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## **Part 3A Development Proposal Western Mortlake**

**402 Units in 14 Buildings – 3 to 9 Storeys**

### **Increased Traffic Congestion Coming To You**

Despite all the grandstanding and hoopla that Part 3A is dead, the State Liberal Government is pressing ahead with a Part 3A application for the western side of the Mortlake peninsula without reference to our community.

In general terms, the site is west of Hilly St to Majors Bay from Edwin St to past Whittaker St. Yet, the Liberal State Government have only notified the area between Bennett Lane, McDonald St, Tennyson Rd, Palace Lane, Hilly St rather than the whole of the Mortlake and Cabarita peninsulas, Breakfast Point and areas of Concord that will be adversely impacted by the increased motor vehicle traffic generated by a residential development of this large size.

#### Why the secrecy?

So that you get a perspective of the size of this development, I have detailed the current controls and what is proposed:

	<b>Current Control</b>	<b>Proposed</b>
<b>FSR</b>	0.75 : 1	1.43 : 1
<b>Height Limit</b>	3 – 4 storeys	9 storeys

The exhibition period ends on 17 November 2011.

#### Why the rush?

If you have any questions please give me a call or send me an email.

Regards

*Neil Kenzler*

**WORKING TOWARDS A BETTER COMMUNITY**



## MP10\_0154 – Majors Bay Residential Development

Information of the development is available from the Planning and Infrastructure website, as per the link below:

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=4206](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4206)

### ACTIONS THAT YOU MUST TAKE IMMEDIATELY

1. Tell the State Liberal Government to notify all of Mortlake, Breakfast Point, Cabarita and Concord. End the secrecy. Send your email to:  
Mark Schofield at [mark.schofield@planning.nsw.gov.au](mailto:mark.schofield@planning.nsw.gov.au)
2. Tell the State Liberal Government to extend the exhibition period to 28 February 2012. End the rush. Send your email to:  
Mark Schofield at [mark.schofield@planning.nsw.gov.au](mailto:mark.schofield@planning.nsw.gov.au)
3. Ask Mayor Angelo Tsirekas and the City of Canada Bay to assist in helping residents put their case. Send your email to:  
Angelo Tsirekas at [angelo.tsirekas@canadabay.nsw.gov.au](mailto:angelo.tsirekas@canadabay.nsw.gov.au)  
or call 9911 6503

### Some Background

The site is an old industrial area and is probably subject to contamination in certain areas and will hence need remediation.

The City of Canada Bay has long held concerns about additional development on the Mortlake peninsula, primarily due to the issue of traffic generation and the limited public transport that is readily available. The existing controls reflect these concerns.

The applicant choose to lodge a Part 3A rather than address the concerns of the City of Canada Bay.

The proposal doubles the controls and does not address the issue of traffic generation or provide for any increase in public transport.

Please tell your neighbours about this development and ask them to help with lobbying the State Liberal Government. Don't let the Liberals run roughshod over our community.