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Mr Michael Gheorghiu
Director
Mecone
Suite 805, Level 8
185 Elizabeth Street
Sydney NSW 2000

Our ref.: MP10_0154

Dear Mr Gheorghiu

Residential Development – Hilly Street, Mortlake (MP10_0154)

I refer to your Environmental Assessment (EA) for the above proposal. As you are aware, the application was publicly exhibited from 4 October to 2 December 2011.

Please find copies of the submissions received to date pursuant to section 75H(5) of the *Environmental Planning and Assessment Act 1979* (the Act).

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of concerns with the proposal particularly regarding height, density, open space, traffic and parking. These issues are outlined in **Schedule 1**.

The proposed density of the development could have significant impacts for traffic, road infrastructure and planning and the Department notes that traffic is raised in Council, agencies' and public submissions. The Department requires a revised traffic study to address assumptions, methodologies and recommendations contained within the EA traffic study. The revised study should also address the requirements of relevant authority submissions and matters raised by the public.

In accordance with section 75H of the Act, the Director-General requires you to respond to the issues raised in these submissions. It is considered that a Preferred Project Report should be prepared identifying how you have addressed the issues. A revised Statement of Commitments should also be provided incorporating any amendments following your response to the submissions.

Your contact officer for this proposal, Jodie Leeds can be contacted on 9228 6495 or via email at jodie.leeds@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,


Alan Bright
A/ Director
Metropolitan and Regional Projects South

20/01/12

SCHEDULE 1: DEPARTMENT OF PLANNING AND INFRASTRUCTURE - KEY ISSUES

1. **Density** – A further analysis of density and built form options is required and a reduction in floor space may be necessary. The Department is particularly concerned about separation distances between buildings. The amended proposal should demonstrate compliance with relevant planning controls, SEPP 65 and the Residential Flat Design Code.
2. **Height** – The Department is particularly concerned about the proposed heights as a number of buildings significantly exceed the 12m height limit. Further justification of the proposed heights is required, particularly for Buildings 2D, 2D-2 and 4B.

The Department will require revised photomontages for any amendments. The photomontages should be prepared to better represent the amendments, specifically on Hilly Street (looking north and south) and the foreshore park.

Revised street sections for Hilly Street for Precincts 2, 3 and 4 will also be required. The sections are to indicate existing and proposed development on either side of Hilly Street.

3. **Open space** – Consideration should be given to increase and improve the quality and design of open space within the development and along the foreshore. Specifically, consideration of options for Precincts 1 and 4 are required to improve open space and create a larger foreshore park or promenade by relocation or adjusting the precincts.
4. **Traffic** – The proposal should consider traffic management, parking and vehicle movement impacts both within the development and on the local streets. This is required to address the potential level of impact locally and on the sub-regional road network, including performance levels of junctions and intersections. It should factor in the nearby Breakfast Point and Cabarita developments and future redevelopment of other industrial sites on the Mortlake Peninsula.
5. **Parking** – Parking provision should be clarified, including the proposed number of on-site and on-street parking spaces.