

Philippa Vale

From: [REDACTED]
Sent: Friday, 2 December 2016 3:07 PM
To: PAC Enquiries Mailbox
Subject: Public Submission - Objection - Modification request Meadowbank/Shepherd's Bay Development MP 09_216 MOD 2

Dear Planning Assessment Commission,

I, Xueyue Lin, the registered proprietor of the property at [REDACTED], Putney NSW 2112, is writing this submission to oppose the proposal of increase in height and storeys for Shepherds Bay Foreshore, namely Stage A of the development plan.

As a resident who has been living in the neighbourhood for over 5 years, I strongly oppose the development to be built over 10 storeys as initially proposed. The reasons for being so is as below:

When I first purchased my property in Putney, one of the reasons I was paying for a slightly higher than market price at that time was because we were able to enjoy a good water view in our bedroom overlooking the Parramatta River. A few years down the track, multiple development sites were erected, and eventually when the Meriton building was completed, I lost 80% of the river view from my bedroom. Right now I am only being able to enjoy a very small part of the water view. To increase the Stage A development from 10 storeys to 15 storeys is, without a doubt, going to block the water view completely from our bedroom. And not only that, a beautiful sky view is going to be disrupted by the inappropriate, bulky and standalone building.

Secondly, the Ryde Bridge is not a wide bridge. Every morning when I drive to Rhodes station or take a bus to Rhodes Station from Riverside Avenue near Church Street, there has always been heavy traffic merging into the bridge and takes much longer to get through the bridge. And the traffic condition has been worsen since the other development sites have completed last year and this year. If this is already the case, I cannot imagine how terrible the traffic could be during the peak hours when the additional dwellings of tenants are moving into the community, and without the consistent infrastructure accommodating such increase.

Thirdly, despite the Developer agreed to donate to the Council in exchange of community facility relocation, it is no guarantee that such donation will be benefiting the immediate area and the residents. We need a Community Facility and more open space and we need it now.

Fourthly, I oppose the amendment to allow car parking and unit numbers in Stage A to be excluded from approved dwelling and parking maximum limits. The increasing of unit numbers is bringing greater number of tenants to the neighbourhood, which is creating burdens to the current community facilities and infrastructures. It will also create noise and nuisance to the neighbouring residents, considering the building is a standalone building which is not cohesive to the other Sherpherds Bay developments.

Finally, I would like to stress my objection in allowing the developer to increase the building height and level of storeys more than what was originally proposed, which is 10 storeys. I reject additional storey to be built on steeply sloping land. I reject the relocation of community facility. I reject the increase in car parking and unit numbers in Stage A.

Regards,

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