



# Victor Dominello MP



State Member for Ryde

Thursday, 16 August 2018

Dear Panel Members,

I write to place on record the concerns of my constituents with respect to the proposed modification to concept plan MP 09\_0216 in Shepherds Bay. I oppose this modification proposal on the following grounds:

- The modification proposes no additional car parking to accommodate the influx of customers utilising the new commercial space and serviced apartments;
- The development will undoubtedly increase traffic congestion, parking shortages, and place an unfair burden on existing amenity.

This is the second time our community has fought off Holdmark's requests to increase the height and density of their apartment towers. Just last year our community stopped Holdmark from increasing the height of this apartment block from 10 storeys to 24 storeys.



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Following extensive community backlash, Holdmark withdrew its most recent request to increase the height of this apartment block from 10 to 15 storeys. Now Holdmark is seeking to introduce 'serviced apartment' use to the site as well as an increase in the commercial floor-space cap by 1,300sqm.

The Independent Planning Commission (IPC) has recommended the approval of the amended proposal, on the basis that the changes would be 'minor in nature and would not have any adverse impacts'.

With respect to the IPC, I wholeheartedly disagree. Any form of increased densification, in an area that is already densely occupied, is not a positive development. The increase in proposed commercial space and serviced apartments without the provision of additional parking is short-sighted and places undue pressure on the existing amenity to accommodate the influx of traffic.

In assessing the impacts of traffic generation, the IPC uses an RMS report from 2001 for guidance on traffic generation and parking impacts of new developments. The IPC also refers to an updated RMS Report published in 2013 which uses data from 2010. From these reports the IPC concludes that there will be less traffic generation than predicted for this development.



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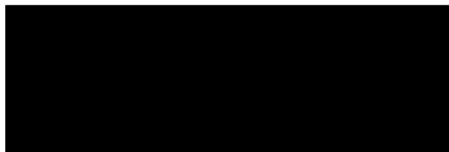
Data from 2001 and 2010 respectively is not representative of the current traffic and development levels in 2018 and cannot be relied upon to make a claim of less traffic generation.

The Shepherds Bay area does not have the capacity to accommodate more density. I invite the IPC to observe Bowden Street, Constitution Road and Belmore Street on any day during peak hours and you will realise that it is a carpark. The reality is that the government will now have to spend more money fixing up the traffic problems that has been caused by myopic planning decisions.

A decision to approve this proposal on the basis of a traffic report that is so hopelessly out of date, is in my view disingenuous. This developer is seeking increased use however is not prepared to provide sufficient contribution to ameliorate the traffic problems. This application should be absolutely rejected.

Ryde is a great place to live, and our community has done its fair share of heavy lifting when it comes to accommodating Sydney's surging population. I will not be silent in the face of blatant overdevelopment in our community.

Yours sincerely



The Hon. Victor Dominello MP, Member for Ryde



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