



## **MORTLAKE CONCEPT APPLICATION**

### **Consultation Report**

Prepared for  
Mortlake Consolidated

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## **1. Introduction**

### **1.1 Background**

Mortlake Consolidated Pty Ltd has prepared a Concept Plan for a residential development at Major's Bay, Mortlake. An environmental assessment has been prepared to support the concept application, which will be determined under Part 3A of the *Environmental Planning and Assessment Act, 1979*.

The Director General's requirements were issued on 10<sup>th</sup> January 2011. Community consultation concerning the proposal was held in order to satisfy the Director General's Requirement No. 12 Consultation:

*"The EA shall demonstrate that an appropriate level of consultation, in accordance with the Department's Major Project Community Consultation Guidelines October 2007, is to be undertaken and a comprehensive Community Consultation Strategy shall be provided".*

### **1.2 The Proposal**

The proposal involves redevelopment of old industrial lands to a development of approximately 400 residential units.

The site incorporates part of Hilly Street, Northcote Street, Bennet Street and Edwin Street at Mortlake, in the City of Canada Bay local government area.

### **1.3 Consultation Objectives**

The objectives of community consultation associated with this project were to:

- Fulfil the Director General's Requirements for the provision of consultation during the environmental assessment process.
- Engage with a range of stakeholders to identify and understand issues, values and concerns related to the proposal.
- Create and maintain stakeholder awareness of the proposal and proposed mitigation measures to manage impacts.
- Incorporate stakeholder feedback into the planning and development process to improve the proposal through possible design, construction and operational measures that could mitigate environmental, economic and social impacts.

### **1.4 Consultation Approach**

The project team's approach was to provide a two-way process, which involved providing information to stakeholders and inviting their feedback. Information provided was clear, easy to understand and unambiguous.

This approach ensured that:

- Local residents, businesses and stakeholder groups, who may either be impacted by or have an interest in the proposal, had an opportunity to 'have their say'.

- Consultation activities were held locally, at a venue convenient for local residents.
- Information about the proposal was clear, accurate and was presented in a balanced way.
- Reporting of the issues raised by stakeholders during the consultation process is reflected accurately in this report.

## **2. Community consultation activities**

### **2.1 Consultation Strategy**

A Consultation Strategy was prepared in December 2010 by Straight Talk. This is attached in *Appendix A*.

### **2.2 Pre-lodgement consultation session**

An initial community consultation session was held on 17<sup>th</sup> December 2010, prior to lodging the Concept Plan with the Department of Planning. The purpose of this initial session was to inform the community of the proposal and the intention to lodge an application with the Department of Planning.

Notification of this community consultation session was provided through an advertisement in the local newspaper.

A series of display boards were produced providing information about the proposal, and several members of the project team attended in order to provide information about the Concept Plan and answer questions. Approximately 15 people attended over the course of the session.

### **2.3 Post-lodgement consultation session**

A further community consultation session was held during the public exhibition of the environmental assessment. This was held on Thursday 3<sup>rd</sup> November 2011 from 6.00pm to 9.00pm at 18 Hilly Street, Mortlake. Stakeholders were invited to drop in at any time during the session to find out more about the proposal and provide feedback.

Approximately 400 fliers were delivered by letterbox drop to residents and businesses in the immediate vicinity of the site. An advert was also placed in the Inner West Courier.

About 80 local residents attended the community consultation session. Over 20 feedback forms were received.

### **2.4 Public meeting**

The Mayor of City of Canada Bay Council, Angelo Tsirekas, hosted a public meeting on Monday 7<sup>th</sup> November 2011 to discuss the Concept Application. Members of the project team were invited to the meeting and attended.

The meeting was held at the Massey Park Golf Club at 7.00pm and was facilitated by an independent chair. About 100 community members attended. The purpose of the meeting was for City of Canada Bay Council to gather views from the local community for inclusion in Council's submission to the Department of Planning and Infrastructure.

### **3. Community feedback received**

This section of the report summarises feedback received during the community consultation activities associated with the Concept Application.

Feedback received from stakeholders was mixed. Some community members are fully supportive of the Concept Application and some are opposed to it. Most people who participated in the community consultation sessions are generally supportive of the concept but concerned about certain issues.

Community issues raised are described below.

#### **3.1 Positive feedback**

The following positive feedback on the Concept Application was provided:

- Removal of industrial buildings and industrial uses and the change to residential development will be positive for the area.
- Taller buildings will provide more open space and solar access.
- The trees and gardens look great.
- Love the through links and increased access to water and walkways.
- The clean up and landscaping planned will be a welcome addition to the area.
- Less traffic compared to industrial land uses.
- The existing site is 'appalling' and it will be 'good to get rid of these awful old factories'.
- The design has minimal impact, lots of open space and is not overbearing.
- The plan has plenty of open space, which will improve the look and feel of the area.
- The bike paths and trees are very good.
- Will transform the area 'from the past to the future'.
- Surprised how much effort has been put into greening the area.
- Like the idea of the street upgrades as opposed to the street just being left in the poor condition it's already in.
- Support for the concept of Northcote Street effectively becoming an internal street.
- Sydney needs more housing – get on with the job.

#### **3.2 Parking**

The following feedback was received concerning parking.

- The internal garage ratio of 1.5 per unit on average is not enough.
- Need to increase the ratio of off street parking to bedrooms.
- More off street parking should be provided for visitors. There is already a shortage of visitor parking in the area.
- Hill Street is already sometimes full of parked cars.
- Concerned about a lack of parking on Bennett Street – already the street is full of cars and the creation of the ‘shared space’ on Bennett Street will make this much worse.
- On street parking is necessary at present as many existing houses have no off street parking.
- Parking will be a problem particularly at weekends, when there are many visitors to the area.
- Landscaping will restrict potential parking spaces – suggestion of landscaping on just one side of the road.
- Suggestion that Edwin Street and Northcote Street have 90 degree rather than 180 degree parking, as these streets are wide enough.
- Suggestion that individual Lot owners’ parking spaces should not be enclosed, as in many existing developments garages are used for storage and people park their cars on the street.

### **3.3 Traffic**

The following feedback was received concerning traffic.

- Concerned about traffic impacts on all streets leaving Mortlake during peak hour. Many couples have two cars and both travel to work by car during peak times.
- There are already traffic queues in the early morning from people getting onto the ferry. There needs to be a designated area for people to queue for the ferry during peak hours. This could perhaps be used for general parking the rest of the time.
- A bike track is ‘ridiculous’ in view of the traffic already there and is projected to increase.
- The Breakfast Point development has already increased traffic in the area (one estimate from a resident suggests a threefold increase since 1990).
- An average of 1.2 additional cars for each of the 402 proposed additional units would be more than the area can bear.
- Suggestion that the claim that there would be no overall increase in traffic generation is false – a reduction in industrial vehicles is incorrect as the industrial sites are mostly dormant and with no traffic currently from trucks.
- The proposed landscaping would make it difficult for buses.

- The traffic studies conducted indicate a reduction of traffic based on averages only – a true local study should be conducted.
- Anzol Paints doesn't have anyone on site except skip bins, so development would generate more traffic, not less.
- The development would be an 'absolute disaster' for traffic.
- There's only a bus to Burwood and the City – not places where people want to go, such as the airport, Parramatta or Silverwater.

### **3.4 Safety**

The following feedback was received concerning safety:

- The existing roads are of poor quality and have limited visibility.
- Queues for the punt already block access to the cul-de-sac at the end of Hillt Street – people drive down the wrong side of the road to get to the cul-de-sac, which is an 'accident waiting to happen'.
- The traffic conditions are unsafe for cyclists.
- Dedicated cycle ways are needed to ensure safety for cyclists.
- Concerned about safety for drivers, cyclists and pedestrians as a result of too many parked cars on the streets, as there will not be enough off street parking.
- Concerned about the safety implications of motorists swerving to avoid large vehicles when cars are parked on both sides of the street.

### **3.5 Amenity**

The following feedback was received concerning local amenity:

- A nine storey building would seriously impact on existing views from apartments on Tennyson Road – people bought these properties with assurance that future development would be within Council LEP guidelines.
- Concerned about more pedestrian traffic along the foreshore footpath.
- Do not want any playgrounds in the open space area as they would cause noise impacts.
- The large scale buildings will be an eyesore.
- Concerned about privacy of local residents.

### **3.6 Scale of development**

- The proposed development is too big.
- Concerned about more people living in the area.
- The building heights should be reduced.



- The developer should be made to reduce the density of the planned development.
- Objection to the nine storey building, as it is not consistent with the surrounding area or Council controls.
- The maximum height of buildings should be four storeys.
- The proposed development needs more open space areas.
- The road should be made wider.
- Quality is more important than quantity.

### **3.7 Impacts during construction**

- Concerned about noise impacts during construction.
- Concerned about dust impacts during construction.
- Heavy construction vehicles and workers' ute and cars will cause excessive congestion in the area and exit streets from the precinct.
- Concerned that construction impacts will last many years as the development will be staged.

### **3.8 Contamination/remediation**

- Concerned about impacts of building on a contaminated site.
- Suggestion that remediation should not take place on site, but the material should be removed and dealt with elsewhere.
- Suggestion that any contaminated material could and should be remediated on site to save having to remove it from the site.

### **3.9 Cumulative impacts**

- This and other developments should be addressed together, and a Plan with Council is a priority.
- Concerned about the number of developments once the whole area is developed – don't want 'another Balmain'.
- The community needs more infrastructure and services, such as schools.

## 4. Conclusion

There was a high level of local interest in the proposed development and good participation in the project team's community consultation activities.

Some of the concerns raised by the community were based on misinformation about the project. The main area of confusion was the height of the buildings – many people heard the proposed development was nine storeys but didn't realise only one building was nine storeys and the rest of the development was more modest. In many cases once the Concept Plan was explained to people, they became more comfortable with the proposal.

Valuable constructive feedback was received from local residents, which has been considered during the finalisation of the Concept Plan and will be addressed in the detailed design stage.

## **Appendix A: Consultation Strategy**

An initial consultation strategy was prepared by Straight Talk in December 2010. This is attached as *Appendix A*.



7 December 2010

## Consultation strategy

### Introduction

This consultation strategy has been prepared to guide the consultation as part of a Concept Plan for the Majors Bay Development at Mortlake. The project team is currently preparing an Environmental Assessment Report to support a Concept Plan application for redevelopment of old industrial lands. The proposal will be determined under Part3A of the Environmental Planning and Assessment Act.

This consultation strategy has been prepared by Straight Talk, who is working with the project team, for inclusion in the Environmental Assessment Report. This strategy documents a process of consultation to fulfil the Director General's Requirements (DGRs) for the planning process.

### Consultation purpose and objectives

The purpose of consultation is to inform all stakeholders about the proposal and to identify, understand and address possible key issues of interest which may relate to visual amenity, traffic and transport, remediation of land or foreshore access. The consultation process will help the project team to understand and where possible incorporate stakeholder views into the proposal with the aim of it being broadly acceptable to and supported by relevant stakeholders.

Accordingly the objectives of the consultation are to:

- Fulfil the DGRs for the provision of consultation during the environmental assessment process
- Engage with a range of stakeholders to identify and understand issues, values and concerns related to the proposal
- Create and maintain stakeholder awareness of the proposal and proposed mitigation measures to manage impacts
- Incorporate stakeholder feedback into the planning and development process to improve the proposal through possible design, construction and operational measures that could mitigate environmental, economic and social impacts.

### Consultation approach

The consultation approach will be a two-way process that seeks to provide information to stakeholders who may be interested in, or impacted by, the proposal and invite their feedback to inform the planning and development process. The process will provide clear, unambiguous information about the proposal and the views, issues and concerns of affected residents and stakeholders will be identified and recorded. The project team will then be in a position to consider and respond to issues of stakeholder interest through the balance of the environmental assessment process. The consultation approach will ensure that:

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- Local residents, businesses and stakeholder groups, who may either be impacted by or have an interest in the proposal have the opportunity to 'have a say'
- Consultation activities are held locally at a time and venue most convenient to local stakeholders
- Information about the proposal is clear, accurate and presented in a balanced way that neither promotes or detracts from the project's benefits or impacts
- Reporting of issues identified through the consultation process is accurate and reflects the issues raised by participants.

Consultation activities were designed to occur in stages to support the planning process.

Initial consultation was undertaken prior to lodging the Concept Plan with the Department of Planning and will be followed up after lodgement during the public exhibition.

The approach to consultation centred on holding 'display and discuss sessions' (DaDS) in the local area.

DaDS take place over several hours, outside of working hours, which allows interested stakeholders to attend at a time that suits them. A series of display boards are produced for the sessions which provide details on the proposal and outline the findings of technical studies undertaken through the environmental assessment process.

The sessions are lead by a lead facilitator and project team members are available to have one-on-one discussions and to talk about issues and answer questions in an informal environment.

This consultation approach was adopted over a more formal traditional public meeting format because DaDS create a non-threatening environment where all stakeholders have the chance to be heard, not just those comfortable speaking in front of a crowd. Furthermore, the informal format allows stakeholders to obtain information about specific issues of interest to them and to stay only as long as it takes them to read the information and have their questions answered.

#### Pre-lodgement consultation

Pre-lodgement consultation took place through a DaDS which informed the community of the proposal and the intention to lodge to the Department of Planning.

Notification of the DaDS was provided through an advertisement in the local newspaper.

Members of the project team were available to talk through the details of the Concept Plan and to answer any questions that the community had.

The DaDS was held in a local venue located on site of the Concept Plan area.

#### Post-lodgement consultation

Post-lodgement consultation will include another DaDS to be held during the public exhibition period to seek feedback from the community on the proposal.

The DaDS will be held at a local venue. An advertisement will be placed in the local newspaper and a flyer will be delivered to near-by properties in a defined project catchment to notify the community of the session.

Members of the project team will attend the session to talk through the details of the Concept Plan and to answer any questions that the community may have. Feedback provided to the project team will be recorded.

Additionally, feedback forms will be provided to attendees to fill out and complete.

A consultation report summarising the feedback received will be produced.

Issues raised will be considered by the project team and where appropriate adjustments may be made to the proposal, and outlined in a Preferred Project Report.