

I am a local resident with objections regarding the modifications requested by Holdmark. This is not a case of NIMBYism – it's a desire for genuine concerns to be heard regarding the reality of development against the original planning of the area. The council has effectively sold our community space for 3.5 million dollars leaving the way open for this space to be replaced with apartments (see section 3.6 18b).

The Community Centre should be 1000sq metres and delivered by the developer. Our area deserve nothing less. Not only because it was what was initially promised but because it's the right thing to do. Firstly, for the provision of a meeting place for different groups within the local area and secondly the fact that THIS SPACE WILL NEVER BE AVAILABLE AGAIN. I understand the developer wanted flexibility about where and when it will be delivered. But I want certainty. I want to know it will definitely happen and be within the Holdmark site. My children asked me why I was speaking today and the reason is I don't feel I can count on local council ^{or processes} to advocate the concerns of overdevelopment and lack of community areas.

Yes, the applicant has the right to request amendments but these need to be balanced against the interests of the community. The Planning NSW website states a goal that communities "are strong, healthy and well connected". This can only happen if people can meet around the neighbourhood, in the parks, in the cafes and in the shops, AND UTILISE A COMMUNITY CENTRE. That is the ideal community that I want my family to live in. Unfortunately this is not what is actually being delivered.

Back in 2013 the PAC required a reduction in height from 15 to 10 storeys (for stage A). But the developer ignored this and instead submitted another modification. Asking for 24 storeys in order to get a compromised 15 seems cheeky at best and at the very least disrespectful of the original decision and the many people who objected. I wonder what is the point of a decision making body if a developer can keep asking until they get what they want? This height sets a precedent for all future development on the north side of the Parramatta River. This project may have "design excellence" but future applications will only mention the height of this one in their applications, and who know what we'll end up with.

As locals, we have not benefitted at all with the development so far built. We have extra traffic, an increased population and still no additional active green space or services within easy walking distance for those living nearer to Church street.

Each modification deviates from the original plan of the area and is disappointing and annoying. I am now particularly cynical of what will actually be built.

An example as to why is here. Across the road looks like this...125 Church Street. What was initially meant to be 1,000 sqm of ground floor retail was modified to home units with cheap looking fencing. I think it's absolutely disgraceful that the modifications approved allowed the neighbourhood to look like this. And it's neighbouring site (115 -117 Church Street Ryde) was also originally to have ground floor retail that has been approved to home units now. I know these are not the same company but it vital the PAC are aware of what is happening on surrounding sites that contribute to a very different Shepherd's Bay area than what was in the Council's Development Control Plan and why I have such distrust in this process.

"Support retail, providing activity at ground level will be accommodated in the various precincts throughout the area specifically to service the needs of residents, workers and visitors" and "Medium density residential development will be a significant feature of the area but will not dominate".

I understand the need for the construction of more high density residential properties in the area, but consenting to developers requests should not be at the expense of the long term needs of the greater community, especially as each modification increases residential apartments and the size of the community areas are reduced. This has happened not just in the site we are discussing but nobody seems to be taking into account the whole area and that each individual developer deviates from the original plans approved which leaves us as a community poorer for it.

I would also like to take this opportunity to speak on behalf of my neighbours and other locals of Non English Speaking Backgrounds. The process for community participation is not an easy one. Please take into consideration the many people that do not agree with these changes but are unable to confidently express themselves on paper or here today.

I am opposed to the increase in height to 15 storeys, the removal of the community centre and the constant modifications that reduce green and community space. I have overcome nerves and anxiety to speak here today to make my feelings known. I hope they will given thorough consideration and the next steps will reflect the community's wishes.

*P.S we need retail and supermarket, but not ~~straded~~
~~off~~ with a 15 storey building.*

