

Talking points

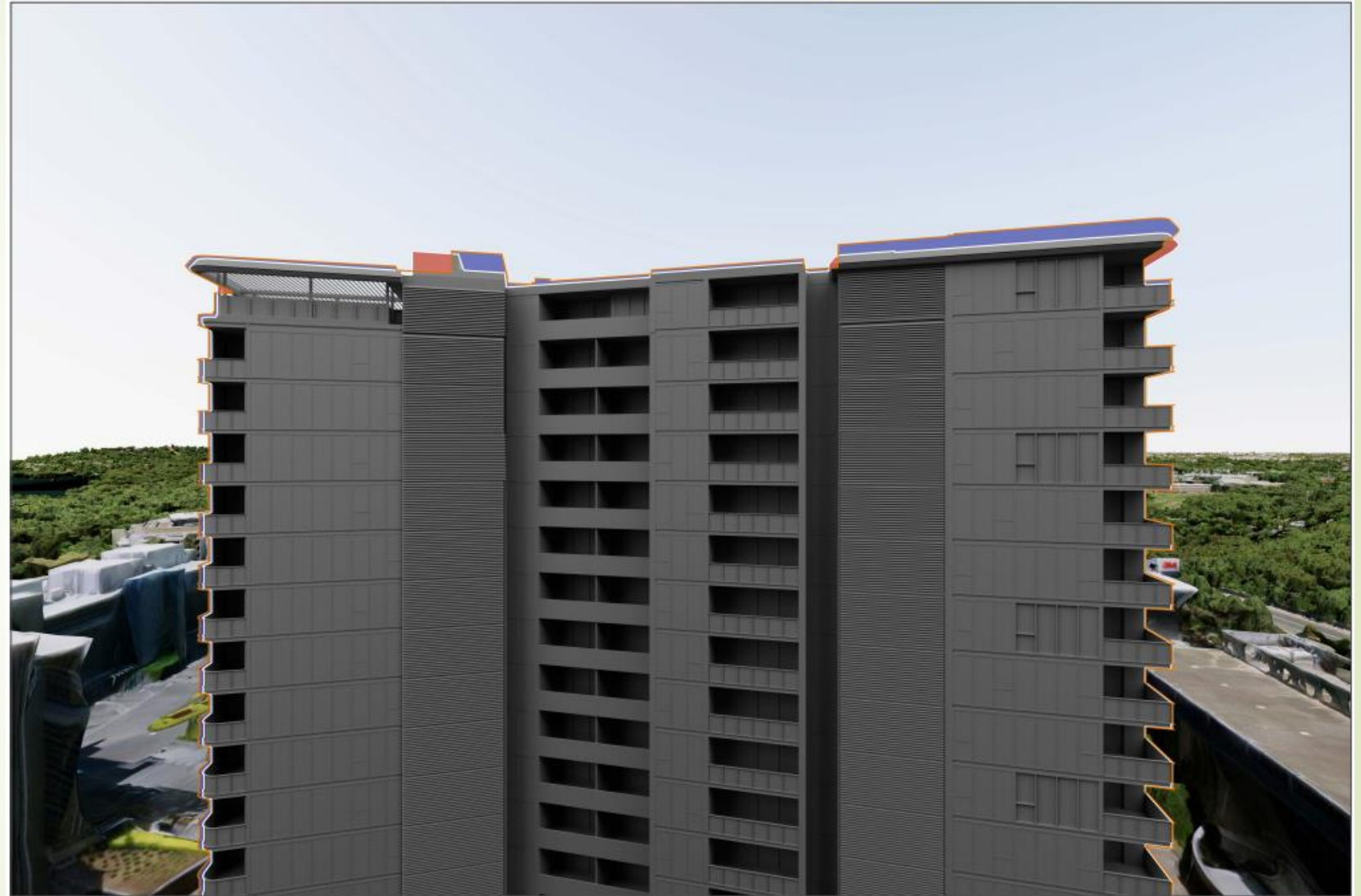
- View loss via the 4 Tenacity steps (“Moderate” of “Devastating”)
- Is this “Skilled Design”?
- Clause 6.9
- The cumulative effects of the TOD rezoning? Two 95m towers to the east.
- Is the RtS sufficient?
- Image from P10, Appendix U - Visual Impact Assessment Part 1:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072821.435%20GMT>
- Camera location 3

CAMERA LOCATION



5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND COMPARISON BETWEEN THE PROPOSED **RtS SCHEME** AND THE PREVIOUS SSDA SCHEME



Legend:
■ Proposed **RtS Scheme**
■ Area where the envelope of the current **RtS scheme** has been reduced
■ Area where the envelope of the current **RtS scheme** has been increased

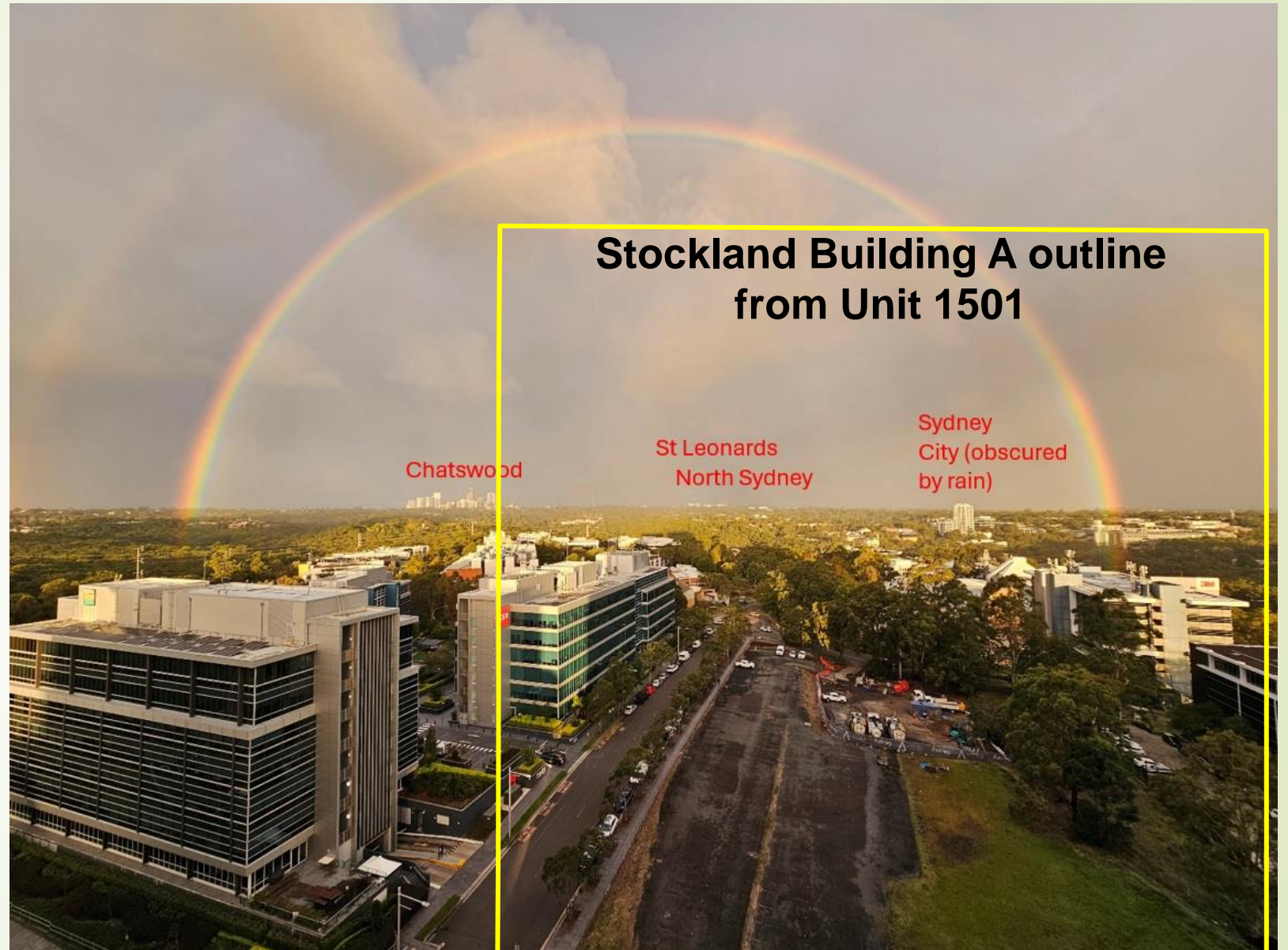
Stockland Building A outline from Unit 1501 (Approximate)

TOD
95m

TOD
95m

Tenacity Step 1: the view to be impacted!

- Current view is from Killara to Anzac Bridge
- Sunrises
- Moonrises
- Lightening storms
- *Photo taken May 2nd, 2025 (Wide angle lens)*



Tenacity Step 2: The extent of the impact.

- The view is primarily from the living areas.
- The only sunlight entering all units is from the east side.
- Camera 2 is possibly from this ad on RealEstate.com. Unit 2204, 1 Ryde Gardens, as seen at the link below:

<https://www.realestate.com.au/property/unit-2204-1-network-pl-north-ryde-nsw-2113/>



Tenacity Step 2: What part of the property are the views obtained.

- All unit have one a single Easterly outlook
- 10 Floors of Ryde Garden will lose their horizon view
- Residents are:
 - First home buyers
 - Young families
 - Empty nest downsizers
 - Renters
 - Many nationalities

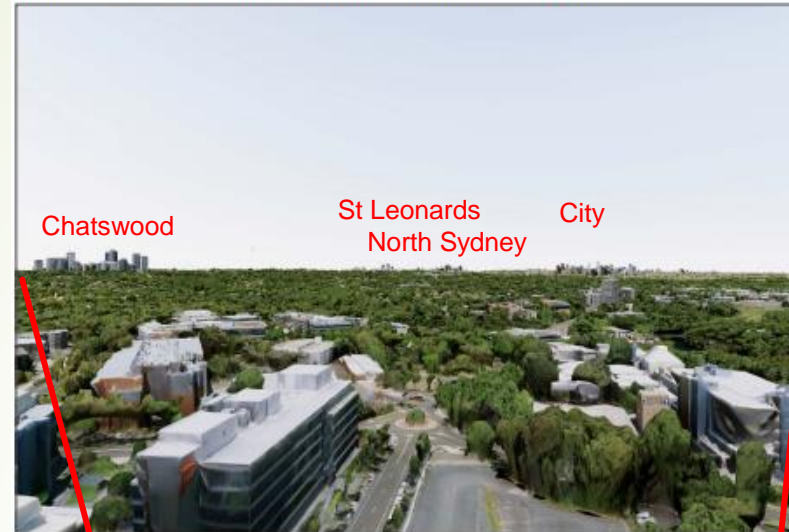


Tenacity Step 3 – the extent of the impact!

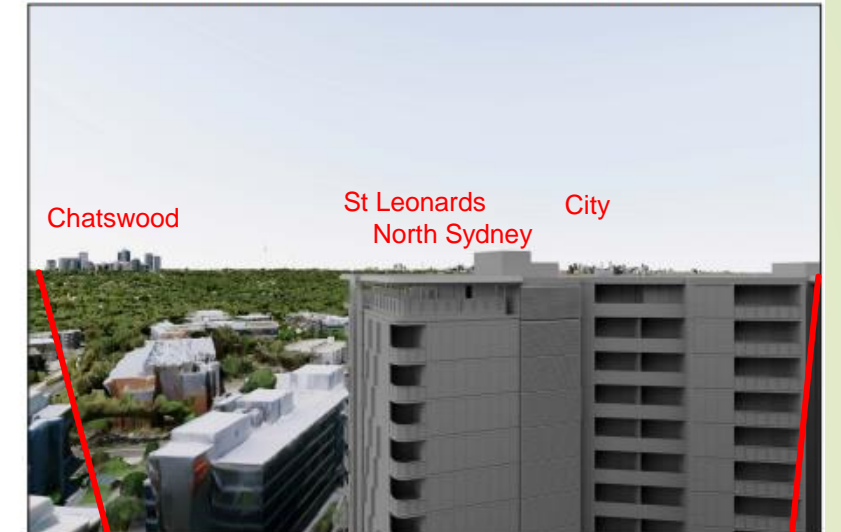
- View loss “Moderate” or “Devastating”.
- Views from Camera 3 are with a much wider-angle lens, minimizing the view loss.
- **View loss is ALMOST TOTAL!**
- Images from P7&9, Appendix U - Visual Impact Assessment Part 1:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRR estService/mp/011/getContent?AttachRef=EXH-62637965%2120240722T072821.435%20GMT>

5.2 CAMERA POSITION 02 - RYDE GARDENS, 1 NETWORK PLACE, RL121.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

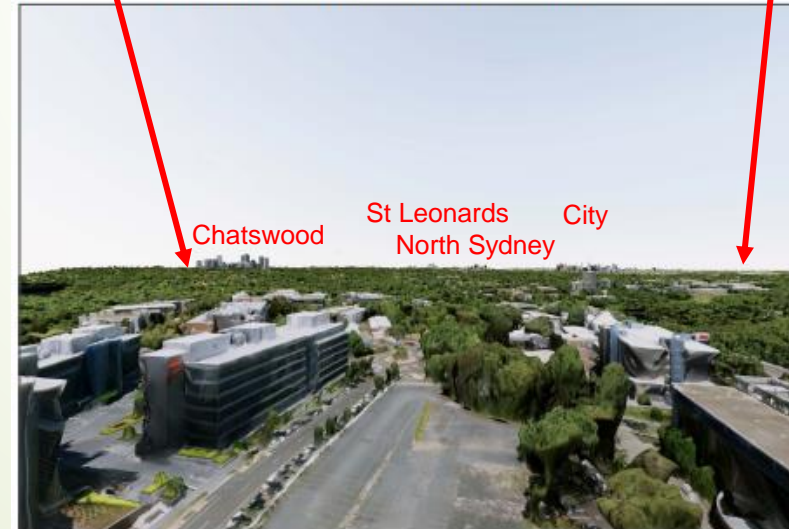


RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND RTS SCHEME



5.3 CAMERA POSITION 03 - RYDE GARDENS, 1 NETWORK PLACE, RL109.0

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

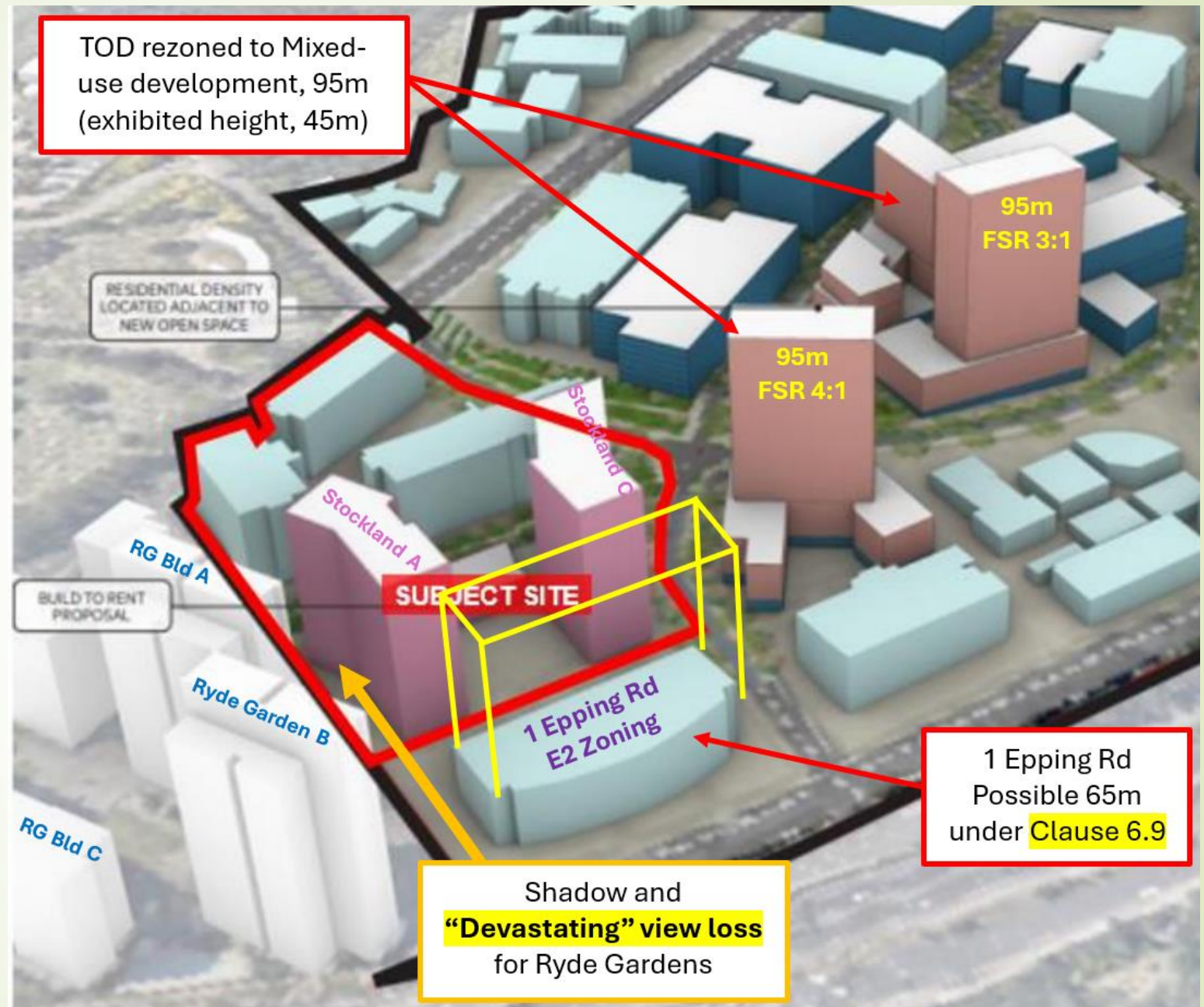


RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND RTS SCHEME



Tenacity Step 4 – the reasonableness of the proposal

- A development **compliant with all planning controls** would be considered more reasonable.
 - Compliance relies on Clause 6.9 and **transfer of GFA & parking from Trinity Stage I**
- View loss **“Devastating”, not “Moderate”**.
- **“Skilled Design” would not extend from corner to corner**
- The RfS purports that Building A is **“a mid-distance townscape element”!** (P5, RfS)
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072824.566%20GMT>
- The diagram is from P26 of the DPHI Assessment Report:
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-55844212%2120250522T030612.064%20GMT>



Clause 6.9

(1) Objective is to encourage additional **commercial** development

- Is BTR **“Commercial”**?
- **Already trains are full at peak hour.**
Commercial would mean people alight the Metro for work, making room for residents to embark?
- No “Operational Management Plan” ∴ not commercial by Council
- Will this development contribute to GDP?
- Image from P13, Submissions Report: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072845.231%20GMT>



Clause 6.9

(3) Incentive height & FSR **only if:**

(a) there is adequate provision for recreation areas

➤ The public TOD Recreation area of 0.3ha must service two 95m towers as well as Stockland.

➤ Level 3 & 10 areas are labelled as “communal”. Are they “Public”? (P’s 4&8, Appendix E - Architectural Plans Part 2 <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%21202407221072828.846%20GM1>)

➤ Stockland claims 50% of their 2955m² (0.3Ha) open space will receive mid-winter solar access.

➤ Network Map, Urban Design: https://shared-drupal-s3fs.s3.ap-southeast-2.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/Urban+Design+Guide.pdf



Clause 6.9

(3) Incentive height & FSR **only if:** (c) access network with **connectivity**

- **The East-West connectivity is disjointed** and presents a convoluted path of travel between Rennie and Rivett Roads, whilst **requiring the public to travel along the service lane, directly adjacent to:**

- the retail parking exit.
- the waste loading area.
- a substation.
- wind screens.

- The VPA does NOT show New Link Rd as pedestrian

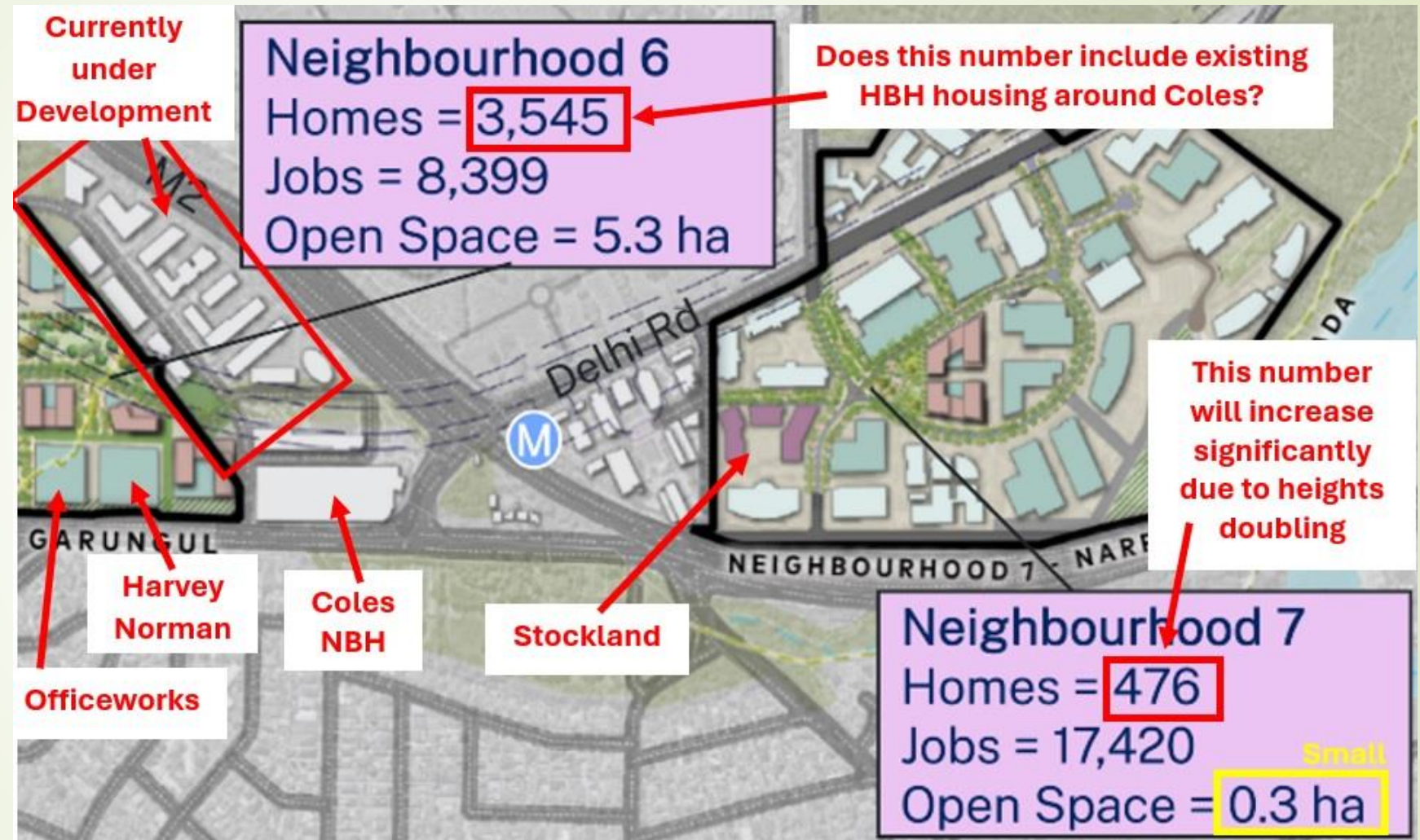
- Diagram from P2, Appendix E - Architectural Plans Part 2

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%21202407221072828.846%20GMT>



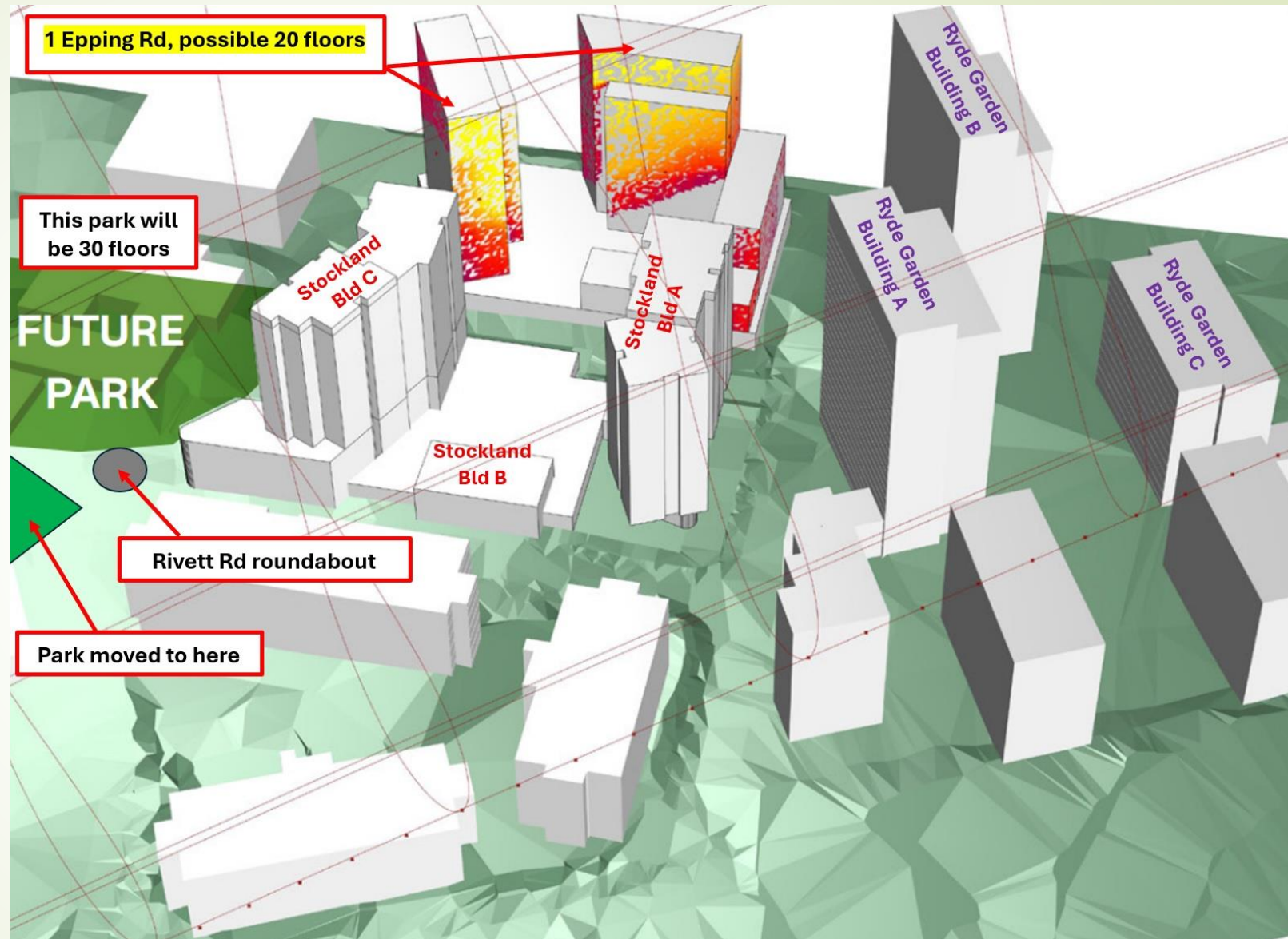
Precinct Density

- Neighbourhoods 6 & 7 both use North Ryde Metro Station.
- **TOD Densities exhibited have been exceeded.**
- Population of Neighbourhood 6 is set to rapidly increase with construction started.
- Population of Neighbourhood 7 will have many more homes than outlined here due to the two 30 floor towers in Key sites 12 & 13.
- *Diagram from TOD webinar*



1 Epping Rd (Old Microsoft Building)

- If Stockland is deemed to satisfy Clause 6.9, **Goodman (1 Epping Rd) appears ready to rise to the same height.**
- Planning appears not to have considered the **TOD park location change.**
- Image from P19, Response to Submissions Design Report (Appendix F - Architectural Design Report Part 1):
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072833.031%20GMT>

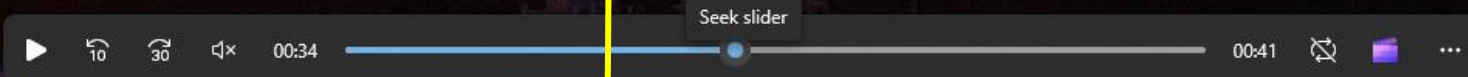


Conclusion of Chapman Planning's submission:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SUB-74752972%2120240814T010813.650%20GMT>

The amended development seeks the benefits of incentive density bonuses without providing the necessary open space and access links as detailed within this submission. This in turn results in expansive tower footprints on the site which contribute to a devastating view loss impact to surrounding properties.

**Stockland Building A outline from Unit 1501
(Approximate)**



More information at this website

- Summary of RtS
- Green space
- Density
- Clause 6.9
- View loss
- See: <https://sites.google.com/view/snag-north-ryde/home>
- Or: bit.ly/stocklandtrinity

