

To whom it may concern,

I am deeply disappointed to learn of the modification request for the Meadowbank/Shepherd's Bay Development MP 09_216 MOD 2.

I am unable to speak at the meeting given I work in the city. It is unfortunate that a meeting that will have such a large effect on the local residents cannot be held at a time when we are more likely to be able to express our views. It almost seems designed so that the amendments can be slipped through the back door.

None the less, I hope this letter can be taken into account at the meeting in my absence.

I am not opposed to the development in Meadowbank in general, so long as it is done in a way to enhance the area. Currently, this is not the case. The over supply of apartments in NSW, Ryde in particular, has been well documented recently. I do not believe there is a need to cram in as many apartments as possible into a small and currently unoccupied space. The only benefit to increasing the height of these towers will be to the Holdmark shareholders. There is no benefit to the existing residents, nor to the new occupiers of the towers, nor to the commuters already struggling to navigate the congested roads, nor to the local schools already at capacity before the towers are complete, nor to the local amenities already struggling to meet demand.

I am very upset that the Department of planning has recommended that the height of four proposed buildings be increased by one storey. Already the roads where I live have become darker where these towers now dominate. It is quite shocking and not a pleasant experience to walk down our street where we once would sit with our children on the grass in the sun and feed the birds (just 18 months ago) is now completely in shade. There is very little space between the towers and they dominate the skyline – out of keeping with the previous existing buildings. Given that the towers are already partially built, how does the developer propose to increase the car parking spaces for these buildings to accommodate the additional people?

I'm horrified at the prospect of one building to be 24 stories – this proposal was originally rejected (for good reason) and yet now I hear that the Department of planning has recommended an extra 5 storeys be approved – why?? What good does this serve the community? What thought has been given to how the local services will handle this additional influx of people? Why should the car parking caps not apply to this development?

I understand that the department has agreed to relocate the Community Facility to the last stage – or to a donation to the Council from the Developer. Is this a joke?? What exactly is the local community getting from this development? I see the retail space is proposed to reduce. What additional green space will there be to accommodate all these people? There seems to be a lot of manicured steps in the brochure – where is the grassy areas where children can run around? This is prime foreshore real estate – where are the cafés, play areas, shops? This area could be beautiful. Instead the developer

seems to want to turn it into an over-crowded, dark and dingy, cheap looking (and you can see quality and safety are being compromised in the construction), congested dead space.

I strongly object to the proposed changes. Although it would appear the local communities opinions do not count, as despite the Community response being overwhelmingly against these modifications, they seem to be going through.

Regards,

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