

From: [Thomas Geraghty Kirralie](#)
To: [IPCN Enquiries Mailbox](#)
Subject: Submission Against Shepards Bay Concept Plan MOD 3 (MP 09_0216)
Date: Thursday, 23 August 2018 7:02:57 PM
Attachments: [image001.png](#)

Dear Independent Planning Commission

Unfortunately I was unable to attend in person last week, please accept this submission regarding the above proposal in lieu.

Having read the documentation pertaining to the Stage A modification, I am still concerned.

With all respect to this modification this project needs to be carefully considered because once we built this monstrosity, the space is gone forever. Although it might comply with parking, height, traffic, (*now*) its always within the concept of the whole Holdmark plan that this complies, as in all of the development, yet this is spread out and what happens at the Corner of Nancarrow and Constitution streets shouldn't be a gate opener for not considering traffic at stage A. Or in other words, complying in other areas doesn't make it fit for purpose in stage A.

Plus consider also, these guys can change this plan 10% upon 10% more again and again, as many times as they like , without consultation after this plan is approved. 10 stories becomes 11 before you know it. so we need to make sure it's the best it can be now. along with everyone else here's my main concern:

- Regulations might say 296 car spaces are applicable in stage A and Holdmark is under the car park cap overall, but every serviced apartment and apartment will have at least one car, plus parking for guests needed. So you need to look at that. I get that some think the more spaces you provide, the more you encourage car use, but its Australia, we love our cars. Thinking this way just puts cars into the quieter streets around the area- have you driven up Porter street at night- people park in the park ! I see also that they think serviced apartments users will won't have cars- do you know where stage A is? I like to be as green as I can but I still need a car in this area, and tourists will hire- Meadowbanks not really a holiday destination full of any walkable restaurants and coffee shops - Holdmark made sure to take the soul of out that idea.
- Traffic at the corner of Church and Wells street already banks up down the bridge, and NSW Transport has cut Bus services and bus stops in the area. Its ridiculous to think another 10 story development won't cause more traffic congestion. RMS sites guidance from 2001- well over a million more cars are on our roads since then. I know they are allow to spout this legislation, but laziness here in doing so is detrimental. They then say in high density areas, there's a reduction in traffic since 2013 we have all seen these 'studies' in our area, done during school holidays, and on roads that get closed when apartments are built, throwing g traffic onto other roads- never assessed- call me cynical bit I know a number of people who work at RMS
- Its odd that social infrastructure is so dismissed- when we know the local school is being moved because the Holdmark development has had a direct impact in student numbers and people are leaving the school because the mix of students is making learning difficult. Because most apartments are foreign owned and rented, people are in and out of the school as often as the rent cycle changes. More rubbish in the nearby parks, and on the streets,
- The low quality of the Holdmark build is only of concern to me due to safety issues- the ugliness is my opinion- but the whole development is an eyesore.

I am not against this development, but be careful- what you approve will not be the final product

Thank you

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