

1 December 2011

Major Projects Assessment  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Attention: Director, Metropolitan & Regional Projects – South

Dear Sir

**re: Application No. MP10\_0154 – Residential Redevelopment 21-31  
Edwin, 16-22 Bennett, 1 Northcote and 14-22 Hilly Streets, Mortlake**

I wish to lodge my objection to the proposed development of approximately 402 apartments on the above site.

My reasons for this objection are:

- 1 This peninsula and area in general has had massive residential development without the corresponding and necessary infrastructure to roads.
- 2 Access in and out of the area is limited. To enter or cross Parramatta Road via Burwood Road, Broughton Street or Concord Road for access to the M4 or South can take upto ½ hour not only in peak hour but at any time during the day. Access north via the Concord Bridge is another bottleneck with substantial delays during peak hour. Similarly bypassing Parramatta Road using Crane St and Lyons Road or Gipps St and Queen St is bumper to bumper. The Putney vehicular punt from Putney to Mortlake only runs mornings and afternoons and is not capable of taking sufficient traffic off the Concord Bridge to ease congestion.
- 3 The Mortlake, Breakfast Point, Cabarita and Bayview Park areas are located in a Peninsula. The number of highrise developments in the area over the last 10-15 years is taxing the road system which has not been improved to meet the demands of the multistorey developments in the area.
- 4 Other developments in the area such as Breakfast Point have not yet completed their development and once these multistorey complexes are complete, the residential population will increase along with further traffic adding to the already highly congested local roads. Has anyone calculated the number of approved developments which have not yet been completed to occupation stage.
- 5 It is not always convenient or possible to use the bus service to Strathfield, Burwood or Concord North Stations, yet there is no provision for daily parking at these stations. Anyone dropping children at daycare/school then catching a train has a six or seven block walk to Burwood or Strathfield stations. Senior citizens have a similar problem,

- and the more residential development in the area, the less available parking and the further the distance to walk.
- 6 The ferry from Cabarita Wharf eliminates the traffic and parking problem at the train stations. This ferry stop is the closest to the proposed development and currently runs an hourly service. Parking at the ferry is also limited. The parking area close to the ferry is always full early in the morning and senior citizens or parents with young children are forced to park off road and at the top of the hill with a reasonably steep and uncovered walk to the ferry stop. There are days when even the unstructured parking at the top of the hill is full. Further residential development in the area will exacerbate this situation.

It is not feasible to continue approving multi-storey developments in an area surrounded by water unless there is also a corresponding solution to the traffic problems created by these developments.

Please withhold my name and address on your Department's website.

Yours sincerely