

Speech by Bernard Lee, Chairman, Strata Plan 71356, objecting to the modification application, MP09_0216 MOD3.

I thank the Commission for the opportunity to convey Strata Plan SP71356's objection to the modification application (MP09_0216 MOD 3), seeking the increase of GFA by 1300 m2 and the introduction of 42 serviced apartments.

As summarised in the Environment Assessment Report of the Department of Planning & Environment of July 2018, the majority, if not all, of the concerns and reasons advanced by the 212 submissions objecting to the previous modification application, (MP09_0216 MOD2), still remain valid. Our strata could not see any valid or good reason advanced by the Proponent (or that matter by the Department of Planning & Environment) to justify the increase of 1300 m2 over the site-wide cap of 10,000 GFA. As such, our Strata is of the view that there are insufficient grounds to overturn the Commission's previous determination on site-wide cap of 10,000 m2 placed on GFA.

As for the building of service apartments, it is clearly a sly way of getting around the site-wide cap of 2033 dwelling units. Service apartment are dwelling units, pure and simple. As such, they should be included in the count of the site-wide cap of 2033 dwelling units. There is no two ways about it, no matter how the Proponent or the Department of Planning try to put a spin on their definition of service apartments as not being dwelling units. They are really dwelling units for short term stay. Furthermore, once allowed to be built, there is nothing to stop the Proponent to sell the service apartments, with the purchasers converting them into residential units.

It is therefore our Strata's contention that the Proponent's application to build 42 service apartments is clearly an attempt to get around the site-wide dwelling cap of 2033 by their introduction of service apartments. To reiterate, service apartments are really dwelling units and ,as such, should count under the site-wide dwelling cap of 2033. If they do not fall under the classification of dwelling units, then they have to be included in the count of the site-wide GFA cap of 10,000 m2. The latest modification application has breached either of these two site-wide caps placed by the Commission, without good or valid reason or reasons in support of their modification application, (MD06_0216 MOD3).

Conclusion

The last Commission has in its wisdom placed a site-wide cap on the GFA of 10,000 m2 and a site-wide cap of 2033 dwelling units. This is clearly to prevent

a modification application like MP06_0216 MOD3. As there no good or compelling reason or reasons advanced by the Proponent or the Department of Planning & Environment, we strongly urge the Commission to uphold the site-wide cap on GFA and dwelling units. Pleasingly and interestingly, by the Commission turning down the Proponent's application for an increase of 1,300 m2 and the building of service apartments, it would very well turn out that the Proponent's Stage A development could result in a building construction of less than 10 storeys in height. In doing so, a resulting lower height building just adjacent to the iconic Ryde Bridge will truly blend in very well into the harmonious skyline and landscape.