

**From:**  
**Sent:** Wednesday, 29 November 2017 8:56 PM  
**To:** Ingrid Berzins  
**Subject:** FW: Modification of the Development next door

**Notification of Modification Request  
Majors Bay Residential Development, Hilly Street, Mortlake  
(MP 10 \_0154 MOD 3)**

Dear Ms Berzins,

We refer to The Department's notification that Bennett Hilly Development Pty Ltd have applied to modify the Majors Bay Residential Development by adding a gym and medical centre. We are residents of 9 / 24 Hilly St and wish to object to the proposed modifications on the following grounds;

1. The current development has already exceeded the capacity of the Mortlake Peninsula infrastructure and any further development will exacerbate the problem;
- 2.
2. The immediate area is already suitably serviced by gyms and medical centres;
3. The proposed increases in parking spaces to accommodate the modifications are insufficient;
4. Statements made in the proposal appear to be misleading.

We will expand on the above,

**The current development has already exceeded the capacity of the Mortlake Peninsula infrastructure and any further development will exacerbate the problem;**

The report carried out by Stanbury Traffic Planning states,

*"The small scale of the proposed gymnasium in conjunction with its location within a peninsula (without any significant passing / through traffic)..."*. This is clearly false. The roads that service the Majors Bay Development are also the roads into and out of the Mortlake Peninsula which include Breakfast Point and the Mortlake vehicle ferry. The traffic increases already experienced are dramatic and in peak hour the roads are reaching saturation and parking capacity has already been exceeded. This is clearly demonstrated by the Canada Bay Council (In early 2017) having to declare Hilly Street (North of Northcote St which is in the centre of the Majors Bay Development) as **"No Parking"** as the traffic volumes had increased to the stage where residents in the northern end of Hilly Street could no longer access their properties in peak hour. It should be noted that this has occurred when the Majors Bay Development is only partially occupied (estimated at 10%) and other developments in the immediate area are yet to be completed / occupied.

**The immediate area is already suitably serviced by gyms and medical centres**

The immediate area (within 500m of the proposed development) is already generously serviced by gyms and medical centres, of which several have either been opened in the last 6 months or are about to open. These include FAS Function Training Gymnasium, FIT Gymnasium, Fitness Local, Wellness Local Gym and Pilates centre, PhysioLocal, Belinda's Art of Dance, Medi Plaza, Mortlake Family Medical Practice, Canada Bay Dental and HMK Dental. These all within 500m, if the radius is expanded to 1000m the number increases dramatically.

**The proposed increases in parking spaces to accommodate the modifications are insufficient;**

The documents show the parking required for the new facilities is 21 (the actual additional parking spaces provided is only 14) of which 8 are for staff and 2 are disabled spaces. No spaces have been allowed for patients of the medical centre. It is hard to believe that either or both of these proposed facilities will be commercially viable with these number of users and it should be noted that free parking spaces in Hilly or Bertram St's are already rarely available.

We also do not understand how the Clients of the proposed facilities will actually get access to the allocated parking spaces in the basement area of the complex. These are secure areas controlled by boom gates activated by magnetic cards. Also, parking and increased traffic is already a problem here. Far more than what you have anticipated when you approved this project!

#### **Statements made in the proposal appear to be misleading**

Section 1.4 of the S75W – Report to Modify Concept Approval MP 10\_0154 includes a summary of Modification Application MOD/2015/0023. The second sentence states, *"The modification included additional storage areas within the basement levels, as well as an additional parking level under Building 2B."* This is the area that is now being proposed as the location for the Gym. The Conclusion of the same report states, *"is an opportunity to utilise existing space in an approved building that would otherwise be unused and wasted"*. We believe this is a misuse of the Modification Application. Application 0023 requests additional area for storage and parking and now this same area is declared unused and wasted and available for use as a Gym. As parking is so critical we believe the area should be used for what it was originally intended, parking and storage.

On the basis of the above we request the Department of Planning and Environment reject Modification Request MP 10\_0154 MOD 3.

Yours Sincerely

*Anonymous.*