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Dept of Planning and Infrastructure
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**Hilly St Mortlake
MP10_0154**

Breakfast Point Residents Group Inc wishes to put forward its concerns regarding the above development and submits this supplementary submission.

As we have stated previously we do not object to the development of this site or others in the Mortlake area. It is the scale of the development and its impact on the area. The proposal exceeds planning ratios and will adversely impact local infrastructure.

Our concerns relate to:

1. Overdevelopment as related to present FSR

The proponent in requesting additional FSR has again referred to individual and isolated developments in Breakfast Point to establish comparisons with Breakfast Point. Specific mention is made of individual developments in Breakfast Point viz Vineyards North, The Point, and Seashores, etc citing their individual FSR for comparison. What Mecone does not mention is the wording in specific approvals---the Department is satisfied that the development will not exceed the FSR approved in the original concept plan ---ie .7:1. This ratio was on the basis that the site area was considered to be the original lot, with the floor space ratio limiting the cumulative total of all floor space over the site.

The current proposal is endeavouring to change this approach.

2. Impacts on Traffic

The project will impact on traffic and public transport infrastructure. Whilst Mecone presents figures for the specific Hilly Street proposal the impact on the total growth in the area needs to be considered. The whole of Mortlake is being redeveloped. The question of impacts cannot be limited to one proposal in isolation.

Mortlake, together with the growth in development at Breakfast Point, warrants a holistic approach. See reference below to 30% increase in dwellings at Breakfast point since the original 1999 approval. A crude analogy suggests a significant increase in traffic from that project alone.

3. Potential Development Creep

The developer has reduced the number of apartments from 402 to 391. A minor reduction. Should approval be given for the development a concern would be that development creep would see the reduction potentially reintroduced or possibly exceeded. As an example BreakfastPoint initial approval in 1999 was for 1650 front doors. This with various modifications accepted by approval authorities has seen the current number of dwellings for Breakfast Point grow to 2158 (1931 plus 227 Seniors Living see Approval 184/2012)

Mecone in examine the number of dwellings to be built in the area before 2020 suggests 1960 at Breakfast Point. The developer is already out by 198.

We would propose that any approval contain strict conditions limiting its size to the approved numbers.

4.Lack of Remediation

A major issue is the preferred proposal has not responded to issues of remediation in regard to soil and waters contamination, see paper attached. Before approval these matters need to be addressed.

These matters are forwarded for your consideration

Yours faithfully

John Clarke
Secretary
02/12/2012