

PCU51229

Attn: Director, Industry, Key Sites and Social Projects
Development Assessment Systems and Approval
Department of Planning and Infrastructure
GPO Box 39 Sydney NSW 2001

Department of Planning
Received
11 FEB 2014
Scanning Room

R E Meakin

28/21 Angas Lane

Applications: Sheperds Bay NSW 2114

09_0216 MOD1 09_0219 MOD1

Dear Sir ,Madam

Once again we have the ludicrous situation where the Planning Commission have already made decisions based on the relevant facts, and once again the Developers are trying to keep under the radar by making changes which are detrimental to the local area.

I am in principle for the development, we need more accommodation and it is better to build on brown field sites rather than green ones, however the Infrastructure is not going to be able to sustain the level of increased usage unless something dramatic is done to the Meadowbank Railway Station area, With the new road being installed along the Waterfront, Bayview will be nose to tail up to the small round about at the Bridge over the railway line.

~~α~~ And Constitution Road will be jammed during rush hour to an extent not yet observed , though it is already at maximum use for 2 hours morning and night.

An extension tunnel under or a bridge over the railway is required. Access across the railway is totally inadequate now, what it will be like after the new construction does not bear thinking about.

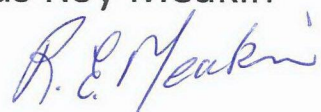
Has anyone given a thought to the needs of families with school age children? There is one state primary school in the area and if only 10 %of the new build have a need for that level of education you are looking at a further 200 odd children ,clearly plans have to be put in place to meet their needs either wise you have another group of cars trying to get out of the area morning and evening.

The original argument was that people would be more inclined to use public transport rather than private car to get to work. There will always people for various reasons using their vehicles adding to the chaos of the rat run along Constitution road.

I would like the Planning Authority to revert to the recommendation of the Planning Commission, it doesn't go far enough but at least it is reigning in the blinkered greed of the Developers.

There is clearly something wrong with the planning laws that allows 2 bites at the one cherry in favour of the builder and difficult for the resident to object.

Regards Roy Meakin

A handwritten signature in blue ink, appearing to read "R. E. Meakin". The signature is written in a cursive style with a large initial "R" and a stylized "E".