

Dear commissioners,

Thank you for the opportunity to formally speak against Shepherds Bay Foreshore, Meadowbank Concept Plan MP09\_0216 MOD3. Councillor Lane apologises that he is not able to attend in person.

He speaks both on behalf of his community as a Councillor, and in his own right as a resident.

It is the duty of local Councillors to represent their constituent's views, which are very clear based on feedback received regarding this proposal.

The City of Ryde is overdeveloped. Since controversial Part 3A planning legislation was introduced in 2010, our city has been under threat. Despite Part 3A's repeal in 2011, its legacy lives on today.

That legacy is one that legally permits developers to substantially modify previously rejected planning proposals. This is precisely the situation we were presented with in this instance. MP09\_0216 MOD3 is yet another modification to a development that has been emphatically rejected several times before.

The community has already spoken clearly about the need to halt future high-density development, particularly in Meadowbank, and yet we are presented with a proposal more substantial in terms of height, density and scale than some of those already rejected.

There is inadequate provision for additional infrastructure within these plans to accommodate the future needs of our community. I respectfully disagree with the Independent Planning Commission's assessment of traffic. By comparing this modification to the previously larger modification, you rightly identify a lesser of two evils.

However the reality is that you should be comparing the status quo right now to this proposed modification. The reality is, more density means more traffic. The same principal applies to our already overworked school and open space infrastructure.

Disappointingly, where enormous opportunity exists to contribute meaningfully to improving this infrastructure, there appears to be very little that would substantially fix the ongoing problems our community face on a daily basis.

The introduction of serviced apartments is also concerning. By tweaking the technical classification of units from residential to commercial, the developer has sought to write itself a license to increase the gross floor area by 1,300m<sup>2</sup>.

There are clear rules set when developments are approved, that clearly indicate the maximum height, maximum gross floor area and intended uses of a development.

Whilst attempts have been made to claw back the height of this development into line with what was approved, this is only piecemeal when you consider the 'oversight' of bringing the gross floor area, and intended use, into line with what was originally exhibited and approved.

As far as the community are concerned, the development is lucky to have received any approval at all. Please stop pushing us for more.