

Welcome to today's community consultation session.

Mortlake Consolidated has lodged a Concept Plan with the NSW Department of Planning & Infrastructure which aims to revitalise former industrial lands at Majors Bay.

The purpose of today's session is to:

- Describe the Concept Plan and the planning pathway
- Provide information to assist you in providing feedback and making an informed submission to the NSW Department of Planning & Infrastructure on the Concept Plan

The following members of the project team are available to answer any questions that you may have:

- Ian Edwards, Mortlake Consolidated
- Ben Hendriks & Aras Labutis, Planners, Mecone
- John Richardson, Architects and Master Planners, Cox Richardson,
- Faye Woodward, Consultation, Linchpin Communications

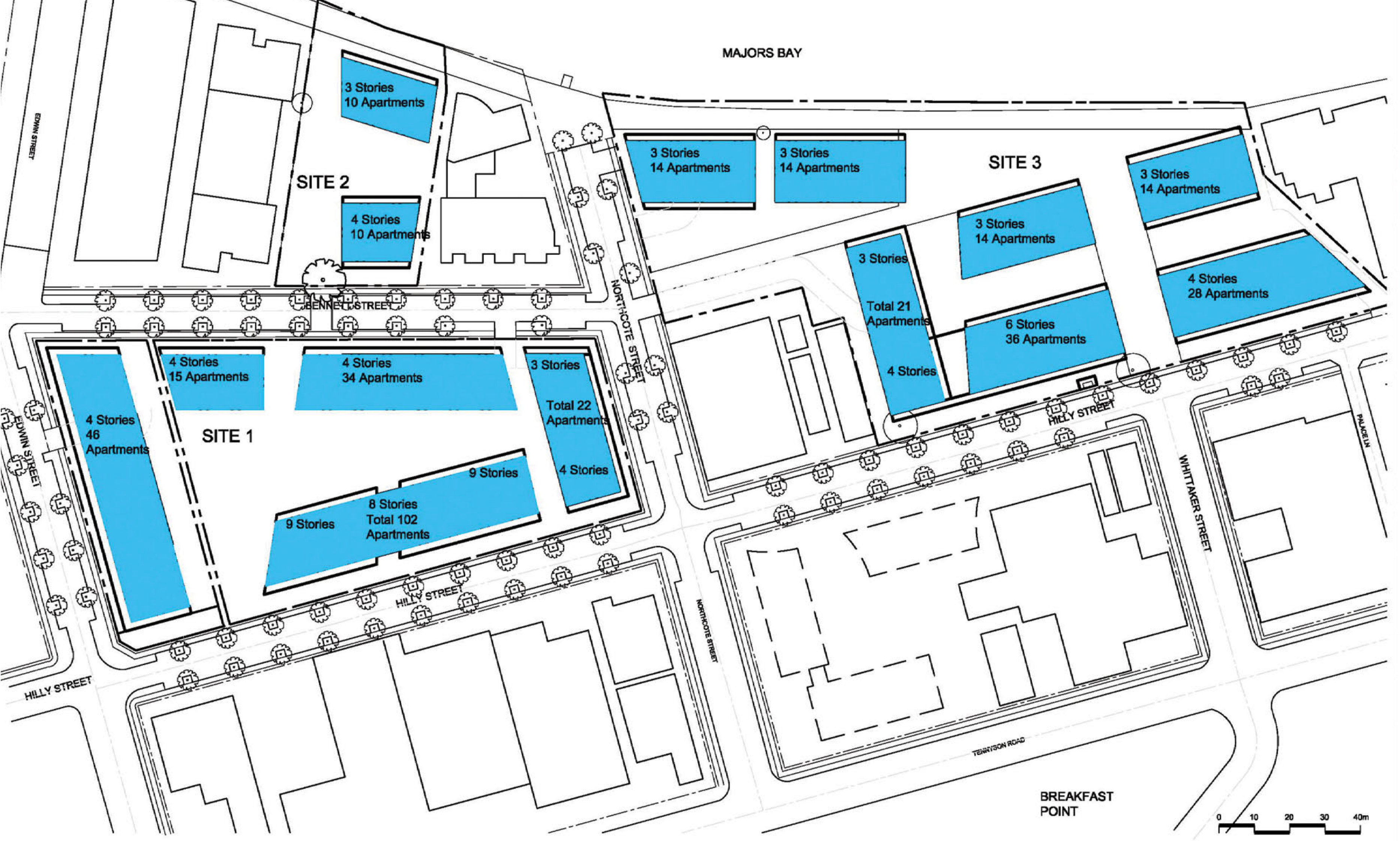
How to make a submission:

You can lodge a submission online at <http://majorprojects.planning.nsw.gov.au> under *MP10_0154- Majors Bay - Residential Development*

For further information, please call the planner, **Ben Hendriks**, on (02) 8667 8668

THE CONCEPT PLAN

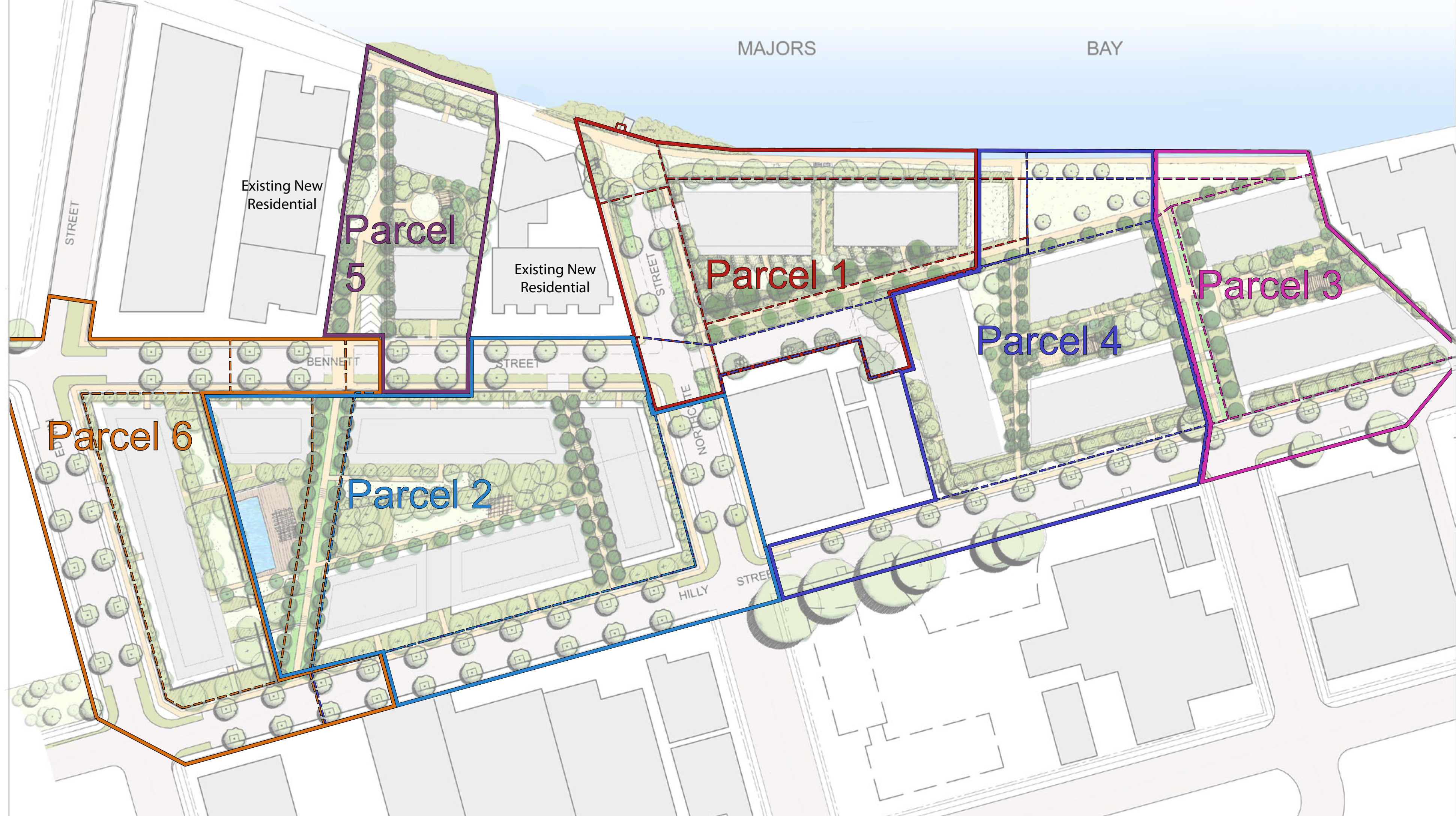
Building Heights & Approximate Apartment Totals



High quality design, extensive open space and improved public amenity result from the integrated development of multiple sites

- All waterfront buildings, small 3 storey (10-14 Apts)
 - Balance predominantly 3 and 4 storey (10-46 Apts)
 - Only 1 x 6 storey and 1 x 9 storey building
- Extensive public and private ecological initiatives.
 - Designed to maximise solar access and views
 - Improved Council infrastructure - roads and stormwater

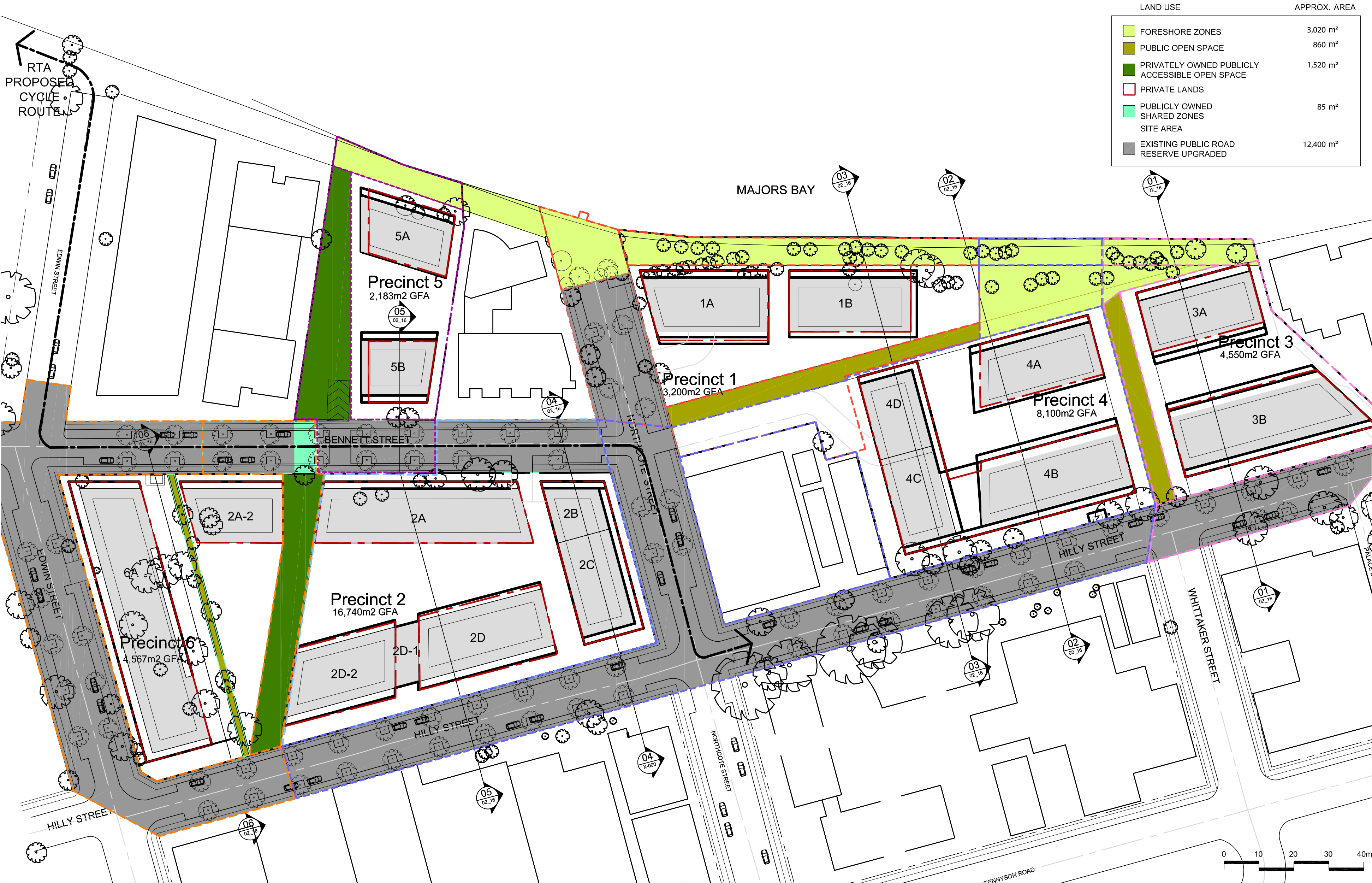
Indicative Staging Plan



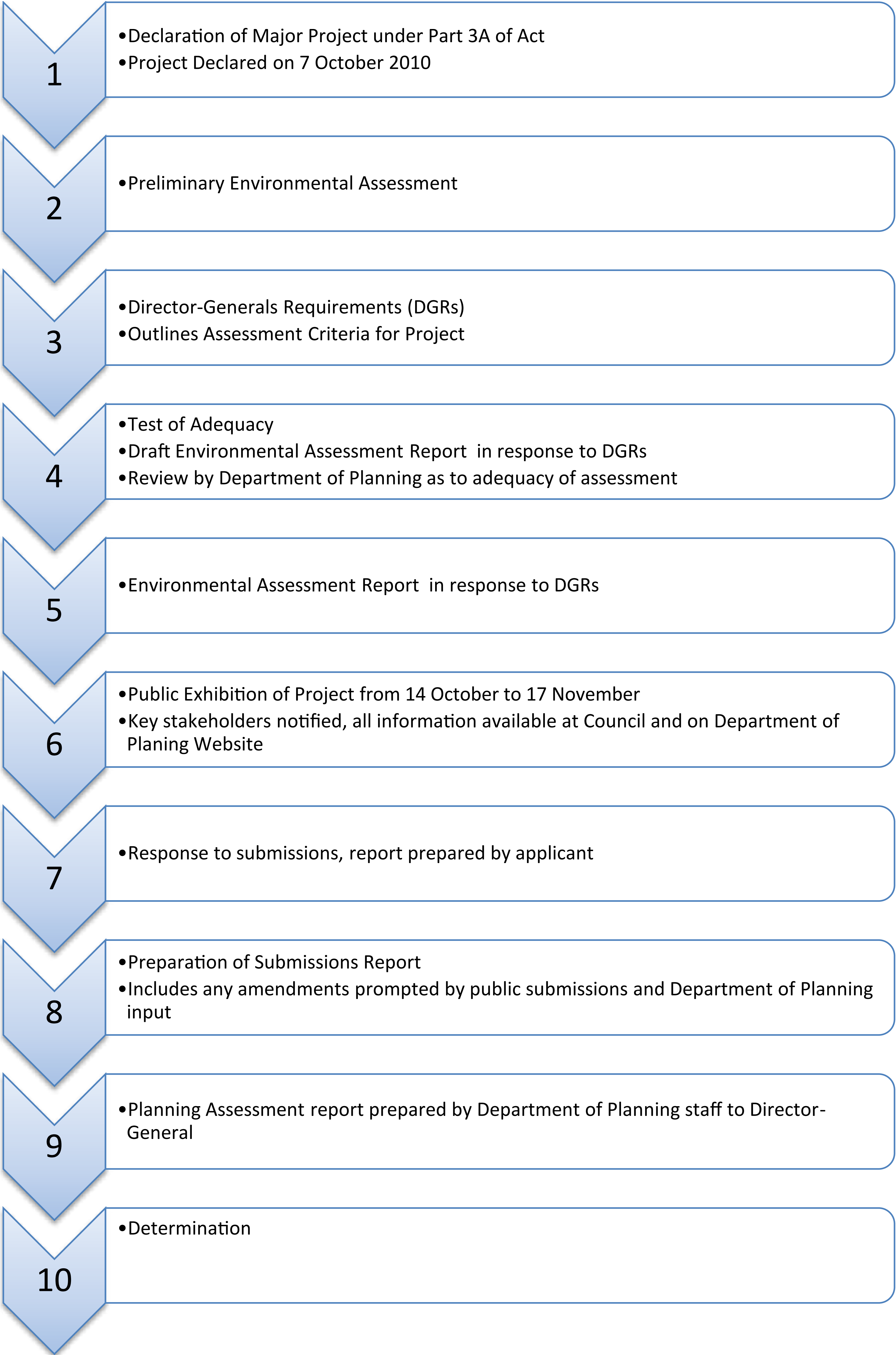
Landscape Plan



- Extensive public & private open space, landscaping & public waterfront access result from the integrated development of multiple sites
- 7,000m² Approx. of landscaped space
 - Major improvements of local public domain
 - 3,000m² Approx. of waterfront open space & park
 - Extensive Council street upgrades & tree planting



THE PART 3A PLANNING PROCESS



← WE ARE
HERE



Proponent
Mortlake Consolidated
Pty Ltd

Statutory Planners
MECONE

Master Planners & Architects
COX

Landscape Architects
taylor
grammer

SUMMARY OF TECHNICAL STUDIES

Urban Design

- Amalgamation of 28 lots allows for a better quality, cohesive & consistent built environment, including:
 - * Extensive open space
 - * Access to the foreshore
 - * New foreshore path and park
 - * Comprehensive streetscape upgrades and minimisation of vehicular driveways
- Concept Design reviewed by Council's independent advisor as being compliant with *SEPP 65 – Design Quality of Residential Flat Buildings*
- SEPP65 is the principal NSW planning policy to raise the quality of residential flat development.
- Improvement in surrounding residential amenity through conversion of industrial uses and decontamination and remediation of the site.

Town Planning

- Complies with all relevant State Planning Policy
- All items in Director-General Assessment Requirements fully addressed and resolved
- The proposal will include:
 - * the dedication of foreshore walkways and new foreshore public park of approx. 3,000 m²,
 - * high quality street upgrades and
 - * numerous new visual & pedestrian links to the foreshore and
 - * upgrades to all public open space.

Community & Council Engagement

- Display, discuss and feedback sessions pre-lodgement & post-lodgement during formal public exhibition
- Preparation of report outlining public feedback and means of addressing any issues will be submitted with Preferred Project Report
- Extensive consultation has been conducted with Council during the consolidation of the sites and the design of the concept plan.
- Further consultation with Council during preparation of future Project Applications

Traffic & Parking

- No overall increase in traffic generation
- Cycleway integrated into concept plan
- Transition from industrial use to residential will result in significant reduction in heavy vehicle traffic
- Existing road network can accommodate proposed development without any worsening of Levels of Service at intersections
- New residents will add to viability of new and increased services & frequency of RTA bus services.
- Parking provided in accordance with Canada Bay parking controls

Contamination

- The scope of investigations conducted exceeds that required by the Director-General and the EPA.
- Contaminants are contained to the development sites and are generally restricted to the former paint factory site.
- Remediation will occur safely and effectively without significant environmental impact.

Heritage

- No adverse impacts on the heritage significance of any items of cultural heritage
- No adverse impacts with respect to aboriginal archaeological heritage

Environmentally Sustainable Development

- Adoption of Compliance with performance benchmarks regarding:
 - * solar access;
 - * natural ventilation;
 - * energy efficiency;
 - * water conservation
 - * water reuse; and
 - * waste minimization
- Incorporation of environmental features in the design
- Creation of new cycle ways to encourage use of bicycles

Stormwater

- Significant reduction in runoff quantity and improvements to storm water quality through:
 - * the aeration of run-off by the incorporation of bio-swales,
 - * retention / filtration systems; and
 - * significant increase in permeable ground cover and landscaping;
 - * grey water reuse.
- Street upgrades including bio-swales & refuse traps to improve quality of street water entering the bay
- Proposed upgrades of Council's stormwater infrastructure

Landscaping

- The current site has no landscaping, trees or grassed areas and will be transformed by a comprehensive landscape design
- In excess of 7,000m² of the site will be dedicated to landscaping by an award-winning landscaped architect
- Creation of numerous new publicly accessible landscaped links to the foreshore
- Creation of new public foreshore walkway and new foreshore public park of approx. 3,000m²
- Extensive coordinated landscape upgrades to existing public streets

Disabled Access

- Disabled access to all building entries
- Adaptable units and disabled parking spaces provided in accordance with relevant local, State & National planning policy
- Disabled access to and along foreshore
- Disabled access to communal private & public open space
- Disabled public parking to be created at end of Northcote Street

IMPROVED ACCESSIBILITY AND CONNECTIVITY



Extensive public access and connectivity result from the integrated development of multiple sites at an appropriate F.S.R

Pedestrian and cycle paths - Connectivity

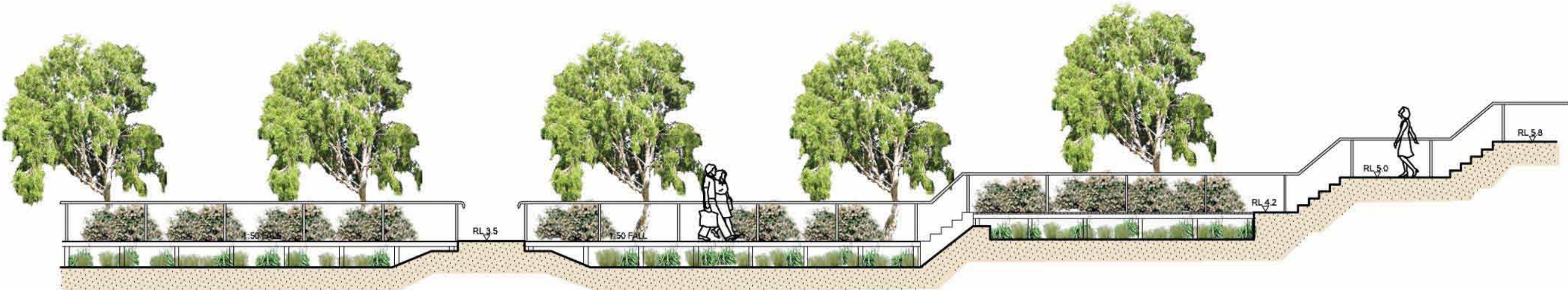
- New cycle path linking Majors Bay foreshore to existing streets and the river crossing.
- Three (3) new public pedestrian paths to the foreshore
- Six (6) new visual through connections

Accessibility

- Access for disabled residents, visitors and the public to buildings and open spaces including the foreshore.
- Access to new public foreshore paths
- Access to new public foreshore park

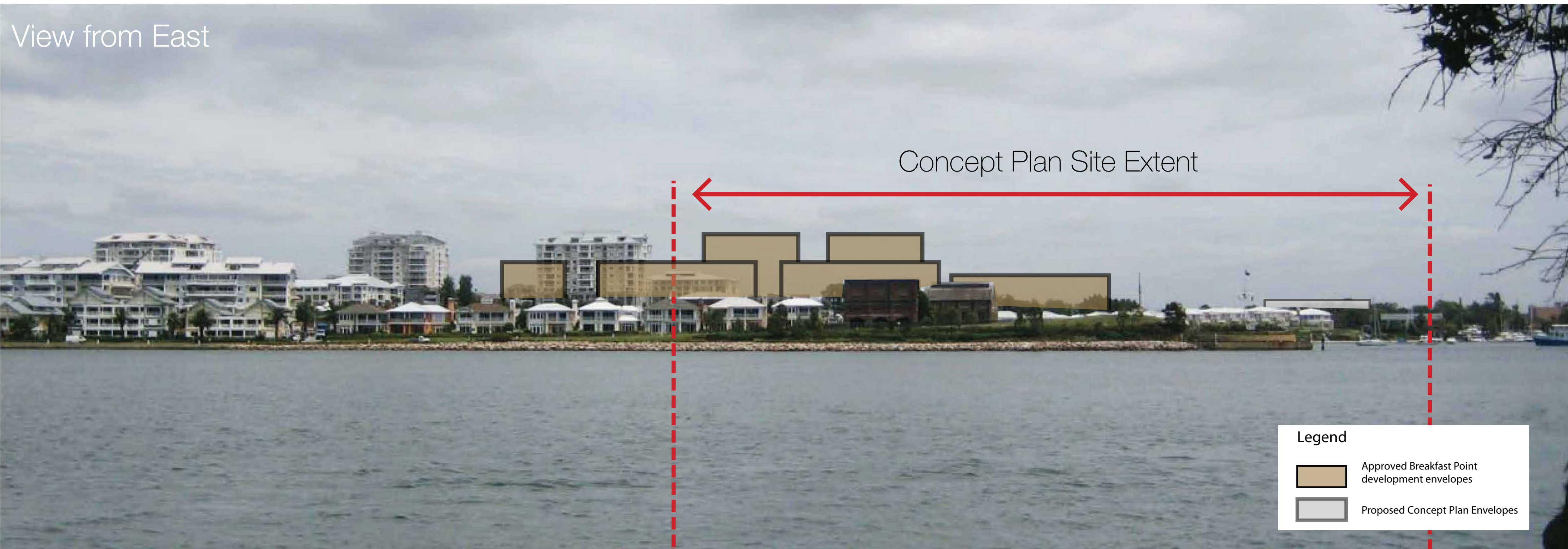
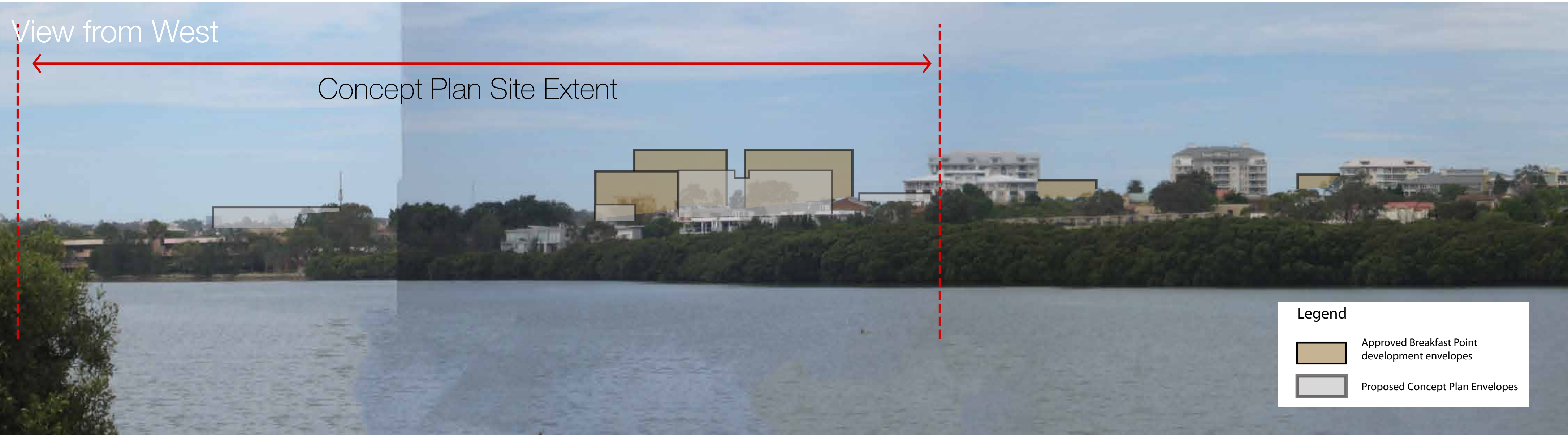


Section through Public Access Rainwater Garden



Section - Elevation of Public Access Rainwater Garden

CONCEPT PLAN SITE EXTENT



- Proposed 3 and 4 storey buildings - generally not visible
- Proposed one (1) only 6 storey building and one (1) only 9 storey building designed and strategically located in consultation with Council to align with existing buildings i.e. Minimal increased visual impact

STREET VIEWS & PROPOSED UPGRADES



View down Bennett Street



View down Edwin Street



View down Northcote Street



Extensive street upgrades result from the integrated development of multiple sites at an appropriate F.S.R

- New Pedestrian footpaths
- New Cycleways
- Extensive street and footpath improvements
- Extensive street tree planting
- Improved Council road and drainage infrastructure
- Bio-swales & refuse traps to improve quality of street water entering the bay