot near our own homes. The reality is the impracticality and inconvenience of carrying things like groceries long distances to our homes (especially for elderly members of our Community)
- insufficient green space for the present numbers of people living here, let alone once this development is complete. The green space at the bottom of Belmore St is currently overcrowded and bursting at the seams from people seeking a refuge from their solar challenged apartments. The proposed open space is access ways between buildings. You can't sit and have a picnic here or play a game of cricket, kick a ball or ride a scooter or a bike.
- An increase in cars and traffic into an area already at bursting point. We cannot turn left or right onto Bowden St from Thorn, Squire, McPherson or Stone Sts during the afternoon peak because the traffic is banked up in both directions on Bowden St. These photos (Photos 1-4), taken between 5 and 6pm last Thurs, show the traffic gridlock on our residential streets. The proposed Traffic Signals (at Bowden St and Constitution Rd) will not alleviate this issue and will hinder the traffic flow during non peak times. Drivers are doing careless things like driving on the wrong side of the road and making illegal U Turns to avoid the traffic jams. On the same day my son and I were almost run over by an impatient driver turning into Stone St without looking. There is no, and I emphasise, no, safe walking access to school from the surrounding streets. No safe place to cross Constitution Rd or Bowden Sts. We can't allow our 11 and 12 year old children to walk to school on their own for fear they will be run over whilst crossing one of our unsafe streets. My family only needs to cross one street, Sutherland Ave to get to school, and that is unsafe to cross.

Photos 1-4

### Community Centre

I absolutely oppose the relocation of the Community Facility to a later stage, we need it now. I absolutely oppose the Council being given a donation in lieu of a fitted out and ready to use Community Centre, without condition that the Council use the donation in a timely manner in the area bordered by Church St, Victoria Rd, the Parramatta River and the Northern railway line. The reality is, that if there are no conditions imposed that money will disappear into the Council's coffers never be seen by the locals who are directly affected by this development.

## Bulk and Scale

The report indicates that this Stage A building will be the iconic gateway to Ryde. The buildings conjured up during the “Design Excellence” exercise look identical to any other high rise building being constructed at multiple sites across Sydney. Stage A could be the Gateway to any other suburb in Sydney. Why can’t an innovative, low rise building with a beautifully designed outdoor space, which reflects the area’s history, be the iconic gateway?

Photos 5-7

The reality of a 15 storey building is the area will be dominated by a Brutalist, high rise building that is out of scale and character with the surrounding area, a building that is unsympathetic to its Heritage Neighbour, the Ryde Bridge, and a building that is imposing, overlooking and overshadowing its neighbours. Case in point, the Sirius building (that is now being considered for demolition). Note the photos on the screen showing buildings overlooking a group of homes on Richard Johnson Cres and a 7 storey building overlooking our school playground. Now picture this building with an additional 8 storeys on it. Please don’t allow another Blue’s Point Tower to be built at Meadowbank.

In summary, if the DP&Es recommendations are approved, our reality will no longer be one of a community, we will no longer have access to great schools, large green spaces, good transport options and safe streets. It will be a long-term detrimental impact. Our infrastructure is at breaking point. This change needs to be considered, not only on its own, but also in relation to all the other development going on and planned for in the same area. And in relation to the lack of ability for growth in our roads. Then add to this that this greater height will set a precedent for future buildings in this area.

I implore you to take heed of the Community’s opposition to any increase in dwelling caps and the PACs previous, decisions that the buildings be capped at 10 storeys.

I absolutely and in the strongest possible terms object to each point in the requested amendment.

