

Submission by Nev Goodyer

June 19<sup>th</sup>, 2025

Having coordinated the actions of the Stockland Neighbours Action Group, this “personal” submission emphasises my own thoughts, most of which are common with the group.

I personally have 3 kids panicking about home prices, as do many other residents. **Myself and most other residents understand the “housing crisis” and are supportive of the increased housing pipeline created by the TOD rezoning.**

Click [“Table of Contents”](#) to return and click another heading:

Overview:	2
Decision tree:	3
Clause 7.7 (1) (previously 6.9) – is for “Commercial” developments	4
Clause 7.7 (5a) Recreation areas:	6
Clause 7.7 (5b) An access network:	7
Precinct Residential Density after TOD rezoning	8
1 Epping Rd also possibly rising to 20 floors	9
RtS building amendments – Stockland Building A	19
Tenacity Step 1: the view to be impacted!	10
Tenacity Step 2: The extent of the impact - rooms.	12
Tenacity Step 2 (continued): The view from outside	15
Tenacity Step 3 – the extent of the impact!	16
Tenacity Step 4 – the reasonableness of the proposal	18
The RtS shows other agencies raise similar points:	20
Chapman Planning’s conclusion:	21
More information on the “SNAG” website	21

Further detail supporting the arguments below are at:

<https://sites.google.com/view/snag-north-ryde/arguments>

## Overview:

Although the order is different, the content of this submission is similar to my presentation to the IPC Zoom Meeting of June 17<sup>th</sup>.

Present were:

Panel Chair: Suellen Fitzgerald

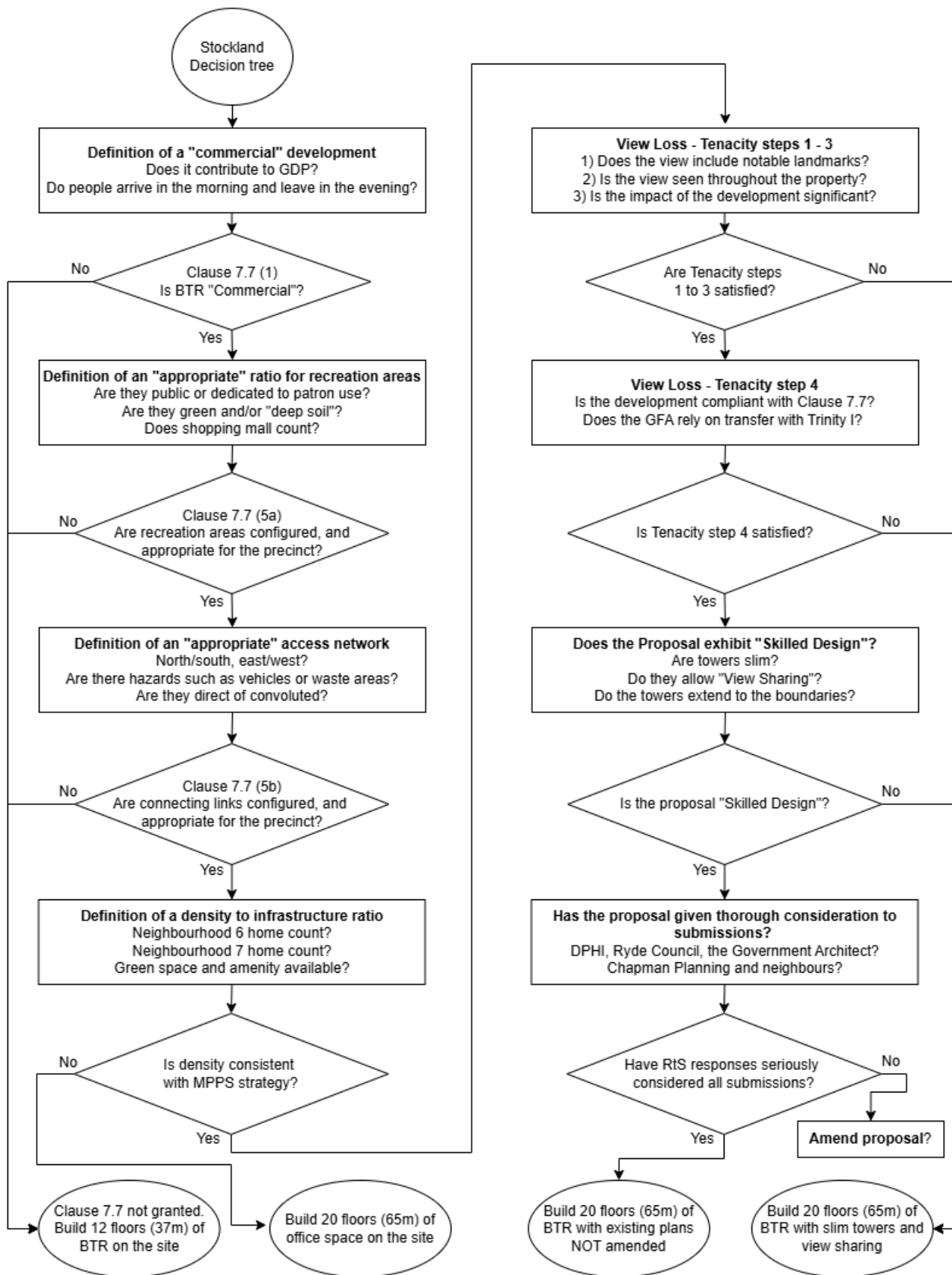
Panel members: Michael Chilcott, Dr Bronwyn Evans AM

Planning Officers: Bradley James, Geoff Kwok

The topics discussed were:

- View loss via the [4 Tenacity steps](#) (“Moderate” or “Devastating”).
- Is this “[Skilled Design](#)”?
- [Clause 7.7](#) (was 6.9).
- The [cumulative effects of the TOD rezoning](#)? Two 95m towers to the east.
- Is the [RtS](#) sufficient?

## Decision tree:



## Clause 7.7 (1) (previously 6.9) – is for “**Commercial**” developments

### 7.7 Additional requirements for increased building height and floor space ratios on land other than Key Sites

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2014-0608#sec.7.7>

(1) The objective of this clause is to **encourage additional commercial development** in the Macquarie Park Transport Oriented Development Precinct coordinated with an adequate access network and recreation areas.

- **Is BTR “Commercial”?**
- Stockland claims the project will provide **196 “operational jobs”**. This does NOT appear enough for the land area involved. (DPHI, *Executive Summary, Pii*:  
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-55844212%2120250522T030612.064%20GMT>)
- **Already trains are full at peak hour.** Commercial would mean people alight the Metro for work, making room for residents to embark?
- **City of Ryde Council does not believe BTR is commercial** and asked for an “Operational Management Plan”. This does not appear to be present in the amended documents.
- City of Ryde Council links “commercial” to “**contributing to GDP**”.
- **Will the current low demand for commercial property be the case in 10, 20 or 50 years?**  
This is a valuable site, within 5 minutes’ walk of the Metro station.

[Table of Contents](#)

- The image below shows 1 Epping Rd also rising to 20 floors, using the same clause.



*Image from P13, Submissions Report:*

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072845.231%20GMT>

[Table of Contents](#)



## Clause 7.7 (5a) Recreation areas:

(a) **recreation areas** that are configured and located in a way that is appropriate for the **recreational purposes** of the Precinct

- 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”, but 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%2120240722T072828.846%20GMT>)
- Stockland claims 50% of their 2955m<sup>2</sup> (0.3Ha) open space will receive mid-winter solar access.
- The **560m<sup>2</sup> of deep soil recreation area to the east of the building will receive minimal sunlight.**

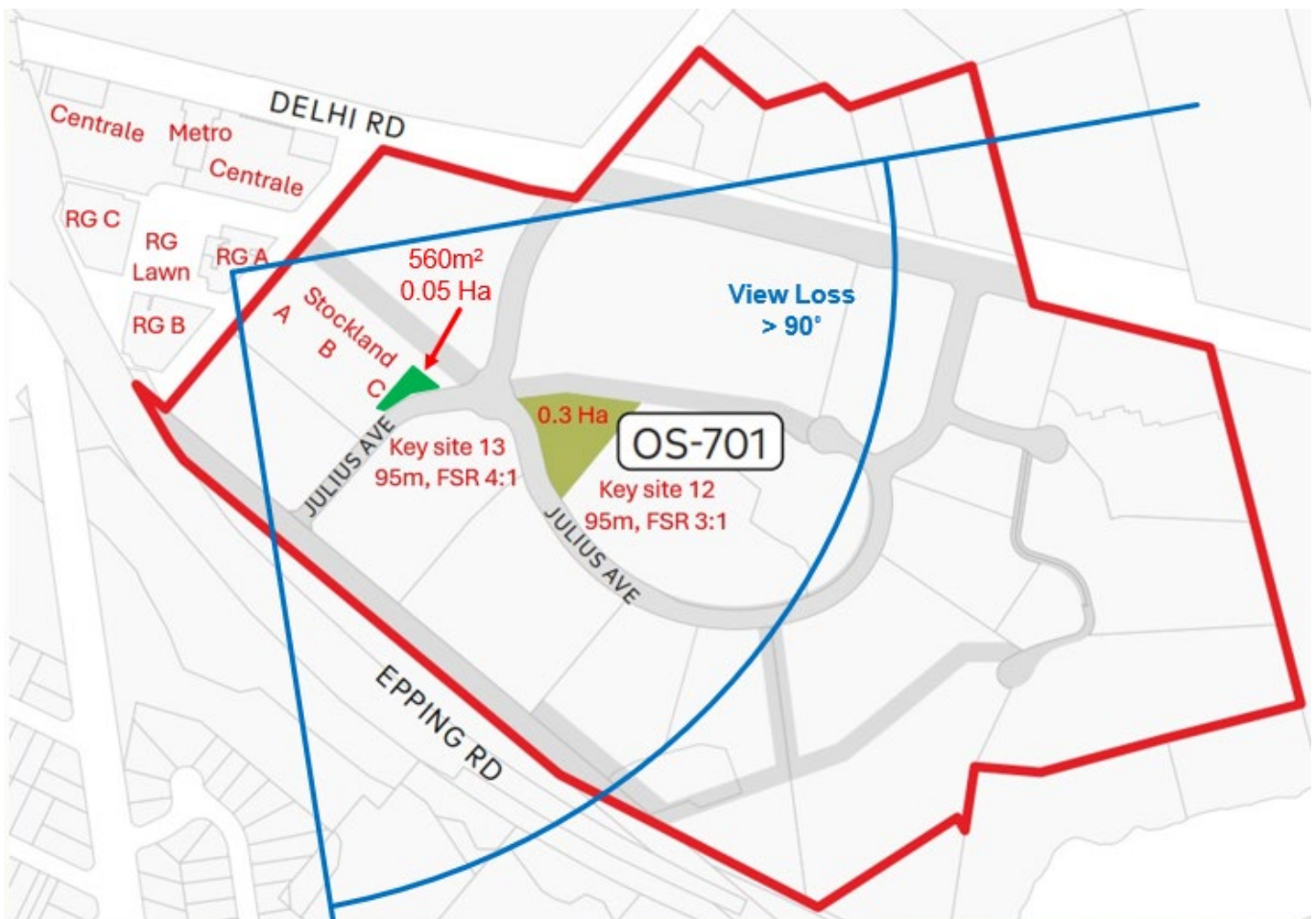


Image from Open Space Network Map, P88, Urban Design Guide: [https://shared-drupal-s3fs.s3.amazonaws.com/master-test/fapub\\_pdf/NSW+Planning+Portal+Documents/Urban+Design+Guide.pdf](https://shared-drupal-s3fs.s3.amazonaws.com/master-test/fapub_pdf/NSW+Planning+Portal+Documents/Urban+Design+Guide.pdf)

[Table of Contents](#)

## Clause 7.7 (5b) An access network:

(b) **an access network** that is configured and located in a way that will allow a suitable level of connectivity within the Precinct.

- **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.**

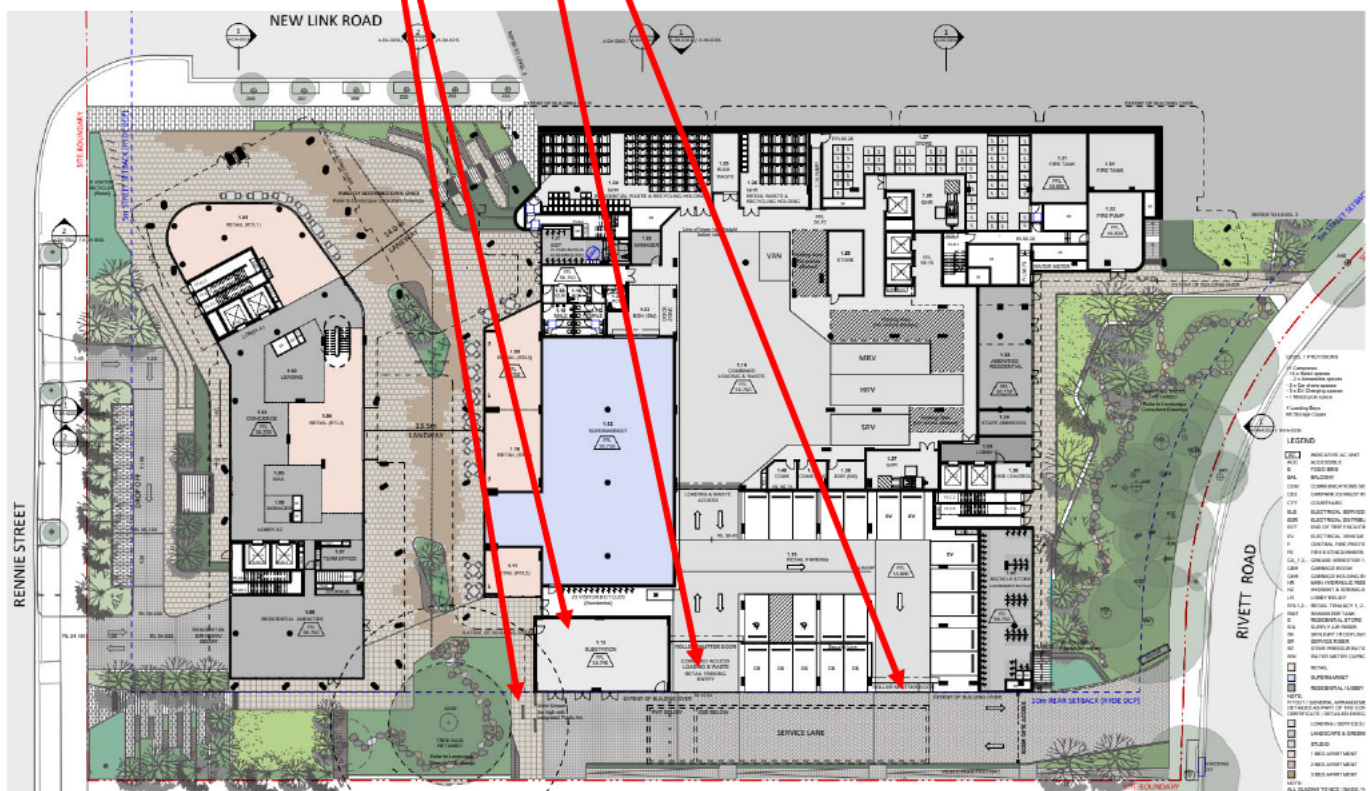


Diagram from P2, Appendix E - Architectural Plans Part 2

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?Attachment=EXH-62637965%2120240722T072828.846%20GMT>

- The VPA does NOT show New Link Rd as pedestrian

[Table of Contents](#)



## Precinct Residential Density after TOD rezoning

- Neighbourhoods 6 & 7 both use North Ryde Metro Station – **trains are already too full to take on passengers in peak periods.**
- TOD exhibited densities 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.

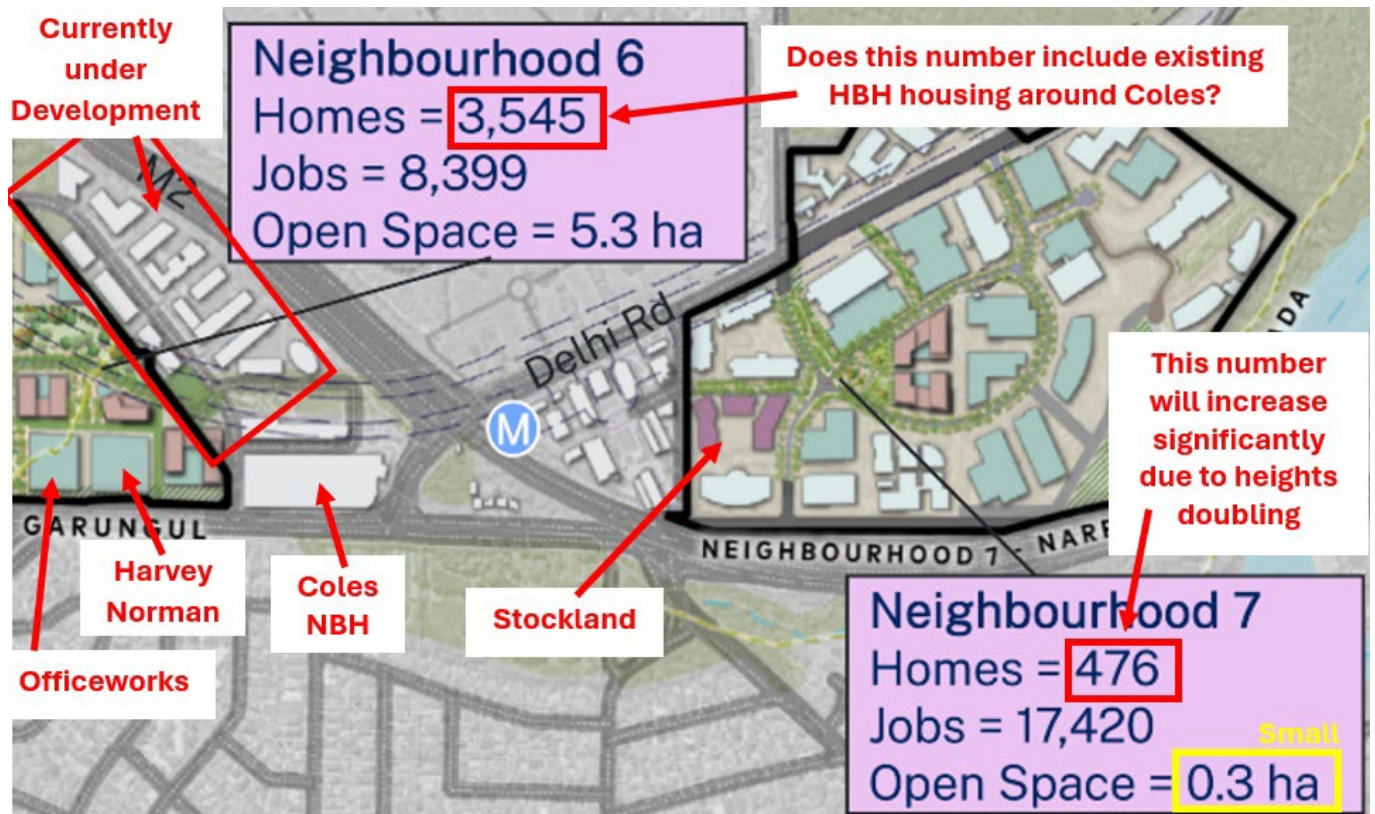


Diagram from TOD webinar

[Table of Contents](#)



## 1 Epping Rd also possibly rising to 20 floors

- If Stockland is deemed to satisfy Clause 7.7 (6.9), **Goodman's 1 Epping Rd site appears ready to rise to the same height.**

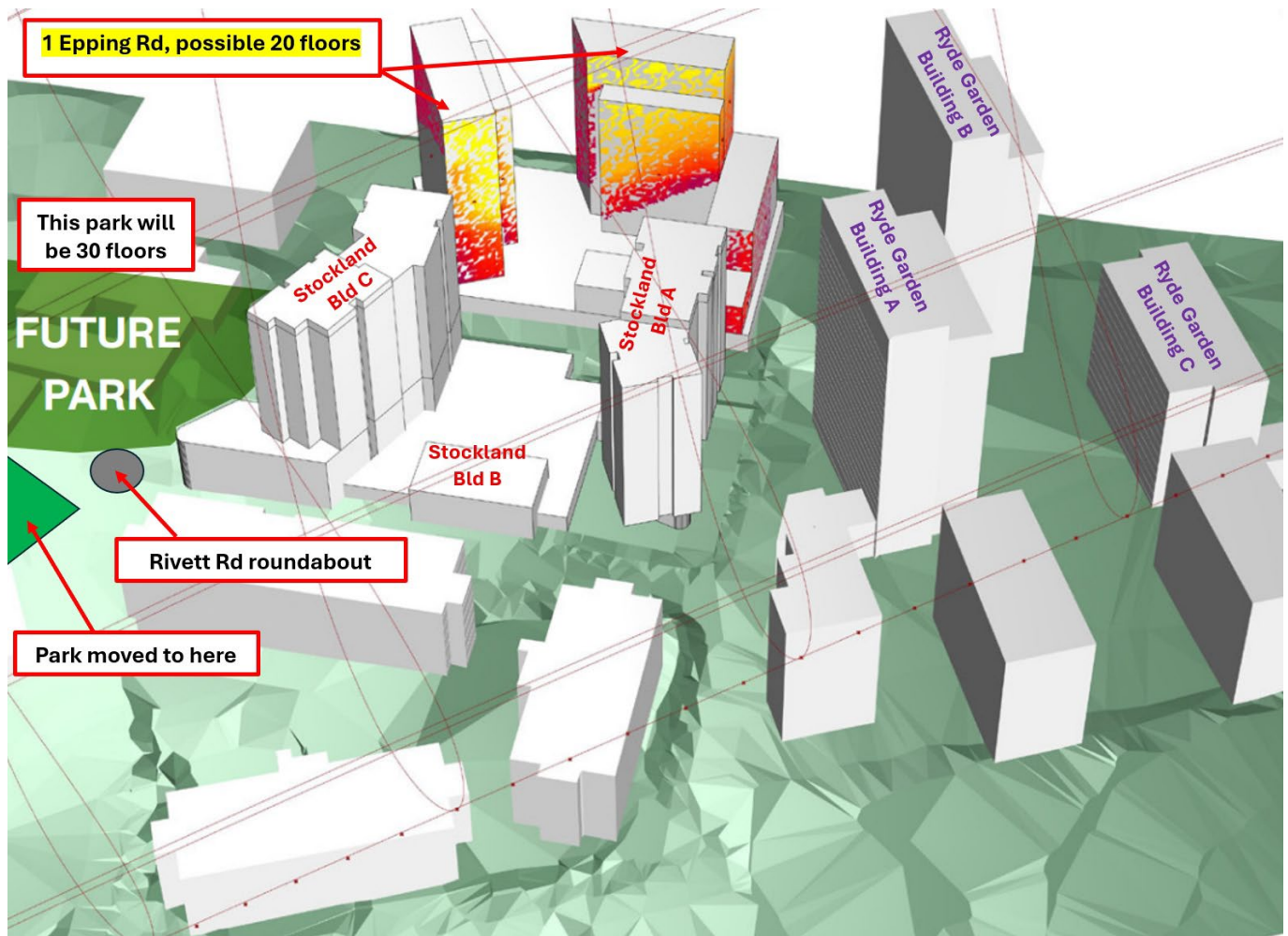


Image from P19, Response to Submissions Design Report (Appendix F - Architectural Design Report Part 1):

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072833.031%20GMT>

- Note that the image above shows Stockland's amended plans have not taken into account the **TOD park location change**.

[Table of Contents](#)

## Tenacity Step 1: the view to be impacted!

The outlook below is from unit 1501, towards the north of Ryde Gardens Building A

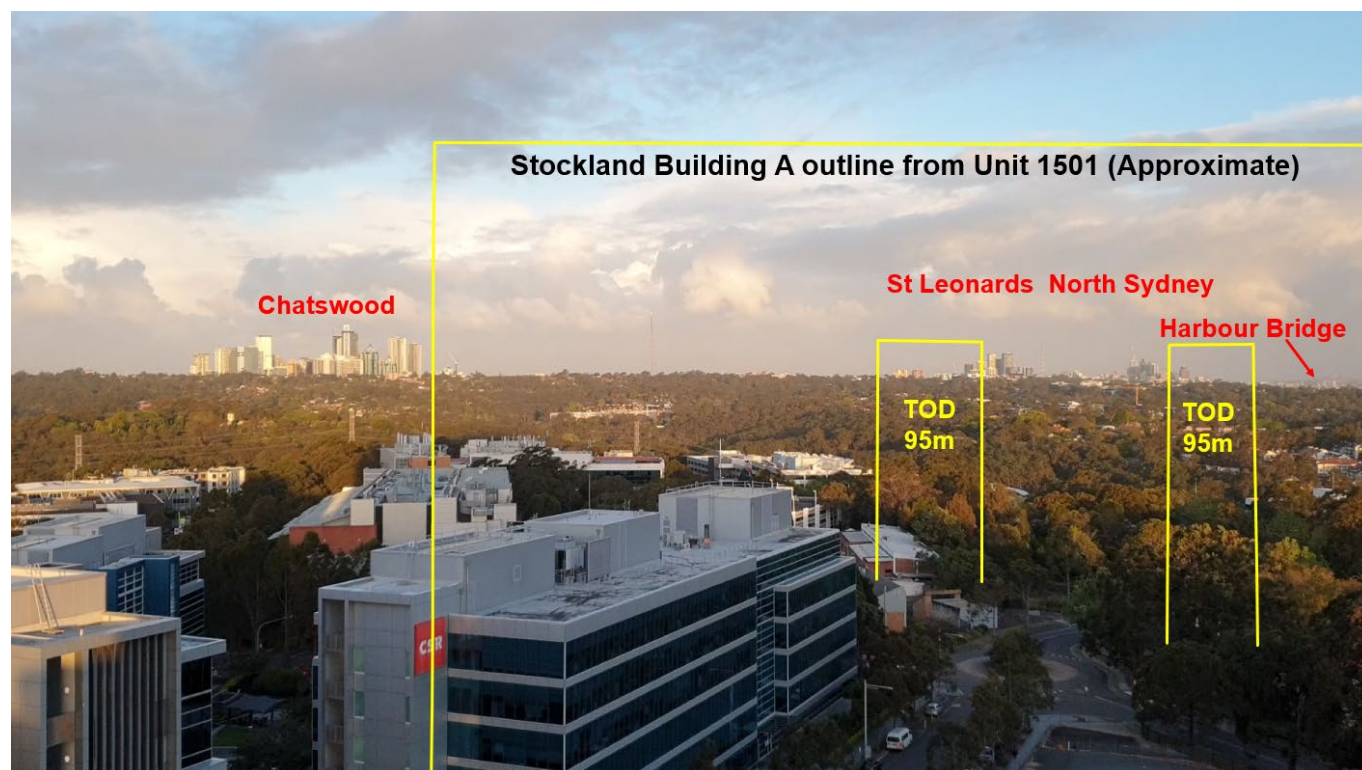
- Current view is from Killara to Anzac and Gladesville Bridges
- I have a particular interest in:
  - Sunrises
  - Moonrises
  - Electrical storms
  - Fireworks and Vivid



*Photo taken May 2<sup>nd</sup>, 2025 (Wide angle lens)*

[Table of Contents](#)

Another image, taken from a sunset video shown to the IPC panel, shows the approximate outline of the Stockland Building compared to the “view sharing” offered by the two TOD 95m towers planned under the TOD rezoning.



Screen shot from time lapse video, viewable at: [20240915\\_N9-512-Lapse-E-Sunset-Cloudy.mp4](#)

[Table of Contents](#)



## Tenacity Step 2: The extent of the impact - rooms.

- Each unit has only 1 outlook, with the scope reducing towards the interior
- All sunlight is from the east side.
- Camera 2 (22<sup>nd</sup> Fl) is possibly from this ad:



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

- Camera 3 (17<sup>th</sup> Fl) is possibly from this ad (below): <https://www.domain.com.au/property-profile/1702-1-network-place-north-ryde-nsw-2113>



Other East side unit images can be seen from these sales ads:



**RealEstate.com**

<https://www.realestate.com.au/property/unit-1702-1-network-pl-north-ryde-nsw-2113/>  
<https://www.realestate.com.au/property/unit-1602-1-network-pl-north-ryde-nsw-2113/>  
<https://www.realestate.com.au/property/unit-2204-1-network-pl-north-ryde-nsw-2113/>  
<https://www.realestate.com.au/property/unit-1605-1-network-pl-north-ryde-nsw-2113/>

**Domain.com**

<https://www.domain.com.au/2204-1-network-place-north-ryde-nsw-2113-2018319617>  
<https://www.domain.com.au/property-profile/1702-1-network-place-north-ryde-nsw-2113>

East side units of 1 and 3 Network Place will be the most affected by this development. A floor plan is included below to show the layout of each unit, many of which will have no view of the horizon or sky unless residents are with a few metres of the windows:

[Table of Contents](#)





[Table of Contents](#)

## Tenacity Step 2 (continued): The view from outside

- 6 units on each of 10 Floors of Ryde Garden will lose their horizon view
- **All owners I've met checked the 2014 LEP and were unaware of Clause 6.9**
- Residents are:
  - First home buyers
  - Young families
  - Empty nest downsizers (like myself)
  - Renters
  - Many nationalities



Units below level 13 were always going to be below the 37m LEP 2014 height.

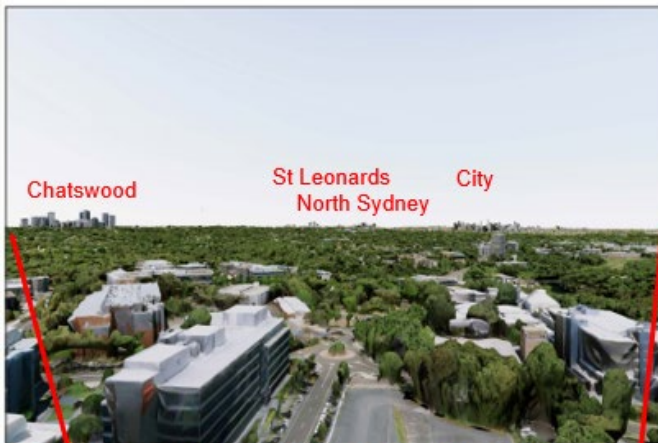
[Table of Contents](#)

## Tenacity Step 3 – the extent of the impact!

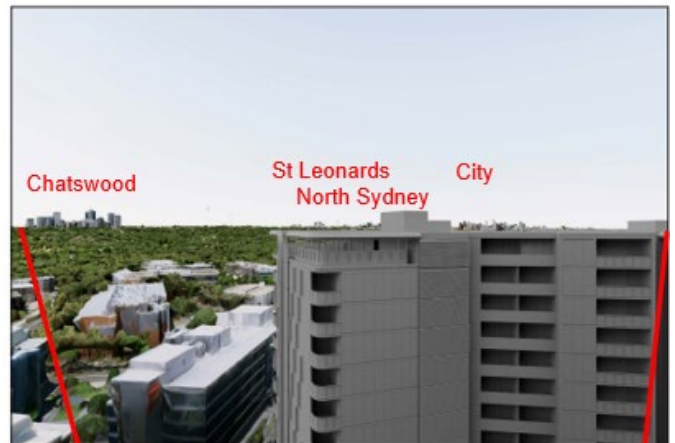
- Is the **ALMOST TOTAL!** view loss in the bottom right image “Moderate” or “**Devastating**”?
- Views from Camera 3 are with a much wider-angle lens, minimizing the view loss.
- Arrows and block outs attempt to make the images comparable.

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

RENDER FROM 3D MODEL SHOWING CURRENT CONDITION

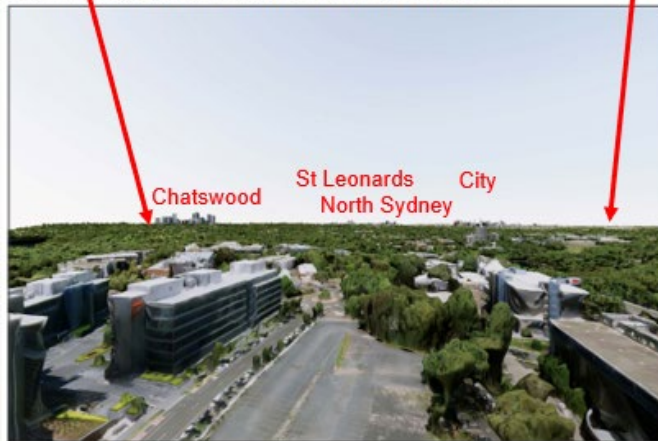


RENDER FROM 3D MODEL SHOWING CURRENT CONDITION AND RTS SCHEME



### 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



Images from P7&9, Appendix U - Visual Impact Assessment Part 1:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072821.435%20GMT>

[Table of Contents](#)



The images above are from camera positions 2 and 3, shown in the diagram below:



Figure 24 Camera Positions from 1 and 3 Network Place, North Ryde

Source: Virtual Ideas

Table 5 Viewpoints from 1 and 3 Network Place, Ryde Gardens

View	Address	RL(m)	Lens	Position
CAM01	1 Network Place, North Ryde <b>Level 17</b>	109 <b>1701 just sold</b>	24mm	Upper mid-level north <sup>1</sup>
CAM02	1 Network Place, North Ryde <b>Level 22</b>	121	24mm	Upper-top-level north <sup>2</sup>
CAM03	1 Network Place, North Ryde <b>Level 17</b>	109 <b>1705 ??</b>	17mm	Upper mid-level centre
CAM04	3 Network Place, North Ryde <b>Level 17 ??</b>	109	24mm	Upper mid-level south

Image from P4, Appendix U - Visual Impact Assessment Part 1:

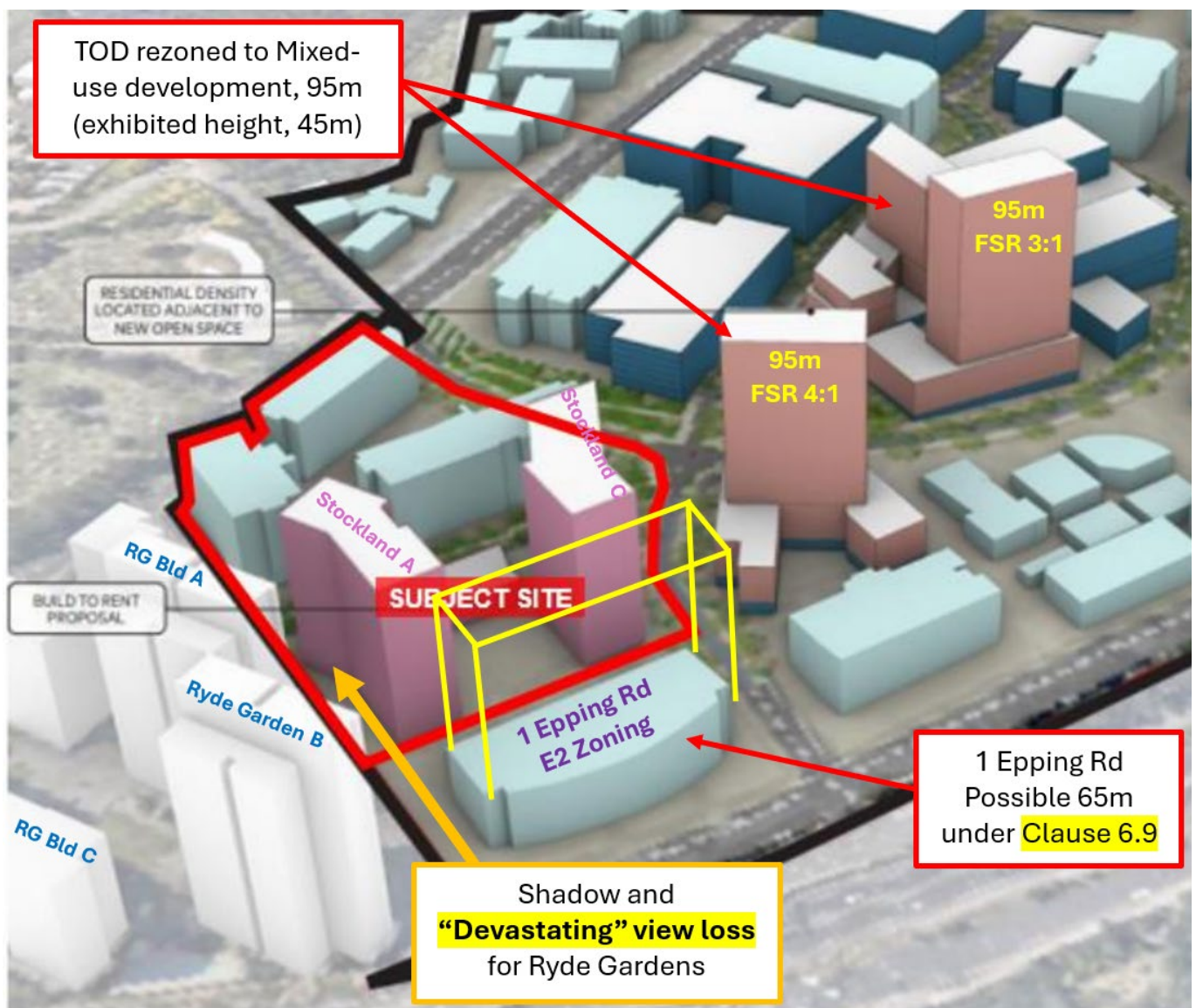
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072821.435%20GMT>

[Table of Contents](#)



## Tenacity Step 4 – the reasonableness of the proposal

- A development **compliant, with all planning controls** would be considered more reasonable.
  - **Compliance relies on Clause 7.7**
  - and **transfer of GFA from Trinity Stage I**
- View loss is **“Devastating”**, not **“Moderate”**.
- **“Skilled Design”** would not extend from corner to corner
- The RtS purports that Stockland’s Building A is **“a mid-distance townscape element”**! (P5, RtS) <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072824.566%20GMT>



The base 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>

[Table of Contents](#)

## RtS building amendments – Stockland Building A

This image shows **insignificant changes** resulting from neighbour and agency submissions:

### 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



Triniti, 39 Delhi Rd, North Ryde, NSW - View impact renderings and methodology report - Private Views - 18th July 2024

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>

The camera position can be seen from [Tenacity Step 3 – the extent of the impact!](#)

[Table of Contents](#)

## The RtS shows other agencies raise similar points:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=EXH-62637965%2120240722T072824.566%20GMT>

- P2 DPHI does not believe the proposal satisfies Clause 6.9(3)(a-c) - Built Form and Urban Design
- P2 DPHI notes the transfer of GFA from Trinity Stage 1 results in increased density, overshadowing and view loss.
- P3 DPHI recommends consideration of the Government Architect NSW
  - (i) b. Provide variation in built form and heights to ensure appropriate interface with adjacent development sites.
  - (i) c. Maximise direct solar access to adjoining properties.
- P3 DPHI notes that the full height and FSR may not be able to be achieved where impacts on adjoining sites are considered unreasonable
- P4 DPHI - Solar Access and Cross Ventilation - only 68% of units in Stockland Building A receive 2 hours of mid-winter sun
- P4 DPHI - View Loss - the Department notes that the View Loss Assessment references a "compliant" development scheme
- P5 DPHI - View Loss - provide a revised view loss assessment which responds to:
  - The cumulative impacts
  - Demonstrates that genuine alternatives exhibiting "skillful design" have been considered
- P5 DPHI - Visual Privacy - provide visual privacy diagrams
- P8 Ryde Council - BTR inconsistent with E2 zoning and the strategic vision
- P9 Ryde Council - Housing Targets exceeded
- P10 Ryde Council - Clause 6.9 - requests an Operation Management Plan be prepared to detail how the use is "commercial".
- P10 Ryde Council - Clause 6.9 - requests reconsideration of land use to provide a higher quantum of employment generating land
- P10 Ryde Council - FSR and GFA transfer from Trinity Stage I
- P11 Ryde Council - Urban Design Review - built forms consist of long unarticulated towers – offensive
- P33 Government Architect NSW - Built Form, Ground-Plane and Public Domain

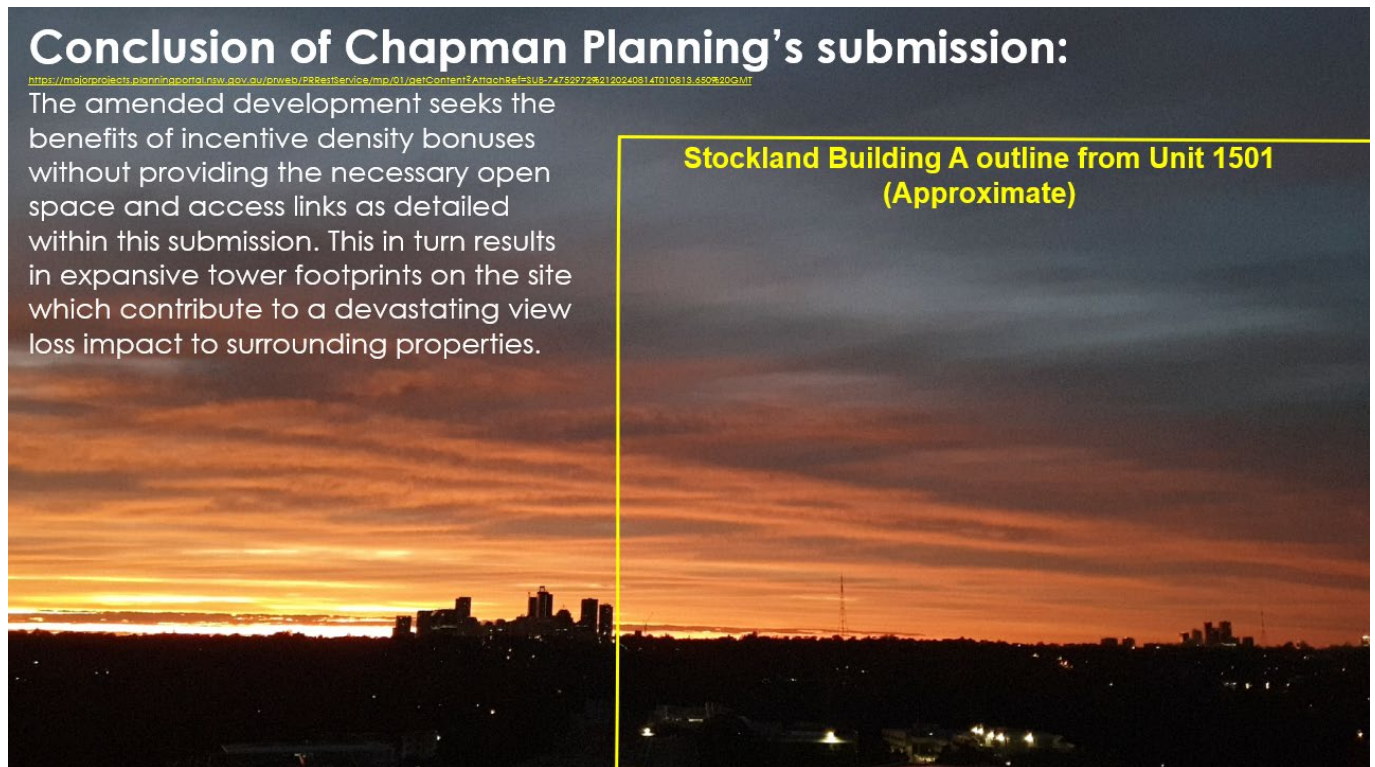


[Table of Contents](#)

## Chapman Planning's conclusion:

The Chapman Planning submission is at:

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

Screen shot from time lapse video, viewable here: [20240424 N9-128-Lapse-E-Sunrise-CloudyColours-Best.mp4](#)

## More information on the “SNAG” website

- Flow chart for the decision-making process
- Green space
- Density
- Clause 7.7 (or 6.9) seems subjective
- View loss
- RtS
- DPHI (TOD exhibited vs approved)
- Ryde Garden resident expectations

- History
- See: <https://sites.google.com/view/snag-north-ryde/arguments>

[Table of Contents](#)