

Philippa Vale

From: [REDACTED]
Sent: Tuesday, 13 December 2016 1:11 AM
To: PAC Enquiries Mailbox
Subject: Submission objecting to the S75 Application by Holdmark Property Group

Dear Commissioners,

My wife, Vivienne and I, Bernard Lee thank you for the opportunity to make a submission at this late hour. We reside in [REDACTED] Bowden Street and our apartment is located on the [REDACTED] of Strata Plan SP71356. We object to Holdmark Property Group's S75 Application and we append below our reasons for our objection

Reasons for the objection

1. Our apartment is located on the first floor of our building ([REDACTED] of SP71356). We spend a good amount of time sitting on our chairs in our balcony to enjoy the picturesque view of the Ryde Bridge, the water of the Parramatta River and the picturesque scenery of the gradually rising greenery and 4-10 storey building on the left. We derive great pleasure and satisfaction from looking at this unobstructed unique scenic and picturesque view. We feel really good and serene whenever we go to our balcony to look at this unique view. We felt we have made a good decision to sell off our much beloved home to retire in the Meadowbank Foreshore. We are naturally very concerned and in fact horrified to learn that the property developer, HoldmarkProperty Group, is applying for modifications that will virtually destroy or severely damage this picturesque view. I am particularly concerned with the modifications being sought to build a 24 storey building on the Concept Plan site. A 24 storey building on a small piece of land right next to the Ryde Bridge on our left will permanently destroy this picturesque view of the Ryde Bridge set against the waters of the Parramatta River on the right and the gradually rising refreshing scenery provided by clusters of trees and 4-10 storeys buildings on the left. We could picture in our mind this massive 24 storey building destroying this unique picturesque of bridge, water and scenery. We are naturally abhorred by this modification application to build a 24 storey on the Stage A site and we strongly object to this modification.

2 The unique character and skyline of the Meadowbank Foreshore has evolved more than 12 years ago with the construction of Shepherds Bay village. This occurred well before the Holdmark Property Group started building in the Meadowbank Foreshore. Our apartment unit is within the Shepherds Bay village. The unique character of the Meadowbank Foreshore is best appreciated by taking a stroll through this precinct. The residents of the Shepherds Bay village as well as the rest of the Meadowbank residents treasure the unique character of the Meadowbank Foreshore. Central to this unique character unique is a modern village atmosphere introduced into the Meadowbank Foreshore by the Shepherds Bay village construction.

The Shepherds Bay village which comprises of 5 strata housing 800 plus apartment units provides a quite complete shopping plaza, open spaces, gardens, parks, playgrounds and a community center. The shopping plaza has two supermarkets, a fruits and vegetables shop, a cake and bakery, a medical center, a dental center, a post office, a news agency, a pharmaceutical, a childcare center, beauty shops, a liquor shop, tobacco shop, a two dollar shop and grocery shops. Part of unique character of the Meadowbank Foreshore is a huge high ground right in front of the ferry terminal dedicated to the public. A pavilion has been built on this ground. We also spend a good amount of time to just sit on the high grounds to absorb the unique scenery of the Ryde Bridge, The Meadowbank Railway bridge, the Shepherds Bay of the Paramatta River and its 4-10 storey buildings. This unique character of the Meadowbank Foreshore may be described as a modern day village with modern conveniences. All apartment buildings constructed have a maximum height of 10 storeys, with only 4 storey buildings that have close proximity to the

Parramatta River. This unique character of the Meadowbank Foreshore will definitely severely and negatively impacted with the construction of a 24 storey building on the Stage A site.

3. Over the last few years as more and more apartment blocks are built, we are witnessing worsening traffic congestion. We find ourselves having to contend with long car queues in many of the roads of the Meadowbank Foreshore, in particular, Constitution, Bowden Street and Belmore Street. We also find ourselves to having to endure 4-5 traffic light changes at the Victoria/Bowden Street junction before we can turn right into Victoria Street to go to the Ryde Shopping Centre. The significant additional apartment units introduced by Holdmark Property Group's S75 application, particularly from the 24 storey building on the Stage A site will definitely worsen the traffic congestion.

4. We really annoyed and angry with Holdmark Property Group's S75 application as we could not find any good reason put forth to justify the modification applied for. Holdmark Property Group is just plain greedy and wants to make obscene profits at the expense of the residents of the Meadowbank Foreshore. We view the modification application to build a 24 storey building on the Stage A site as outrageous as a large number of additional apartments, running into the hundreds, over and above the maximum dwelling caps will be built if approved.

5. We are also objecting to the delay in delivering the community center. The first PAC had clearly spelled out that there must be no delay in the delivery of public amenities and facilities. The community center should be delivered at the Stage 2/3 stage.

6. The first PAC had set out complying conditions that have to be met by Holdmark Property Group in the Approved Concept Plan. As Holdmark Property Group could not furnish a good reason to support their S75 Application, we implore the PAC in sitting to uphold all the complying conditions and accordingly reject Holdmark's S75 Application.

Conclusion

Modifications applications should only be seriously considered if there is a good reason accompanying a S75 Application. As Holdmark Property Group's S75 Application is really about wanting to build hundreds of additional apartment units over and above the maximum dwelling caps set for the Approved Concept Plan site, it should be reject.


Meadowbank