



CONCEPT PLAN FOR SHEPHERDS BAY DEVELOPMENT MODIFIED TO ALLOW SERVICED APARTMENTS

31 August 2018

The state's Independent Planning Commission has granted consent to a modification to the concept plan for a mixed residential and retail development at Shepherds Bay, Meadowbank, to allow serviced apartments as a commercial use and an increase in commercial gross floor area (GFA).

Rothesay Avenue Developments Pty Ltd lodged a modification application with the Department of Planning and Environment to include serviced apartments for commercial use and to expand the approved building to 15 storeys, with associated increases in GFA. After further consultation with the Department, the applicant amended its application to maintain the approved building height of 10 storeys and to reduce the number of serviced apartments from 82 to 42.

The Department referred the application to the Commission for determination last month after receiving 197 objections from the community and City of Ryde Council, including impacts on traffic, parking and open space.

Chair of the Commission, Professor Mary O'Kane AC, appointed a three-member panel – comprising Mr Gordon Kirkby (Chair), Professor Richard Mackay AM and Ms Ilona Millar – to determine the matter.

The Commissioners met with the applicant, and representatives of the Department and City of Ryde Council. They also held a public meeting in Ryde on 16 August to listen to the community's views, which focussed on:

- traffic and parking impacts, including public safety,
- the capability of the proponent to convert the serviced apartments to residential apartments, and
- the inadequacy of the public and open space as a result of the development.

After examining the evidence before it and taking the community's views into consideration, the Commission has today decided to modify the concept plan to allow serviced apartments and increase the commercial GFA to accommodate this use.

In making this decision, the Commission concluded in its statement of reasons that, "it is appropriate to consider the serviced apartments as a commercial floor space and to exclude them from the residential dwelling cap". The Commission also stated, "that the identified impacts, and associated assessment and consideration of these impacts, has focussed on the increased GFA being utilised for serviced apartments, or other commercial use. The Commission recognises that the identified impacts and merit of this increase in GFA would likely be materially different if the proposed increase was allocated to a residential use."

The Commission also found, "that the traffic and parking impacts from the modification application are likely to be consistent, or reduced, from the traffic and parking impacts considered as part of the Concept Plan."

The Commission's full Statement of Reasons for Decision is available here:

<http://www.ipcn.nsw.gov.au/projects/2018/07/shepherds-bay-concept-plan-mod-3>

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