

Grahame Edwards - Submission Details for Menna Davies

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/22/2011 2:57 PM
Subject: Submission Details for Menna Davies
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Menna Davies
 Email: menna@optusnet.com.au

Address:
 40 Gale Street

Concord, NSW
 2137

Content:

a 9 storey structure is not in keeping with the area. There are enough high rise dwellings at Breakfast Pt. 9 storeys equates to a huge increase in traffic with Hilly St feeding into Gale St which is already contending with increased traffic from Breakfast Pt - which is still under construction and therefore more traffic to come. In addition the smaller streets in the area end up being rat runs to cars taking short cuts. The Mortlake peninsula is in danger of being overdeveloped with limited room to move in terms of traffic mgt. I do not want any further development, but if it has to happen, then please restrict it to the 3-4 storey, not 9 storeys - too much.

IP Address: c122-106-74-227.rivrw1.nsw.optusnet.com.au - 122.106.74.227

Submission: Online Submission from Menna Davies (object)

https://majorprojects.affinitylive.com?action=view_diary&id=23135

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Menna Davies

E : menna@optusnet.com.au

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Grahame Edwards - Submission Details for Mark Deves

From: Mark Deves <mdeves@iinet.net.au>
To: <grahame.edwards@planning.nsw.gov.au>
Date: 11/16/2011 11:39 AM
Subject: Submission Details for Mark Deves
CC: <assessments@planning.nsw.gov.au>

 Department of Planning

Disclosable Political Donation: no

Name: Mark Deves
Email: mdeves@iinet.net.au

Address:
15/20-28 Tennyson Rd

Mortlake, NSW
2137

Content:

A development of this scale will not be able to be supported by the existing infrastructure. Whilst redevelopment of the existing sites would be beneficial for the area, the scale of this development would be detrimental to traffic conditions.

IP Address: - 203.2.128.42

Submission: Online Submission from Mark Deves (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23201

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Mark Deves

E : mdeves@iinet.net.au

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Grahame Edwards - Submission Details for James Dewberry

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/10/2011 10:23 AM
Subject: Submission Details for James Dewberry
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: James Dewberry
Email: jim.dewberry@virginbroadband.com.au

Address:
 12/16 Admiralty Drive

Breakfast Point, NSW
 2137

Content:

I wish to register my objection to the development to MP10_0154 - Majors Bay - Residential Development. My reasons are as follows:

- * The developer's arguments suggesting no increase in local traffic is flawed. The argument that trucks will decrease is a case in point. The factories using the supposed trucks are now empty. The development will increase the traffic density generally and dramatically at peak period. The bus from Mortlake to Burwood is scheduled to take about 20 minutes as early as 7 am. In practice it can take up to 35 minutes at that time. I can walk the same route to Burwood in little over 45 minutes
- * The risk to pedestrians will increase as people try to cross the road in dense traffic conditions
- * Residents wishing to use the Chain Ferry will find it impossible to join the queue
- * Due to the increase in traffic density, the risk of experiencing gridlock conditions becomes inevitable. Should a Major emergency situation arise our Safety Services would be unable to penetrate the traffic leaving the peninsula
- * Parking will become difficult if not impossible for residents, both existing and new. Suggested density ratios above 0.75 to 1 have been used by the developer to argue no less favourable conditions to those approved at Breakfast Point. The conditions in some areas of Breakfast Point are greatly in excess of 0.75 to 1. This has seen resident's park cars away from their own buildings as far as Minmosa Avenue and Admiralty Drive. I live in Admiralty Drive and already see this trend growing as Breakfast Point develops. These roads are already 'rat-runs', heavily congested and adjacent to a large open recreational space between the Breakfast Point Country Club and the foreshore used by children. This area is an accident waiting to happen even now.
- * The developer has outlined a plan for 402 apartments, a mixture of one, two and three bedroom properties with a scaled parking allowance. History suggests Developer's maximise the \$ value by adjusting the apartment allocation once approval has been granted. There does not appear to be a 'fixed' number in the Proposal.
- * Experience at Breakfast point suggests that some properties are rented out to 'shared' tenants and in some cases numbers beyond what has been agreed by the Owner. This results in a far larger number of cars seeking parking in the area. A condition compounded as many tenants use the garage space for storage, rather than parking.
- * Ferry Services are suggested by the Developer as being a solution. Today, Cabarita Wharf parking is saturated. I overheard a conversation on the Rivercat between two Cabarita residents alighting at Abbotsford, they were discussing which street was unlimited for parking. It has become so bad that people drive to Abbotsford to park and use the ferry services
- * There is currently a large hole in the ground just to the East of the proposed development. Clearly remedial work is underway and yet another high rise building can be expected, compounding the traffic and parking problems.
- * The Developer explained at a recent presentation at Massey Park Golf Club that he needed to build a 9 storey building as the remedial work was expensive. We resident should not be made to suffer the great inconveniences more dense housing brings, because the Developer's business plan was flawed. Surely the developer paid far below the market price due to the need for remedial work.
- * The remedial work plan appears to be based upon evidence gathered in the less than recent past. This area was used by the paint industry, solvents would be plentiful. These heavier than water products could easily find their way into the water course and the bay as the area is disturbed
- * In addition to these localised issues, I can find little in the plan to cope with increase population density covering schools and hospitals.

For these reasons I object to the development described in MP10_0154 - Majors Bay.

IP Address: - 119.12.222.53

Submission: Online Submission from James Dewberry (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22967

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

James Dewberry

E : jim.dewberry@virginbroadband.com.au

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6 Wiggins Place
CONCORD NSW 2137

2 November 2011

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

ATTENTION: DIRECTOR
METROPOLITAN & REGIONAL PROJECTS-SOUTH
APPLICATION NO: MP10-0154

I write to state my objection to the above application for Residential redevopement at Edwin Street, Bennett Street and Hilly Street, Mortlake.

I feel this development will have a significant impact upon the Mortlake and surrounding areas if approved.

Having lived in this area for 30 years I have seen the impact upon the area with the Breakfast Point Development and I feel a further development will undoubtedly increase pressure on public infrastructure. Already parking is at a hopeless level at the Majors Bay Road shopping area and with 1000 new residents plus 1 or 2 cars per household the situation will only worsen.

This development will also have an impact upon a number of amenities in this area. In particular with more traffic in streets that already has problems coping with the traffic in this area.

I look forward to your reply regarding my objection to this project.

Yours truly,

Diane Dickson (Mrs)

Cc: Mayor Angelo Tsirekas, City of Canada Bay Council



Grahame Edwards - MP10-0154 Majors Bay Residential Development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:37 PM
Subject: MP10-0154 Majors Bay Residential Development

I am sending this email after receiving information regarding the above development. This is absolutely outrageous! I request that the exhibition period be extended to February 28th 2012. The current period to 2nd December is totally inadequate considering that we have only just been informed of this development.

Wendy & Warwick Don
Breakfast Point

52/21 Tennyson road
Breakfast Point
NSW 2137

1st December 2011

Department of Planning and Infrastructure
Major Projects Assessment,
GPO Box 39
Sydney. NSW. 2001

Attention: Director, Metropolitan and Regional Projects - South

Dear Sir,

Re: Application Number MP10_0154 Residential Development Mortlake

I have previously made a submission on behalf of The Rosewood Owners Corporation.
I am now submitting a personal submission on behalf of my wife and myself.

We would like to see the Mortlake Peninsula developed as it is currently an eyesore. The old paint factory site, in particular, has been abandoned for many years. However, we strongly object to the concept plan developed by Mortlake Consolidated Pty Ltd.

Firstly, I would like to express my disappointment at the community consultation process conducted by Mortlake Consolidated on Thursday 3rd November 2011 at 18 Hilly St Mortlake. I asked a question regarding the reduction in height of the nine storey building, I was basically told that this is the design and there will be no changes and I should get used to it. This attitude was far from consultative and it appeared to me that the consultation session was just something that had to be completed.

My objection to the proposed development is based on the following points,

(1) Traffic Management

- i. The proposed development with 402 apartments will result in significant increase in traffic movements resulting in traffic congestion for those entering and departing the peninsula.
- ii. Parking problems already exist on Tennyson Road and within Breakfast Point due to inadequate parking provisions with Tennyson

Road properties and those within Breakfast Point. The proposed development will add a large number of vehicles to the area and this will have a detrimental affect on the residents.

(2) The developer has lodged a SEPP No1 Objections reasoning to exceed the LEP floor Space ratio of 0.75. There is no substantive justification for the objection.

(3) The bulk and scale of the development

- i. The bulk and scale of the nine storey buildings has the potential to present a development that is incompatible with the character of the foreshore, presenting the residents of Tennyson Road significant visual impact and completely blocking the overlook over the bay.
- ii. The development consists of four separate lots partially separated by other lots. This does not allow for a consistent architectural design approach that would beautify the peninsula.

(4) The proposal is a gross over-development of the site when you consider the City of Canada Bay Local Environmental Plan 2008 (LEP), specifically,

- i. Height of the development

The LEP states *"Development for the purposes of residential development shall not exceed three (3) storeys or 12 metres in height, "height" being defined as the vertical distance measured from natural ground level and the uppermost point of the roof."*

The proposed height of the nine storey building is 30 metres, 250% greater than the LEP maximum permissible height, at the Hilly Street frontage. The six and four storey buildings exceed the 3 storey requirement of the LEP.

The proposed height affects the vista of the owners and residents of Rosewood who purchased and relied on the 12 metre height restriction being complied with for any future developments of the peninsula.

- ii. Floor space ratio

The LEP states *"Development for the purposes of residential development shall not have a floor space ratio exceeding 0.75:1".*

The proposal is for a FSR ratio of 1.43 this is 91% greater than the maximum permitted FSR.

- (5) The submission concept plan lacks clarity and is ambiguous regarding many issues, including the number of apartments, the number of car spaces, lack of information as to the open space and environment, landscaping and the preservation of the mangroves in the bay.

In conclusion, there is a need to redevelop the peninsula; however, any development must be in accordance with the requirements of the City of Canada Bay Local Environmental Plan 2008 (LEP) regarding height and floor space ratio. When the Planning Assessment Commission has its public hearing I would like the opportunity to verbalise my concerns to provide grounds for the Department of Planning and Infrastructure to refuse the project proposal.

Yours faithfully,

Paul Driver

Paul Driver

The Owners Strata Plan No: 70931
"Rosewood"
21 Tennyson Road, BREAKFAST POINT, NSW 2137

18th November 2011

Department of Planning and Infrastructure
Major Projects Assessment,
GPO Box 39
Sydney. NSW. 2001

Attention: Director, Metropolitan and Regional Projects - South

Dear Sir,

Re: Application Number MP10_0154
Residential Development Mortlake

- **21-31 Edwin Street,**
- **16-22 Bennett Street,**
- **1 Northcote Street**
- **14 -22 Hilly Street**

The Rosewood Owners Corporation supports development of the Mortlake Peninsula, however, we strongly object to the concept plan developed by Mortlake Consolidated Pty Ltd. Our objection is based on the following points,

- (1) The proposed development is over four separate lots on the peninsula, if this concept plan is approved, it is possible that development of the remaining lots would be uncontrolled as far as a consistent design. In order to establish a controlled development the current City of Canada Bay Local Environmental Plan 2008 (LEP) must apply.
- (2) The proposal is a gross over-development of the site when you consider the City of Canada Bay Local Environmental Plan 2008 (LEP), specifically,

(a) Height of the development

The LEP states *"Development for the purposes of residential development shall not exceed three (3) storeys or 12 metres in height, "height" being defined as the vertical distance measured from natural ground level and the uppermost point of the roof."*

The proposed height of the nine storey building is 30 metres, 250% greater than the LEP maximum permissible height, at the Hilly Street frontage. The six and four storey buildings exceed the 3 storey requirement of the LEP.

The proposed height affects the vista of the owners and residents of Rosewood who purchased and relied on the 12 metre height restriction being complied with for any future developments of the peninsula.

(b) Density

The LEP states *"Development for the purposes of residential development shall not exceed 35 dwellings per hectare"*.

This proposal greatly exceeds the density requirement

(c) Floor space ratio

The LEP states *"Development for the purposes of residential development shall not have a floor space ratio exceeding 0.75:1"*.

The proposal is for a FSR ratio of 1.50 this is 100% greater than the maximum permitted FSR.

- (3) The Mortlake peninsula effectively has one major point of entry being Gale Street. Traffic is already a major problem in Gale Street and Tennyson Road particularly at peak periods. Parking issues already exist on Tennyson road and within Breakfast Point due to inadequate parking provisions with Tennyson Road properties and those within Breakfast Point.
- The proposed development with 402 apartments will result in significant increase in traffic movements resulting in traffic congestion and the creation of choke points for those entering and departing the peninsula.
- (4) The Mortlake peninsula has numerous gas pipelines underground that distribute gas to the Sydney area. A point of concern is that in the event of a major incident with these gas pipelines, evacuation of the peninsula would be hindered by the road network. Conversely emergency services response accessibility would also be problematic.

In conclusion, there is a need to redevelop the peninsula; however, any development must be in accordance with the requirements of the City of Canada Bay Local Environmental Plan 2008 (LEP) regarding height, density and floor space ratio. We request that the Department of Planning and Infrastructure to refuse the project proposal contained in the application.

Yours faithfully,

Paul Driver

Paul Driver
Chairman SP 70931

CC: Mick Gordon (Secretary)

Grahame Edwards - Submission Details for Bruce Dunlop

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/21/2011 3:36 PM
Subject: Submission Details for Bruce Dunlop
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Bruce Dunlop
 Email: mholwill1@gmail.com

Address:
 24/56 Village Drive

Breakfast Point, NSW
 2137

Content:
 Michael Woodland
 Director Metropolitan & Regional Projects South

Dear Sir,

In regard to your letter dated October 28th 2011 Ref. No. MP10 0154

It's now obvious nothing has changed under the new NSW Liberal NSW Govt., when I read in your letter application No. MP10 0154 - "Error! Unknown Document Property Name." What does that mean? How come you forward an application project with details that are to me suspect with the word "Error" stated?

I went to Concord Library and read the concept plan, and was amazed to think that the previous NSW Govt. Labour Minister for Planning dated October 2010 formed the opinion that the project may be considered under Part 3A of the act and that a concept plan may be prepared.

I thought that when the new NSW Liberal NSW State Govt. came to office all 3a Plan proposals were being returned to the appropriate council for approval. Why wasn't this 3A Plan returned to the City of Canada Bay Council for approval?

Obviously when a 3A Concept Plan is raised the applicant cannot meet council requirements and I guess this must be the issue.

I have no objection to residential development, but for it to be a successful project for the area, it has to be handled and passed by the local council that knows what is required under the area they control, not by some NSW Govt. Planning Minister who does not live in the development area.

Obviously with this concept plan, to me "Traffic Population Density Levels" and "Building Heights" are going to be an issue with this development, and that is why the City of Canada Bay Council needs to pass the correct levels suited for this area.

In reference to what I read on their submissions in regard to assessment of traffic transport and parking implications reference No. 06273, traffic conditions shown cover 1996 through 2005, and as according to this submission recent traffic flow on Page 10 collector roads are quite significant. But they do not show the figures on Hilly Street, why not? It is a "BIG" traffic issue. Just watch what takes place for people who use the Mortlake Ferry Service. Traffic is banked up virtually on a daily basis up to Whittaker Street while waiting to access the ferry. People who reside in Hilly Street are forced to drive down on the wrong side of the road to turn left into Hilly Street that heads towards Wangal Reserve. It is a disgrace and very dangerous as you cannot see if vehicles are leaving the ferry. It will only get worse with further population density when this development is completed. It does not matter if people who do not live in this area and are using by-roads to access the ferry. This should be about people who live in Hilly Street and are confronted with this issue, and that is why the City of Canada Bay Council should be involved.

Again on their survey on Traffic Generation Page 15 they name four Breakfast Point building names and I Live in one of those buildings and I know there are already traffic concerns on Tennyson Road and we have written to Council about it. But I do not see any traffic surveys on Tennyson Road in this submission.

It is obvious a comprehensive traffic survey is required on traffic flows in Hilly Street, Whittaker Street, Tennyson Road, Bertram Street and Gale Street before this development takes place.

Also in this submission there is reference to continuous recreation foreshore access by the public in the form of walking and bicycles. The question is "who pays" to maintain "seawall and the walkway" and why is the City of Canada Bay Council not involved as part of this decision process.

It is obvious that 3A style plans should be a thing of the past as was promised by the current NSW Liberal Govt. prior to coming to office and this should be applied in this development.

The City of Canada Bay Council should be the controlling certifier of this development, not the NSW Govt. Planning Minister and I have already written to my local Liberal Member for Drummoyne telling him exactly that.

Yours sincerely,

Bruce Dunlop

IP Address: 124-168-55-13.dyn.iinet.net.au - 124.168.55.13
Submission: Online Submission from Bruce Dunlop (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23434

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Bruce Dunlop

E : mholwill1@gmail.com

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6 Bayard Street
Mortlake 2137 NSW

Major Projects Assessment
Dept of Planning & Infrastructure
GPO Box 39 Sydney NSW 2001



RE: MP10-0154

To whom it may concern,

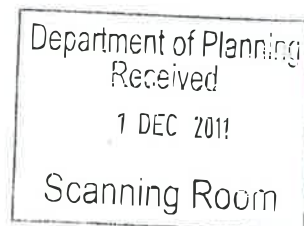
We the under signed, object to the proposed development [MP10-0154] for the following reasons.

- Level of building [proposed 9 levels] contrary to council's guideline limits [4-5 levels]
- Due to existing multi dwelling apartments & increased size of new house builds we have already seen an increase in traffic, and this will only worsen if this proposed development in its current plan is allowed.
- An allowance of 1.5 car spaces per apartment is not enough given the amount of cars routinely parked on the street around existing apartment developments.
- Council have yet to resolve the current traffic issues in this area, as raised by residents at the meeting held by Canada Bay Council at Concord RSL on 21st July 2011.

We understand that all the existing industrial sites in Mortlake will eventually be converted to residential, but it's the density of the sites that needs to be the number one consideration. Mortlake is located on a peninsula with only one way in and one way out [not counting the limited services of the Mortlake-Putney ferry service] so traffic management is very important.

We look forward to continuing an open dialogue regarding this and any future development.

Regards,



JANETTE CAMERON

ANDREW
CAMERON

Canada Bay Greens

PO Box 239, Concord West, NSW 2138



23 November 2011

Major Project Assessment, Department of Planning and Infrastructure,
GPO Box 39, SYDNEY NSW 2001

Attention: Director, Metropolitan and Regional Projects South

**Re: Application No MP 10_0154 Residential Development at 21-31 Edwin St,
16-22 Bennett St, 1 Northcote St and 14-22 Hilly St, Mortlake.**

Dear Director,

We wish to object to the above development on the grounds of excessive density on a peninsula with limited transport options.

Density is excessive:

The above proposal is for a FSR of 1.5:1. The City of Canada Bay Council's Development Control Plan for Mortlake allows a maximum FSR of 0.75:1. The Canada Bay Council area has been subject to a lot of development pressure in recent years, as the previously industrial sites have been converted almost exclusively to residential use. Of particular relevance to this proposal are the adjacent extensive unit developments at Breakfast Point and Cabarita. For more recent developments, Council's Futures Plan 20 plans for higher density developments near transport hubs, such as railway stations, and measures to encourage the transition from car use to other forms of transport. When developments such as Rhodes West are finalised, the Canada Bay Council area will have adequately responded to State Government targets to increase population density in this area.

Transport and traffic concerns in the Mortlake area:

There is already traffic pressure on the Mortlake peninsula and vicinity, even though many of the former Mortlake industrial sites are now vacant and the Breakfast Point development is not complete. A traffic study commissioned by Council in 2010 showed that a lot of the roads in this area are already at the environment capacity of 500 vehicles per hour and close to operational capacity of approximately 900 vehicles per hour in peak periods.

There is inadequate public transport in the area and limited capacity for improvement. While additional buses could help provide for the increased population, these buses would be caught in the peak hour traffic. Not all residents would work in the CBD and be able to take advantage of ferry transport.

It is crucial to keep in mind that, because it is on a peninsula, the traffic access routes are limited. Access to the already congested Concord and Parramatta Roads has to be shared with the Breakfast Point and Cabarita traffic. The nearby high density Rhodes

West development, though not yet completed, is already contributing to traffic chaos, even though it is near a railway station. The excessive through traffic on Concord Road is already a problem in peak periods, due substantially to the lack of rail connections in North West of greater Sydney.

Once some of these transport problems are fixed, it might then be feasible to again increase the residential density of Mortlake. There would still need to be mixed development with the availability of local employment opportunities. When the Mortlake and Breakfast Point peninsulas were industrial, there was a tram connection to Burwood Station, many people lived near their work and there was a much lower level of car ownership.

Creation of a precedent:

We are concerned that if this current proposal is allowed, it will set a precedent for the rest of the Mortlake Peninsula. Even with this proposal, covering one quarter of the area, the impacts as stated above will be excessive. This would create an even greater problem if the density were extended to the rest of the peninsula.

Community Consultation:

The Canada Bay Greens wish to express our disappointment that this proposal is continuing under the Part 3a provisions of the Act, rather than being returned to Council to determine. We consider that this is a more effective way of addressing community concerns.

We thank you for extending the period of consultation.

We call for a Planning Assessment Commission Hearing and ask that a representative of the Canada Bay Greens be allowed to address the hearing.

Yours sincerely,



Pauline Tyrrell (Greens Councillor)

on behalf of the Canada Bay Greens

e-mail: patyrrell22@dodo.com.au
Phone: 9713 5780

Grahame Edwards - Attention: Director, Metropolitan and Regional Projects – South

From: Grahame Edwards
To: plan_comment@planning.nsw.gov.au
Date: 11/22/2011 2:46 PM
Subject: Attention: Director, Metropolitan and Regional Projects – South
CC: council@canadabay.nsw.gov.au; drummoyn@parliament.nsw.gov.au

Dear Sir or Madam,

We have received information about the Residential redevelopment at 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street, Mortlake.

We would like to express our objection to this project.

We are Concord residents, close to Mortlake and believe that this development is not in the interest of the residents of Mortlake, Concord and Breakfast Point.

Reasons are:

- **Traffic & Access:** There is only one main road in and out of Mortlake unless you direct traffic through residential back streets. This road is used already by trucks and is often congested because of waiting cars for the car ferry. Adding another 402 apartments would add significant strain on this already busy road.
- **Infrastructure/Transport:** Mortlake does not have ferry other than the car ferry to Ryde. The only way in and out is by bus. Another 402 apartment in this area could not be catered by the existing bus schedule and/or connections.
- **Schools/Services:** Where are all the kids living in these new apartments go to school or childcare? The childcare facilities in the area have a waiting list of 1.5 – 2 years. There are only 2 long day care centres for children under 2 years old. Some facilities don't even take people on their waitlists anymore. One centre offered me 1 day (!) after 3 (!) years on the waitlist. This makes it impossible for a lot of mothers to return to work, because there are simply not enough places around. Then the problem continues with schools. The whole Concord area is also taking in the whole Rhodes community because it was another development approved by somebody not thinking of the families of the community. This issue was covered extensively in the media with the support of Mr Tsirekas and Mr Sidoti. Why add substantially more strain onto the community and families of the area with this greedy development.
- **The Breakfast Point village** is not completed yet and the influx in residents once completed already adds enough strain on the above mentioned issues. So why approve more without developing the infrastructure and services that go with it.
- **Environment:** Breakfast Point has added some green area and a walk/cycle way from the borders to the ferry in Cabarita. This adds significant leisure value to the community. The Mortlake complex is a dead-end concrete not suitable for this area. Canada Bay is known and loved for its parks and greenery and Mortlake is the last diminishing industrial spot on the map. Whatever is developed there should be in line with the structure and style of the area.
- There is also so word on how this development impacts on the poisoned soil and the environmental impact of it. Will the developers clean it up?
- We built a house in Concord and had to adhere to one of the strictest ever council regulations I have ever come across. We were not even allowed to fully render the house, but expose brick because of the style of the area. Now how does the double density than permitted fit within these rules. These rules should apply to everyone, and no exceptions for deep-pocketed developers.

We are very disappointed that this development even got approval.

Gary & Melanie Carli

22nd November 2011



Attention:
Director, Metropolitan and Regional Projects-South.

Dear Sir,

Re residential redevelopment at 21-31 Edwin Street, 16-22 Bennett Street , 1 Northcote Street and 14-22 Hilly Street, Mortlake.

As a resident of Cabarita, I am concerned about any increased traffic in this area. Already the morning peak Hour causes lengthy delays in Burwood Road and Broughton Street trying to cross Burwood Road. These delays can be 30 minutes or more and the extra cars can only add to the problems.

This area needs better road planning before adding to the traffic problems.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Bobbee Carnell".

Bobbee Carnell
55/45 Phillips St
Cabarita 2137



Grahame Edwards - Fwd: re MP10_0154 - att Director, Metropolitan & Regional Projects-south

From: Grahame Edwards
To: Grahame Edwards
Date: 11/14/2011 2:49 PM
Subject: Fwd: re MP10_0154 - att Director, Metropolitan & Regional Projects- south

>>> "Patrizia Cassaniti TravelManager" <patriziac@travelmanagers.com.au> 3:18 pm 2/11/2011 >>>

*Patrizia & Robert Cassaniti
22 Kingston Ave
Concord*

RE Residential Development at 21-31 Edwin st ETC in Mortlake MP10_0154

I am writing in opposition to the development to go ahead. My reasons being is that traffic in the area is getting ridiculous. There is still more development going on in Breakfast Point that has not yet fully affected the area. It is bad enough to deal with all the trucks that service Breakfast Point and it will be never ending if the abovementioned development goes ahead.

The Local schools are already not coping with the extra intake of children and I believe that with such a beautiful district the over developing is getting beyond the joke. I would rather see single dwellings go up then multi storey and 100's of apartments.

I hope that it will be thought over very well. We do not need anymore units and apartments , we need more homes with families.

regards

Patrizia Cassaniti
Personal Travel Manager

M: 0414 656 621
F: 02 8765 1174

patriziac@travelmanagers.com.au
<http://my.travelmanager.com.au/PatriziaCassaniti>

[Join my mailing list](#)

***** YOUR BEST COMPLIMENT, IS YOUR REFERRAL *****

My business is built on satisfied customer referrals.

If you are happy with my service, please recommend me to your family & friends.



Grahame Edwards - Submission Details for jillian cheetham

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/14/2011 2:51 PM
Subject: Submission Details for jillian cheetham
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: jillian cheetham
Email: jillian_cheetham@yahoo.com.au

Address:
11/38 Hilly Street

Mortlake, NSW
2137

Content:

On behalf of the 20 Owners in our unit complex I wish to object very strongly to the proposed development proposal. The size and scale of the plans are too big for the limited space , facilities and infrastructure in the area. The land and water in this spot are fragile, require careful cleaning and recovery from decades of industrial abuse. The roads on the peninsula can in no way cope with the volume of traffic such a development will generate.

IP Address: 124-149-57-186.dyn.iinet.net.au - 124.149.57.186
Submission: Online Submission from jillian cheetham (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22095

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

jillian cheetham

E : jillian_cheetham@yahoo.com.au

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Grahame Edwards - Submission Details for Peter Clarkson

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:09 PM
Subject: Submission Details for Peter Clarkson
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Peter Clarkson
Email: peter@contents.com.au

Address:
29 Hilly Street,

Mortlake, NSW
2137

Content:
Should be a great enhancement to the area

IP Address: ppp0f9a.dsl.pacific.net.au - 210.23.155.154
Submission: Online Submission from Peter Clarkson (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23945

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Peter Clarkson

E : peter@contents.com.au

Powered by [AffinityLive](#): Work. Smarter.

Grahame Edwards - Submission Details for Allan Cook

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/29/2011 11:13 AM
Subject: Submission Details for Allan Cook
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Allan Cook
Email: joy_fred@bigpond.com

Address:
57/21 Tennyson Road

Breakfast Point, NSW
2137

Content:

The current site is a dreadful eyesore to the community and needs cleaning up and developing. The previous occupancy was a paint factory that has been abandoned and left to deteriorate. However the development should comply with the City of Canada Bay LEP, as should all other developments.

The area of Mortlake/Breakfast Point is changing from an industrial area into a quality residential area that the community should be proud. However this will not continue if the LEP are ignored and over development is allowed.

The specific points that I object to in respect to this proposal are:

1. The proposed height of some of the buildings is 12 metres whereas the LEP stipulates only 12 metres.
2. The proposed density of the development is far in excess of the 35 dwellings per hectare as prescribed in the LEP.
3. The Floor space ratio of the proposed development is 1.50:1 whereas the LEP stipulates a maximum ratio of 0.75:1.

These matters must be considered when determining the proposal and all future developments in the suburb.

IP Address: cpe-58-168-14-186.ins8.clt.bigpond.net.au - 58.168.14.186

Submission: Online Submission from Allan Cook (object)

https://majorprojects.affinitylive.com?action=view_diary&id=23709

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Allan Cook

E : joy_fred@bigpond.com

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Grahame Edwards - Fwd: Re: THE Major Development in Mortlake

From: Grahame Edwards
To: Grahame Edwards
Date: 11/29/2011 11:14 AM
Subject: Fwd: Re: THE Major Development in Mortlake

Grahame

Please note this objection and record in objective.

Mark

>>> "David Cornall" <dcornall@bigpond.net.au> 11/27/2011 4:06 pm >>>

We live in Hilly St and at peak time we can't get out of our Street because we have cars trying to get on the Punt and cars trying to get off the Punt - their numbers have increase by very very many. That's without a new development.

I can not even begin to imagine trying to get out of our Street in peak time with an oversized population all attempting to get to work during 7.00am to 7.00am. Its ridiculous!!!

Since the No.30 development in Hilly St there is no parking at all in the night - trouble happens frequently and on top of that the garbage truck finds it very difficult to pick up.

I would also like to complain about the quality of some of these buildings be constructed - so cheap and nasty- at lease Breakfast Point is very easy on the eye and is a quality built and maintained project - unfortunately other newer ones are not - there should be some kind of quality control by council - I don't want the area to become a slum in the future - at least if people are building quality and asking higher prices it will upgrade the area. Why can't we become the Double Bay of the Inner West on the water??

Regards
 Julie Cornall



[FREE Christmas Animations for your email - by IncrediMail!](#)

[Click Here!](#)



PCU028431

406/1 Orchards Av.

Breakfast Point NSW 2137

23rd November 2011

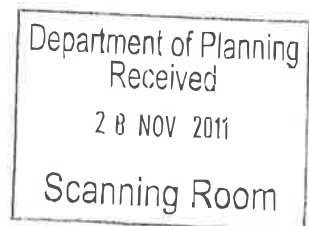
Attention: Director, Metropolitan and Regional Projects - South

Major Projects Assessment

Department of Planning & Infrastructure

GPO Box 39

Sydney NSW 2001



Name of Application: Residential Application at 21-31 Edwin Street, 16-22 Bennett Street,
1 Northcote Street, and 14-22 Hilly Street, Mortlake

Application Number: MP10_0154

I object to the project.

The reason that I object to the project is that the addition of 402 apartments to the peninsula would mean an excessive number of people and cars that are far too many for such a small area.

There are a very limited number of roads into and out of this area and they are already congested. The addition of this many people coming into and out of the area will add to this congestion.

I read in the Traffic Assessment Response to Council document that says that the existing traffic is currently greater than the amount of traffic to be generated by the project. I would strongly disagree with that statement. I have lived in this area for five years and that area has very little traffic. 90% of one block is a derelict factory and the remainder are small use factories.

Saturday mornings the roads in this area are clogged. The current industrial use of the area would not contribute any traffic to Saturday morning as the factories are closed. However 402 apartments would contribute a lot of additional traffic on Saturday mornings.

Please don't allow this project to proceed.

PS, I DO NOT DONATE ANY MONEY TO ANY POLITICAL PARTY;

Roberto Adoncello

106/5 Admiralty Drive,
BREAKFAST POINT. N.S.W 2137

30th November 2011

Department of Planning & Infrastructure,
Major Projects Assessment,
G.P.O Box 39
SYDNEY. N.S.W 2001

Dear Sir/Madam

I wish to submit the attached Objection to the Proposed Development
Application Number MP10_0154 regarding Residential Development at
Mortlake.

Your consideration of the issues I object to as outlined in the attached
document, would be very much appreciated.

Yours faithfully



DOUGLAS S. ALEXANDER
(resident of Breakfast Point)

PS. I have never made any Political Donations of any nature.



Proposed Development at Mortlake

Application number and properties addresses

Application Number MP10_0154
Residential Development Mortlake

21-31 Edwin Street
16-22 Bennett Street
1 Northcote Street
14-22 Hilly Street

Points or Objection

The proposed development does not comply to the City of Canada Bay local Environmental Plan 208 (LEP), specifically,

- (a) Height of the development: the LEP states *'Development for the purpose of residential development shall not exceed three (3) storeys or 12 metres in height "height" being defined as the vertical distance measured from natural ground level and the uppermost point of the roof'*

The proposed height of the nine storey building is 30metres, 250% greater than the LEP maximum permissible height at the Hilly Street frontage. The Six and four storey buildings exceed the 3 storey requirement of the LEP.

- (b) Floor space ratio: The LEP states *"Development for the purposes of residential development shall not have a floor space ratio exceeding 0.75:1"*
The proposal is for a FSR of 1.43 is approx 91% greater than the maximum Permitted FSR.

The approval of the density of the proposal will set an undesirable precedent on the peninsula.

The developer has lodged a SEPP NO1 Objections reasoning to exceed the LEP floor Space ratio of 0.75. There is no substantive justification for the objection.

Traffic Management

- (a) The proposed development with 402 apartments will result in significant increase in traffic movements resulting in traffic congestion for those entering and departing the peninsula.
- (c) Parking problems already exist on Tennyson Road and within Breakfast Point due to inadequate parking provisions with Tennyson Road properties and those within Breakfast Point. The proposed development will add a large number of vehicles to the area and this will have a detrimental affect on the residents.

(d) The bulk and scale of the development

The bulk and scale of the nine story buildings has the potential to present a development that is incompatible with the character of the foreshore. The visual impact on the residents of Tennyson Road overlooking the Bay will be materially and adversely effected.

The development consists of four separate lots partially separated by other Lots. This does not allow for consistent Architectural integrity and design which should otherwise beautify the Peninsula.

(e) The submission concept plan lacks clarity and is ambiguous regarding many issues, including the number of apartments, the number of car spaces, a complete lack of information as to the open space and environment, landscaping and the preservation of the mangroves.

I would strongly suggest that this entire development is totally inappropriate for The sight in question as presently being proposed.

Thank you for your further consideration.

Grahame Edwards - Re: MP10_0154 - Majors bay Residential development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/14/2011 12:01 PM
Subject: Re: MP10_0154 - Majors bay Residential development

Hi Mark,

I recently heard about the above development application. As a resident of Breakfast point, please can you provide me and my neighbours with formal notification of of this DA.

Secondly, the deadline for application needs to be extended at least until 28 Feb 2012 allowing a reasonable time to respond to aforementioned notice, once provided.

Thanks

--
Richard Baldock
103/10 Peninsula Drive
Breakfast Point

Cell Aus. : (0) 44 957 5370

--
Richard Baldock
Cell Aus. : (0) 44 957 5370
Skype : Richard.Baldock1
Web : <http://RichardBaldock.com>

"Everything you can imagine is real." - Pablo Picasso

Grahame Edwards - Submission Details for James Barr

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 2:52 PM
Subject: Submission Details for James Barr
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: James Barr
Email: jamesdbarr@me.com

Address:
2/43 Bertram Street

Mortlake, NSW
2137

Content:
I approve the development

IP Address: 60-240-55-100.tpgi.com.au - 60.240.55.100
Submission: Online Submission from James Barr (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24046

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330


James Barr

E: jamesdbarr@me.com

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Grahame Edwards - Submission Details for Kathy Barr

From: Kathy Barr <kathyrbarr@me.com>
To: <grahame.edwards@planning.nsw.gov.au>
Date: 12/2/2011 2:33 PM
Subject: Submission Details for Kathy Barr
CC: <assessments@planning.nsw.gov.au>

 Department of Planning

Disclosable Political Donation: no

Name: Kathy Barr
Email: kathyrbarr@me.com

Address:
2/43 Bertram Street

Mortlake, NSW
2137

Content:
I approve of the development

IP Address: 60-240-55-100.tpgi.com.au - 60.240.55.100
Submission: Online Submission from Kathy Barr (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24048

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Kathy Barr

E : kathyrbarr@me.com

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Grahame Edwards - MP10_0154

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 10:39 AM
Subject: MP10_0154

M.A and P.A Bean
29A Phillips St, Cabarita 2137
Residential redevelopment at 21-31 Edwin St, 16-22 Bennett St, 1 Northcote St and 14-22 Hilly Street
Application No MP10_0154
Proponent Mortlake Consolidated Pty Ltd, c/- Mecone

We do not support the concept plan.

We object to any buildings over the height of three storeys, our reasons being as follows:

- 1) Will cause over development of a small peninsula with small surrounding streets already carrying excessive traffic and currently constricted with parked cars on streets
- 2) Already over developed with traffic from large number of units in Breakfast Point (above what was originally approved)
- 2) Lack of local facilities to cater for extra people eg public transport alternatives to buses, schools for school age children
- 3) Lack of parking for local shopping - very hard now to park in Central Concord without an extra 402 apartments = probably another 402 cars on the road locally at least (realistically double this at least)

All existing developments to date (except Breakfast Pt, which is enclosed) have been kept to a minimum height which keeps aesthetics of the area looking good, street traffic to a minimum and prevents dwarfing, shadowing of surrounding houses and loss of privacy

Grahame Edwards - Submission Details for Susan Bedford

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/14/2011 12:04 PM
Subject: Submission Details for Susan Bedford
CC: assessments@planning.nsw.gov.au



Planning &
Infrastructure

Disclosable Political Donation: no

Name: Susan Bedford
Email: suebedford@excite.com.au

Address:
41 Frederick St

Concord, NSW
2137

Content:

The population density is too great for the area. We are still struggling to cope with all the extra people from recent developments. There is no infrastructure such as reliable public transport, upgraded water and sewage and the gridlock on the roads is terrible. The parking at Cabarita Wharf is totally inadequate. All the traffic from Mortlake will have to go through the roundabout at Cabarita Junction which is gridlocked and made worse by the people parking at the shops. At peak hours as well as the weekend, it is nearly impossible to get across Parramatta road or even go towards the city. Queues are backed up 2 sets of lights.

IP Address: 115-64-27-70.static.tpgi.com.au - 115.64.27.70
Submission: Onl ine Submission from Susan Bedford (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22164

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Susan Bedford

E : suebedford@excite.com.au

Powered by [AffinityLive](#): Work. Smarter.



Major Projects Assessment,
Department of Planning and Infrastructure
GPO Box 39
Sydney 2001

Objection MP10_01564

Residential redevelopment 14-22 Hilly Street Mortlake, etc

The residents of Breakfast Point **object** to the proposed development on a number of counts.

Residents do not object to development of the site. It, together with much of land on the Mortlake Peninsula, is ready for renewal and will provide part of the much-needed housing for Sydney's future.

Our objections are:

SCALE

The scale of the development proposed exceeds the scale of other developments nearby except for Breakfast Point (see later comment) eg the Hilly Street frontage height is 250% greater than the Council LEP maximum permissible height.

The FSR sought is greater than that currently allowed under the City of Canada Bays LEP and would result in a much greater concentration of housing in this small area with consequential greater demand on services and infrastructure. The FSR ratio is some 91% greater than the current maximum permitted FSR.

PRECEDENT

To agree with the developers request will result in other sites seeking to use it as a precedent thus exacerbating the overdevelopment of the area. Similarly to agree to the request without later agreeing to use it as a precedent will create inconsistencies with other current and future approvals nearby. As only 25% (aprox) of the potential redevelopment of Mortlake is currently known there is the real potential for ongoing disputation.

The proposal relies on Breakfast Point as the precedent. This does not recognise that Breakfast Point has had an impact on the locality (as compared to what it was before Breakfast Point came on the scene) and this impact has to be taken into account. To simply

say that because Breakfast Point has 9 storey buildings this development can/should have 9 storey buildings does not take into account the (negative) impact that Breakfast Point produced on the locality in terms of people density, traffic, recreation facilities, commercial facilities etc. Moreover, just because Breakfast Point has 9 storey buildings it does not follow that it was right to permit buildings of that height and that the process should be repeated

TRAFFIC

The demand on infrastructure especially roads and services is already high. The ever-escalating number of variations at Breakfast Point where the Developer has increased the number of dwellings on site from 1650 to 2250 (37%) has impacted on traffic, parking and services. These numbers (and those associated with all future developments at Mortlake) have created additional traffic flows and parking demands that have not been considered.

The developer is relying on the availability of parking on the public roads to satisfy the parking requirements of the development. In part it is assumed that he is relying on parking within Breakfast Point where all roads are private roads. Breakfast Point already has night parking problems and that development is some five years from completion.

The parking should be provided on subject site

RECREATION FACILITIES

There is no provision for recreation facilities on site. A development of this size should make such provisions.

It is for the above reasons we believe that the proposal in its present form should be rejected.

We submit that

- The project be considered under City of Canada Bay LEP to ensure consistent and proper planning for the Mortlake Peninsula
- The matter be held over until a traffic study is undertaken incorporating the future full development of the Peninsula. This study to include the growth of Breakfast Point via various approvals given by DoP.
- There should be no buildings over 5 stories.

We have made no political donations.

We are happy to present at any PAC hearing that maybe established to consider this proposal.



John Clarke
Secretary

www.bpresidents.com.au

30 November 2011

Grahame Edwards - MP10_0154 Majors Bay Residential Development

From: Grahame Edwards
To: john.phillpott@planning.nsw.gov.au
Date: 11/14/2011 2:15 PM
Subject: MP10_0154 Majors Bay Residential Development
CC: mark.schofield@planning.nsw.gov.au

Dear Mr Phillpott,

I write to raise two issues regarding the canvassing of submissions to do with the above-mentioned proposed development.

1. As far as I can tell, the letter from your department has been sent to only the area immediately surrounding the proposed development. If the development were to proceed, it would affect a much wider area, in particular with respect to traffic, parking and public transport. I therefore suggest that it is essential that your letter be sent to a wider area. For example, since Hilly Street runs along a peninsula, every resident of Hilly St right down to the Parramatta River will be directly affected. Similarly all residents of Breakfast Point and Cabarita will be affected.
2. The deadline of November 17th for submissions is too short a time. Many residents in blocks of units will be wanting to consult with their fellow residents, and this usually means calling a meeting of residents, etc., which takes time. I suggest that a date early in the New Year would make it a lot fairer.

Given the nature of the proposal, I confidently predict that there will be many residents wanting to object. The proposal flies in the face of all reasonable development limits, and even without this massive development, there are already significant problems in the area.

Yours faithfully,

Rob Brennan
[10/24 Hilly St, Mortlake]

Grahame Edwards - Application No. MP10_0154 Canada Bay

From: Grahame Edwards
To: plan_comment@planning.nsw.gov.au
Date: 11/23/2011 3:05 PM
Subject: Application No. MP10_0154 Canada Bay

Attention: Director, Metropolitan and Regional Projects- South

Attention : Mr. Graham Edwards

I wish to register my strong objection to the proposed development MP10_0154 at Mortlake/Canada Bay. I am not opposed to development per se in the area concerned, where there are abandoned industrial sites and other buildings of a generally unsightly nature. The area has been rezoned as residential, so appropriate re-development is welcome. However, in my view the proposed development is quite unacceptable for the following reasons:

1. When my wife and I moved to Mortlake about ten years ago, we were told by the Council that residential development in the area would not exceed about three or four storeys. Since then, a number of buildings substantially higher than that have been built in both Mortlake and Breakfast Point. As I have learnt, developers always have a story about how they have to go high-rise, otherwise (they claim) the development is just not viable. (In this case, the developer told me how they will have to do a lot of site remediation, plus drainage work which the Council should have done but hasn't done, and therefore they have to build high-rise towers to recoup their costs.) It seem to me, the point is rather that by building high-rise blocks, the value of all real estate in the area is devalued, and the new residents get a slightly cheaper price at the expense of all the existing residents. I thought there were height restrictions in order to enforce a degree of conformity in a community. Surely these limits should not be overruled at the whim of the authorities, be they local government or state government.

MY POINT: An acceptable development would be one which matched the style, quality and density of existing Hilly St residential properties. The proposed development does not go close.

2. Anyone living in Hilly St, Mortlake will tell you that the traffic and parking situation is already stretched to the limit. Also that each time a (relatively minor) new residential development is added, the situation becomes noticeably worse. A couple of years ago, an active industrial site at about 30 Hilly St was replaced by a block of about 30 units. The parking and traffic situation became quite significantly worse. Visitors to our unit often complain that they have had to park up to 300 metres away. The would-be developers of MP10_0154 claim that the traffic situation as a result of their 402-unit development will be no worse than it is now. Given that a major part of the new development area is currently unoccupied, this claim is patently ludicrous, and possibly fraudulent in its misleading conclusions. Evidence to support this is provided by the Canada Bay's traffic report, which claims that the proposed development would increase local traffic substantially. (Which probably goes to show that you can find a consultant to tell you whatever you want to be told!)

MY POINT: Even a less dense development of the area concerned would make a difficult traffic and parking situation worse. The proposed development would make it intolerable.

3. The proposed development is not the end of the story. There are a number of other sites in the vicinity which are waiting to be redeveloped – some of them already in a disused state. If the style of the proposed development were to create a precedent for these other sites, the problems would be further compounded. We are clearly facing the possibility of the transformation of Mortlake, which has been a quiet little backwater, into an impossibly dense, clogged area.

MY POINT: This proposed development should not be considered in isolation.

I can only hope some sanity will prevail in the consideration of this proposed development for the sake of helping to retain some parts of Sydney as reasonably liveable areas. Or will the transition of Mortlake from an industrial area to a residential area be a textbook example of how not to do it?

Yours sincerely,

Robert Brennan
10/24 Hilly St, Mortlake

Grahame Edwards - Fwd: MP10_0154_Residential redevelopment at 21-31 Edwin Street, 16-22 Bennett Street etc.

From: Mark Schofield
To: Grahame Edwards
Date: 12/2/2011 11:34 AM
Subject: Fwd: MP10_0154_Residential redevelopment at 21-31 Edwin Street, 16-22 Bennett Street etc.

Grahame

Please note and file Ms Bridge's submission.

Mark

>>> simona bridge <simona51@yahoo.com> 12/1/2011 6:15 pm >>>
 Director, Metropolitan and Regional Projects - South

Dear Sir/Madam,

I would like to voice my very strong opposition to the proposed development by Mortlake Consolidated Pty. Limited, MP10_0154, Residential redevelopment at 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street, and 14-22 Hilly Street, Mortlake, NSW.

I would like it to be recorded that I object to the project in its current proposed form.

I object to the density of the plan and the maximum height of 9 storeys. The proposal is a gross overdevelopment in a narrow peninsula that has already seen massive development at Breakfast Point and a dramatic rise in population in this area. There are frighteningly, still many more appartments to be built at Breakfast Point, and this area and the surrounding areas are already suffering with the population increase and hence massive increases in traffic.

The peninsula is narrow and surrounded by water on three sides with only a limited number of ways to exit the area. There are already too many high rise buildings in this area housing a large number of people and at the moment the traffic emanating from it inundates the surrounding streets especially the feeder roads. The matter will only be made worse by the density proposed by Mortlake Consolidated Pty. Ltd. There is also a real danger that emergency services would be unable to enter or exit the area efficiently if there was a major catastrophe.

Many people from this area utilise the Burwood Shopping Precinct for their main area of business. The routes to Burwood are impossible at peak times especially where Burwood Road crosses Parramatta Road. There are only small shopping areas e.g. one IAG store servicing this very populated area. The whole area is already so congested by large deveopments which have been built along the river in Concord where industry has vacated.

There is insufficient services such as Primary Schools servicing this area.

I am incensed that rather than work City of Canada Bay Council, greed has resulted in Morlake Consolidated Pty. Ltd. by-passing reasonable negotiations and resorting to Part 3A legislation which the State Liberal Government led us to believe would be abolished - perhaps abolished for some residents on the North Shore who object to any increase in density but not for this Inner West area. I find this action underhanded and against the needs and legitimate concerns of the residents of this area.

I am not against any development but I am not in favour of as stated above the density and the height of the proposal. The company needs to go back to the original plan and direct negotiation with the Council.

There really does not need to be much assessment of this new proposal as anyone with eyes and a brain could see that it is totally unsuitable for this narrow area.

If this plan goes ahead the greed in attaining maximum profits for the developer will be what was considered ahead of the wellbeing of the population. The developer will rub his hands in glee, take his money and run to the next ruinous project and the people who live here will suffer for ever.

I hope that you will consider the wellbeing of the people of this area above the profits of this company and reject the application with its current density.

Yours Sincerely

Simona Bridge
 26 Turner Avenue
 Concord NSW 2137
 Tel: 9743-3304

Grahame Edwards - Submission Details for Robert & Diane Brown

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/25/2011 11:26 AM
Subject: Submission Details for Robert & Diane Brown
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Robert & Diane Brown
Email: rob@alfordbrown.com.au

Address:
49B Dorking Road

Cabarita, NSW
2137

Content:
Please see attached submission.

We object to the proposal in its current form.

IP Address: cpe-58-173-74-214.cqzc1.ken.bigpond.net.au - 58.173.74.214
Submission: Online Submission from Robert & Diane Brown (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23621

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Robert & Diane Brown

E : rob@alfordbrown.com.au

Powered by [AffinityLive](#): Work. Smarter.

Robert & Diane Brown
49B Dorking Road
Cabarita NSW 2137

24 November 2011

Department of Planning
Planning Assessment Commission

Submission regarding proposed development MP10 0154 Majors Bay
(Hilly Street, Northcote Street, Bennet Street, Edwin Street, Mortlake)

We urge the Commission to reject the application in its current form.

While some aspects of the proposal have merit, the increase in density sought is not justified, would have a significant adverse effect on the area, and is unsustainable.

In forming a view, we request that the Commission apply an appropriate level of scrutiny to the claims made by the proponent, including:

- exactly why the development should be allowed to double the Floor Space Ratio currently allowed under the LEP. This is a key point given the specific location of this development – a peninsular with limited public transport options;
- provide evidence, not just assertions, that there will be no adverse impact on local traffic;
- provide much greater clarity on the level of on-site resident and visitor parking places, the assumptions used to determine the number of parking spaces, and what specific solutions this development can offer to the self-evident problems of parking created when inadequate on-site parking is provided;
- evidence that the serious loss of amenity, noise, parking and traffic issues associated with a development of this size have been addressed – both for neighbouring residents, as well as the local and regional community.

Should the Commission see fit to support the proposal (with or without amendment), then we also ask that:

- The consent clearly set out how the master plan is to be implemented, with each subsequent development approval tested against the criteria set at master plan stage (that is, to ensure that cumulative totals for parking, density and other key parameters are continuously compliant throughout the stages of the development). Too often, the community has seen adverse outcomes when the key conditions set at master plan stage are diluted at the time of development application.

Yours sincerely



Robert Brown



Diane Brown

Grahame Edwards - Submission Details for DANNY ELRAHI

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:22 PM
Subject: Submission Details for DANNY ELRAHI
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: DANNY ELRAHI
Email: DELRAHI@YAHOO.COM.AU

Address:
58 TENNYSON RD MORTLAKE

mortlake, NSW
2137

Content:
i support it great for buisness in the local area.

IP Address: susanp2.ink.telstra.net - 165.228.73.94
Submission: Online Submission from DANNY ELRAHI (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23991

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

DANNY ELRAHI

E : DELRAHI@YAHOO.COM.AU

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Grahame Edwards - MP10_0154 - Majors Bay Residential Development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:12 PM
Subject: MP10_0154 - Majors Bay Residential Development
CC: angelo.tsirekas@canadabay.nsw.gov.au

Dear Mark,
Department of Planning and Infrastructure

I write as an extremely concerned resident of Breakfast Point in regard to the Part 3A Development Proposal application for Western Mortlake by the State Liberal Government, MP10_0154 – Majors Bay Residential Development.

As I understand it the application in Western Mortlake is for 402 Units in 14 buildings ranging in height from 3 to 9 stories, with a floor space ratio (FSR) of 1.43:1 and that the proposal does not adequately address the issues of increased traffic and insufficient public transport.

My concerns are:

- That the proposal if approved, will exceed current controls by approximately 100% for FSR and height limits (i.e. the current FSR 0.75:1 and height limit of 3 -4 stories);
- A lack of communication from the State Liberal Government to **all** communities that will be impacted negatively by this proposal, such as Cabarita, Breakfast Point and some areas of Concord;
- As a Breakfast Point resident the impact to the local area of increased traffic and peak time road congestion if the proposal is approved. Local streets are already at near maximum for parking with development in Breakfast Point still ongoing. Local streets are narrow and lack sufficient cautionary signage for pedestrian awareness, safety and speed limits;
- The limited time for public response due to the short exhibition period that is slated to expire on 17 November 2011.

It is therefore requested that:

- The State Liberal Government takes immediate action to inform **all** communities that will be adversely impacted by this proposed development in Western Mortlake, particularly the Mortlake and Cabarita peninsulas, Breakfast Point and Concord residents;
- The State Liberal Government extends the exhibition period to 28 February 2012 to address the limited communication so far to affected residents about this proposed development.

Your consideration of the above is much appreciated,
Sincerely

Deborah Endean

205/8 Peninsula Drive, Breakfast Point. NSW 2137

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If you are not the intended recipient, please delete it and notify the sender.

Views expressed in this message are those of the individual sender, and are not necessarily the views of NSW Health or any of its entities.

KEVIN ELLENOR

Grahame Edwards - Application No. MP10_0154 Canada Bay

From: Grahame Edwards
To: plan_comment@planning.nsw.gov.au
Date: 11/23/2011 12:33 PM
Subject: Application No. MP10_0154 Canada Bay

Attention: Director, Metropolitan and Regional Projects- South

Attention :Graham Edwards

Residential redevelopment at 21-31 Edwin Street 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street.

Proponent Mortlake Consolidated Pty Ltd
 Application number MP10_-154

I object to the project as it is currently proposed. In principle, I support the redevelopment of the old industrial buildings along Hilly St and nearby streets. The objection I have is in the density of the development. The last thing we want here is a repeat of the fiasco at Balmain and even in parts of Breakfast Point where units are crammed on top of each other and there is a real noise issue.

In particular for the following reasons:

1. Over densification- Mortlake is a narrow peninsular with just one main and narrow road running through to a dead end, there is only one way in and out other than the Mortlake car ferry.
2. I live close to the Mortlake ferry and in the mornings I can wait for 10 minutes just to get out of my driveway onto Hilly Street as traffic waiting for the ferry is backed back several hundred metres along Hilly Street. It is already gridlock and this will be exacerbated with this many people . Cars are already travelling down the wrong side of the road in order to pass as Hilly Street is narrow and there is no room for traffic to pass the ferry queue.
3. Evacuation in the event of an emergency would be exacerbated by the number of new residents and vehicles in the area.
4. Parking- there is already no parking on the streets , even with just a few of the buildings currently up for redevelopment being occupied with just a few employees . The influx of over 1000 people , probably each with a car, in the proposed 402 apartments will be even more problematic.
5. Breakfast Point may have high rise buildings but it has many green areas, parks, gardens and ovals that give a bit of relief, however Hilly Street and its side streets are just narrow streets and to have these towering buildings will negatively affect everyone's quality of life. Three to four stories is quite high enough for such a small narrow area.
6. This proposed development will not be the end of development in this area as there will still be many old factories and vacant blocks to be developed in the future. Given the restriction to access in this area careful planning consideration needs to be given to the area as a whole to ensure it is not over populated and overdeveloped given the current infrastructure.

Kevin Ellenor

24 Hilly Street Mortlake

UTS CRICOS Provider Code: 00099F

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Think. Green. Do.

Please consider the environment before printing this email.

ARNE FALKENMIRE
ULRIKE WAGNER
10 BERTRAM ST
MORTLAKE NSW 2137

Major Projects Assessment
Dept of Planning & Infrastructure
GPO Box 39 Sydney NSW 2001

RE: MP10-0154

To whom it may concern,

We the under signed, object to the proposed development [MP10-0154] for the following reasons.

- Level of building [proposed 9 levels] contrary to council's guideline limits [4-5 levels]
- Due to existing multi dwelling apartments & increased size of new house builds we have already seen an increase in traffic, and this will only worsen if this proposed development in its current plan is allowed.
- An allowance of 1.5 car spaces per apartment is not enough given the amount of cars routinely parked on the street around existing apartment developments.
- Council have yet to resolve the current traffic issues in this area, as raised by residents at the meeting held by Canada Bay Council at Concord RSL on 21st July 2011.

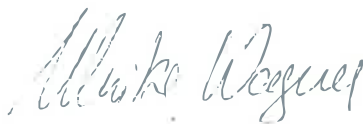
We understand that all the existing industrial sites in Mortlake will eventually be converted to residential, but it's the density of the sites that needs to be the number one consideration. Mortlake is located on a peninsula with only one way in and one way out [not counting the limited services of the Mortlake-Putney ferry service] so traffic management is very important.

We look forward to continuing an open dialogue regarding this and any future development.

Regards.



ARNE FALKENMIRE



Ulrike Wagner

SPHT INTO 2.

Grahame Edwards - Application No. MP10_0154 Canada Bay

From: Grahame Edwards
To: plan_comment@planning.nsw.gov.au
Date: 11/22/2011 11:34 AM
Subject: Application No. MP10_0154 Canada Bay

Attention: Director, Metropolitan and Regional Projects- South**Attention : Mr. Graham Edwards**

Residential redevelopment proposal at 21-31 Edwin Street 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street.

Proponent Mortlake Consolidated Pty Ltd

Application number MP10_-154

I strongly object to this project as it is currently proposed. In principal however I support the redevelopment of the areas proposed however the size, height and density and therefore overall impact of this proposed redevelopment is clearly excessive.

In particular strongly object to this project for the following reasons:

1. This proposed development is but one (proposed) development and cannot with any level of rational be allowed to proceed without a complete and detailed review of all current, planned and future developments in the complete Mortlake peninsular. A suggestion to proceed with this massive project in isolation is most concerning indeed. The mere thought of continuing without a detailed and complete plan of this entire historic and unique peninsular could well be catastrophic for not only Mortlake, but the Canada Bay area as a whole. Given the restriction to access in this area careful planning consideration needs to be given to the area as a whole to ensure it is not over populated and or overdeveloped given the current infrastructure and demands placed upon it.
2. Over densification- Mortlake is a very narrow peninsular with just one main and narrow road running through to a dead end. There is only one way in and out (other than the Mortlake car ferry, which has a high existing demand). Should this project as it currently stands occur, the traffic volume will increase dramatically, let alone the mass parking problems it will also create.
3. I live close to the Mortlake ferry and in the mornings I can wait several minutes just to get out of my driveway onto Hilly Street as traffic waiting for the ferry is backed back several hundred metres up Hilly Street. It is already a gridlock and this will be exacerbated with this many people adding to the existing difficulties. Cars and trucks are already travelling down the wrong side of the road in order to pass the Hilly Street ferry queue as there is no room for traffic to pass. It is already and accident waiting to happen and to increase this significantly would create increased danger or worse.
4. Evacuation in the event of an emergency would be exacerbated by the number of new residents and vehicles in the area. If it were to happen now it would be difficult, let alone with a enormous increase of population. And should an emergence occur out of ferry operating times, then that would only make matters worse still.
5. Parking- there is already next to no parking on the streets, even with just a few of the buildings currently up for redevelopment being occupied with just a few employees. The influx of over 1000 + people plus their visitors (just for this site alone), probably each with a car, in the proposed 402 apartments will be even more problematic.
6. Breakfast Point may have high rise buildings but it has many, many green areas, parks, gardens and ovals that give a bit of relief and balance. Hilly Street however and its side streets are just narrow streets and to have these towering buildings will negatively affect everyone's quality of life. Two to three stories is quite high enough for such a small narrow area. The lack of green space in this proposed development is poor at best.
7. I agree that development is required for this site(s), but please lets be sensible and manage it carefully and not ruin this most valuable and peaceful area of the Sydney harbor foreshore

Kevin Ferrari
 6/24 Hilly Street Mortlake

Grahame Edwards - MP10_0154 Majors Bay Residential Development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:34 PM
Subject: MP10_0154 Majors Bay Residential Development

Dear Mr Schofield,

I refer to the abovementioned development application. I am surprised and appalled that nearby residents in Breakfast Point have not been notified of this development because if approved it will have a major impact on traffic congestion within the Mortlake/Breakfast Point peninsula. This is critical given the limited access points to the peninsula and the increased traffic that is already planned to emanate from the Breakfast Point estate once the estate has been completed.

I would also like to oppose the proposed 9 storey buildings when the standard limit is usually 3-4 storeys on the basis of severe traffic congestion which will result.

There are also environmental concerns and the possible need for potential remediation of the development site.

Regards

Ms Paddy Fitzgerald
40/68 Village Drive
Breakfast Point NSW 2137

Grahame Edwards - Application No. MP10_0154 Canada Bay

From: Grahame Edwards
To: plan_comment@planning.nsw.gov.au
Date: 11/23/2011 12:34 PM
Subject: Application No. MP10_0154 Canada Bay

Attention: Director, Metropolitan and Regional Projects- South

Attention : Mr. Graham Edwards

Residential redevelopment proposal at 21-31 Edwin Street 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street.

Proponent Mortlake Consolidated Pty Ltd

Application number MP10_-154

I strongly object to this project as it is currently proposed. In principal however I support the redevelopment of the areas proposed however the size, height and density and therefore overall impact of this proposed redevelopment is clearly excessive.

In particular strongly object to this project for the following reasons:

1. This proposed development is but one (proposed) development and cannot with any level of rational be allowed to proceed without a complete and detailed review of all current, planned and future developments in the complete Mortlake peninsular. A suggestion to proceed with this massive project in isolation is most concerning indeed. The mere thought of continuing without a detailed and complete plan of this entire historic and unique peninsular could well be catastrophic for not only Mortlake, but the Canada Bay area as a whole. Given the restriction to access in this area careful planning consideration needs to be given to the area as a whole to ensure it is not over populated and or overdeveloped given the current infrastructure and demands placed upon it.
2. Over densification- Mortlake is a very narrow peninsular with just one main and narrow road running through to a dead end. There is only one way in and out (other than the Mortlake car ferry, which has a high existing demand). Should this project as it currently stands occur, the traffic volume will increase dramatically, let alone the mass parking problems it will also create.

3. I live close to the Mortlake ferry and in the mornings I can wait several minutes just to get out of my driveway onto Hilly Street as traffic waiting for the ferry is backed back several hundred metres up Hilly Street. It is already a gridlock and this will be exacerbated with this many people adding to the existing difficulties. Cars and trucks are already travelling down the wrong side of the road in order to pass the Hilly Street ferry queue as there is no room for traffic to pass. It is already an accident waiting to happen and to increase this significantly would create increased danger or worse.
4. Evacuation in the event of an emergency would be exacerbated by the number of new residents and vehicles in the area. If it were to happen now it would be difficult, let alone with a enormous increase of population. And should an emergence occur out of ferry operating times, then that would only make matters worse still.
5. Parking- there is already next to no parking on the streets, even with just a few of the buildings currently up for redevelopment being occupied with just a few employees. The influx of over 1000 + people plus their visitors (just for this site alone), probably each with a car, in the proposed 402 apartments will be even more problematic.
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7. I agree that development is required for this site(s), but please lets be sensible and manage it carefully and not ruin this most valuable and peaceful area of the Sydney harbor foreshore.

F. Douglas Foster

5/24 Hilly Street Mortlake

Grahame Edwards - Submission Details for Jason Fox

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/14/2011 1:32 PM
Subject: Submission Details for Jason Fox
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Jason Fox
Email: jfox@gmail.com

Address:
9/13 Hilly Street

Mortlake, NSW
2137

Content:
Too many apartments coming up in the area. The roads and area is already very congested and this leafy waterfront suburb is looking very drab with tall apartments being built all over. This waterfront suburb is being spoilt.

IP Address: barc71-syd4-gw.customer.alter.net - 203.166.42.6
Submission: Online Submission from Jason Fox (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23102

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Jason Fox

E : jfox@gmail.com

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SP.

Grahame Edwards - Fw: APPLICATION No. MP10_0154 Canada Bay

From: Grahame Edwards
To: council@canadabay.nsw.gov.au; plan_comment@planning.nsw.gov.au
Date: 11/29/2011 11:19 AM
Subject: Fw: APPLICATION No. MP10_0154 Canada Bay

Subject: APPLICATION No. MP10_0154 Canada Bay

Residential Re-development proposal : Edwin St/Bennett St/Northcote St/Hilly St. Mortlake.

Attention : Director, Metropolitan and Regional Projects - South
Attention: Mr. Graham Edwards

We refer to our previous email submission and objection dated 23/10/11, relating to the above development proposal and again wish to lodge this formal objection to the proposal before the Department of Planning.

Attending the public forum at Massey Park Golf Club, we found that any clarification at the meeting only confirmed the consensus by local residents, that the proposal is a massive over-development of the site and has totally ignored Council's draft LEP. This massive proposal exceeds existing and proposed planning constraints with FSR and height controls being almost **TRIPLE** for this area, that has a cap of 0.75:1 and a height of 12 metres (3-4 storeys).

The narrow peninsula that is Hilly Street, is obviously now at traffic capacity. During morning and afternoon peak, Hilly St. is in gridlock with the street being parked out on both sides of the road throughout the day. The influx of possibly up to 1000 cars in Hilly St. belonging potentially to 600-800 occupants and visitors for this one development alone, is plainly ludicrous.

Active industrial and cleared lands on the eastern side of Hilly St. represent future development potential. The current draft LEP proposes an FSR of 0.75:1 for the Hilly St. peninsular.

Already this plan is irrational, as the area is over 2km to the nearest shopping centre and 3.5km to the nearest rail station. Other public transport is negligible. This application MP10_0154 in isolation - dwellings of over 400 - indicate a disproportionate density and height allowance and set a precedent for developers in this peninsula.

With liberties already taken by past developers, Council and Department of Planning, obvious leniency and bending of the "rules has applied for some unit blocks in Hilly St and at Breakfast Point (which still continues building). Suspicion is aroused that "deals" are being done to accommodate applicants who apply the most pressure. Is this the measure of the authorities - the fact that rules are elastic for some?

Before this proposal is determined, Council and the Department must clearly identify and state what are the plans, including transport, Emergency and Evacuation Operations, ambulance, fire, police, SES, in the event of a catastrophic/major accident in this peninsula.

There appears no sensitivity, yet arrogance and ignorance regarding the limitations to the development of this historic area.

Certainly we have no argument with the re-development and beautification of the disused industrial sites, but serious consideration needs to be applied in dealing with the limitation of this area.

We trust that the elected State Government and Council representatives and the planners of both Council and Department of Planning will give serious consideration to our objection and issue a refusal to the submission MP10_1054 which is clearly over-development within this locale.

Sincerely,

Ruth and Robert Fulton
2/24 Hilly Street,
Mortlake 2137

Grahame Edwards - MP10_0154 MAJORS BAY RESIDENTIAL DEVELOPMENT - NON SUPPORT OFSUBMISSION

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au; plan_comment@planning.nsw.gov.au
Date: 11/11/2011 5:26 PM
Subject: MP10_0154 MAJORS BAY RESIDENTIAL DEVELOPMENT - NON SUPPORT OFSUBMISSION
CC: angelo.tsirekas@canadabay.nsw.gov.au; john.phillpott@planning.nsw.gov.au; neil.kenzler@canadabay.nsw.gov.au

ATTENTION: DIRECTOR, METROPOLITAN AND REGIONAL PROJECTS - SOUTH

Dear Sir

We are writing to submit our objection to the proposed residential development on the site bounded by Edwin Street, Bennett Street, Northcote Street and Hilly Street.

The reasons of our objection include:

- Massive over development of the site
- Ignores Canada Bay LEP planning constraints - FSR and height controls
- Introduction of major traffic overload and adding to high congestion
- Minimal contribution to required community services, traffic and utility services
- Limited notification
- Short notification period - which should be immediately extended to ensure the community has adequate period of time of assess the impacts of the proposal

This proposal is a major over-development of the site and is almost double the allowable FSR, seeking a 1.43:1 and height of 9 storeys under the Part 3A Legislation, now annulled by the NSW Liberal Government. As you are already aware, the Canada Bay LEP/DCP for this area provides for an FSR of 0.75:1 and height limit of 3 - 4 storeys.

Not only is the development proposal of 402 residential units through 14 separate buildings, we believe that this a massive overdevelopment of the site, it will create unacceptably high levels of vehicular traffic in an already over-congested area.

We live at 24 Hilly Street and in the morning and afternoon peak period, we are often unable to leave our property, by car, due to the congestion in both directions and most often due to stationary cars awaiting access to the punt to cross the river. On many occasions we have witnessed near head on collisions where cars overtake the standing traffic to access the far end of the point, only to find cars coming up from the punt.

We understand that this area will undergo substantial redevelopment from industrial to residential/mixed use, however, proposals of this nature represent massive overdevelopment and are seeking to cash in on the previous cash strapped Labor Government, without any apparent recompense to the local community by delivering much needed transport and utility services.

We trust that you will take this into consideration in the approval process and we demand that this submission be more widely advertised with notification to a broader section of the community which will be directly affected.

By copy of this submission to Mayor Angelo Tsiretas, we ask that the City of Canada Bay assists local residents in the preparation of a submission to the Minister, objecting to this development.

Robert and Ruth Fulton
 2/24 Hilly Street
 MORTLAKE NSW 2137

SP

Grahame Edwards - Submission Details for Ali Khalessi

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/1/2011 10:32 AM
Subject: Submission Details for Ali Khalessi
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Ali Khalessi
Email: info@amkdental.com.au

Address:
Shop 3, 46 Tennyson Rd

Mortlake, NSW
2137

Content:
looking forward to it

IP Address: - 115.187.240.47
Submission: Online Submission from Ali Khalessi (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23879

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Ali Khalessi

E : info@amkdental.com.au

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Grahame Edwards - Submission Details for ivan kovacevic

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:10 PM
Subject: Submission Details for ivan kovacevic
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: ivan kovacevic
 Email: ivan_k@tpg.com.au

Address:
 1/24-30 Bennett street

mortlake, NSW
 2137

Content:

As a resident within the bounds of the proposed development I am overall in favour of the proposal.
 Given the state of the area, a materplanned approach with includes road upgrades, paths and other improvemnts to public amenity is most desirable.
 However my only concerns are the 9 storey buildings, 9 levels is on the excessive side given that the Mortlake DCP for the area only allows for 4-5.
 With the proposed development directly adjacent to my residence I will lose views into Majors bay that are far from insignificant If there is only the minimum required set back.
 Regards
 Ivan

IP Address: proxy41.messagelabs.net - 117.120.16.134
 Submission: Online Submission from ivan kovacevic (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23968

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Ivan kovacevic

E : ivan_k@tpg.com.au

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Grahame Edwards - Submission Details for Frank Keh

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/10/2011 10:20 AM
Subject: Submission Details for Frank Keh
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Frank Keh
 Email: drfrank@keh.id.au

Address:
 77 Hilly Street

Mortlake, NSW
 2137

Content:

Whilst I think it is a great idea that you are developing the current dilapidated industrial sites for residential homes, I wish to voice my following concerns and suggestions:

1) Too many apartments- your proposal for 400+ apartments is much too dense. There are already a large number of apartments being built in this 'very small' and crowded suburb of Mortlake and it will only become more crowded.

- There is only 1 main land artery into this area and during peak hours traffic is backlogged (and sometimes dangerous). An area of particular concern at the moment is the long queues for the car ferry (punt) which will only become more crowded. Improving the roads alone will not solve the problem!
- At night, there are cars parked all throughout the top-end of Hilly Street turning the street into a narrow 1-lane road. The rest of Hilly Street will only become more crowded following your proposed 400+ apartments (regardless of your proposed underground car parks).
- Recommendation- please substantially reduce the number of apartments proposed or instead build houses or low-density townhouses.

(2) 9 story apartments are much too dense and tall- whilst your proposals cite the other 9 story apartments being built at neighbouring Breakfast Point- this should not be used as precedence. Breakfast Point has far larger open spaces and several road arteries. Mortlake however is a small peninsular- apartments of that height will destroy the current aesthetics and environment of this small suburb. MORTLAKE is NOT the place for building tall apartments.

(3) Ferry Services near Mortlake Punt- your proposals made a recommendation for the government to consider having a ferry stop near the Mortlake Punt. I strongly object to this. This will only increase traffic in this small artery, with more cars parked on the street, traffic, and soil erosion along the housing foreshores of Mortlake Point.

- Recommendation- whilst I welcome the idea of another ferry stop, I recommend this not be in Mortlake Point, but rather in an area with better land infrastructure for people to access the ferry (eg. breakfast point).

(4) Lack of recreational facilities- whilst I welcome your proposal for access to foreshores and some open spaces, your current plans do not have enough recreational facilities. This community needs far more open spaces, parks, (maybe tennis courts, gyms, etc.).

Overall, whilst I welcome the idea of a masterplan to replace the current industrial sites with residential area, I have very strong reservations about the density and height of the apartments you are proposing. Your recommendations to improve the roads alone will not solve the infrastructure problems that will be faced when yours and all the other apartments in the area are completed. Mortlake is a small peninsular and is not catered for the scale of development you are proposing. I recommend substantially decreasing the density of the apartments you are proposing. Thank You.

IP Address: 123-243-26-91.static.tpgi.com.au - 123.243.26.91
 Submission: Online Submission from Frank Keh (object)
https://majorprojects.affinitylive.com?action=view_diary&id=22721

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Frank Keh

E : drfrank@keh.id.au

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Major Projects Assessment, NSW Department of Planning & Infrastructure (website: <http://majorprojects.planning.nsw.gov.au>)

Information Centre GPO Box 39 Sydney NSW 2001 (23 – 33 Bridge Street Sydney)

Fax : (02) 9228 6455

Email: plan_comment@planning.nsw.gov.au or

Website: <http://majorprojects.planning.nsw.gov.a>

Dear Sir/ Madam

Whilst I think it is a great idea that you are developing the current dilapidated industrial sites for residential homes, I wish to voice my following concerns and suggestions:

1) Too many apartments

- your proposal for 400+ apartments is much too dense. There are already a large number of apartments being built in this 'very small' and crowded suburb of Mortlake and it will only become more crowded.
- There is only 1 main land artery into this area and during peak hour's traffic is backlogged (and sometimes dangerous). An area of particular concern at the moment is the long queues for the car ferry (punt) which will only become more crowded. Improving the roads alone will not solve the problem! Already it is impossible for the drivers to enter the top-end or the Reserve end (Peninsula end) of Hilly Street during the peak hour's traffic and quite often, they have to drive on the opposite side of the road in order to return to their houses.
- At night, there are cars parked all throughout the top-end of Hilly Street turning the street into a narrow 1-lane road and causing difficulty for bigger cars to pass each other. The rest of Hilly Street will only become more crowded following your proposed **400+ apartments (regardless of your proposed underground car parks)**.
- Recommendation- please substantially reduce the number of apartments proposed or instead build houses or low-density townhouses.

(2) 9 story apartments are much too dense and tall

- whilst your proposals cite the other 9 story apartments being built at neighbouring Breakfast Point- this should not be used as precedence. Breakfast Point has far larger open spaces and

several road arteries. Mortlake however is a small peninsular- apartments of that height will destroy the current aesthetics and environment of this small suburb. MORTLAKE is NOT the place for building tall apartments.

(3) Ferry Services near Mortlake Punt

- your proposals made a recommendation for the government to consider having a ferry stop near the Mortlake Punt. I strongly object to this. This will only increase traffic in this small artery, with more cars parked on the street, traffic, and soil erosion along the housing foreshores of Mortlake Point.

- Recommendation- whilst I welcome the idea of another ferry stop, I recommend this not be in Mortlake Point, but rather in an area with better land infrastructure for people to access the ferry.

(4) Lack of recreational facilities

- whilst I welcome your proposal for access to foreshores and some open spaces, your current plans do not have enough recreational facilities. This community needs far more open spaces, parks, (maybe tennis courts, gyms, etc.).

Overall, whilst I welcome the idea of a master plan to replace the current industrial sites with residential area, I have very strong reservations about the density and height of the apartments you are proposing. Your recommendations to improve the roads alone will not solve the infrastructure problems that will be faced when yours and all the other apartments in the area are completed.

Mortlake is a small peninsular and is not catered for the scale of development you are proposing. I recommend substantially decreasing the density of the apartments you are proposing.

Thank You.

Dr Frank and Joan Keh

77 Hilly Street, Mortlake 2137

Grahame Edwards - MP10_0154

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:11 PM
Subject: MP10_0154
CC: angelo.tsirekas@canadabay.nsw.gov.au; john.sidoti@nsw.liberal.org.au

Dear Mr Schofield,

I understand that there is an application for a large residential development in Mortlake. I am a resident of Breakfast Point, yet we have not been notified by your department. I believe that a development of this size that affects many residents should be thoroughly understood by all residents of Mortlake, Cabarita, Concord and Breakfast Point. Therefor I would ask you to notify all affected residents, and to give more time for our comments to extend the exhibition period to February 2012.

Kind regards

Janet Griffin
16/22 Admiralty Drive
Breakfast Point

3 Watkin St
Concord NSW 2137

4th November 2011

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attn: Director, Metropolitan and regional Projects- South

Re: MP10_0154E residential redevelopment, Mortlake.

I am a resident in the local council area, and I am writing to express my disapproval on the proposed developments on 14 building unit complex proposed for Mortlake peninsular.

I understand that our community and our local City council have voiced concern over the changes this will make to the area. Including increasingly heavier traffic and lack of facilities.

I am one of hundreds of citizens who live in the area and **do not support the development**. My specific concerns are

- Building height of 9 storey apartment blocks that overlook our neighbourhood,
- Increasing traffic in family friendly areas,
- Lack of facilities for new residents, specifically schools and day-care centres

I urge you to listen to the community and local government and withdrawal your decision to approve this development.

Yours sincerely,

Lisa-Maree Grono

Major Projects Assessment
Dept of Planning & Infrastructure
GPO Box 39 Sydney NSW 2001

RE: MP10-0154

To whom it may concern,

We the under signed, object to the proposed development [MP10-0154] for the following reasons.

- Level of building [proposed 9 levels] contrary to council's guideline limits [4-5 levels]
- Due to existing multi dwelling apartments & increased size of new house builds we have already seen an increase in traffic, and this will only worsen if this proposed development in its current plan is allowed.
- An allowance of 1.5 car spaces per apartment is not enough given the amount of cars routinely parked on the street around existing apartment developments.
- Council have yet to resolve the current traffic issues in this area. as raised by residents at the meeting held by Canada Bay Council at Concord RSL on 21st July 2011.

We understand that all the existing industrial sites in Mortlake will eventually be converted to residential, but it's the density of the sites that needs to be the number one consideration. Mortlake is located on a peninsula with only one way in and one way out [not counting the limited services of the Mortlake-Putney ferry service] so traffic management is very important.

We look forward to continuing an open dialogue regarding this and any future development.

Regards,

M. d. Hamilton
Margaret Hamilton
18 Bayard St
Concord 2137.
Mortlake

Grahame Edwards - MP10-0514 MAJORS BAY RESIDENTAL DEVELOPMENT

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:10 PM
Subject: MP10-0514 MAJORS BAY RESIDENTAL DEVELOPMENT

I live in Bayard St Mortlake, and have to drive up Nash Lane to exit Mortlake, each time taking extra care when approaching the small round about at the top of Nash Lane as cars are most of the time **UNAWARE** that they have to give way to cars on their right (**NASH LANE**). Same thing applies making right hand turn into Bradden St from Bayard St. My complaints to the Canada Bay Council has not been any help, and with more traffic coming into the area it will make the matter worse.

Yours Faithfully

Margaret Hamilton

Grahame Edwards - Submission Details for Genevieve Hartney

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/10/2011 10:21 AM
Subject: Submission Details for Genevieve Hartney
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Genevieve Hartney
Email: genheartney@hotmail.com

Address: ·
28i Hilly Street

Mortlake, NSW
2137

Content:

I am a student, soon to be full-time employee, and I rely on the bus service from the Whittaker Street Terminus each day (the 464 route). I have noticed in the Traffic Assessment Report that the L03 route is mentioned that goes from Mortlake to the CBD. That route hasn't operated in years and with a small amount of internet research you will find that it was discontinued and replaced with the 439 route to the city, with frequent services throughout the day and early evening during weekdays and weeknights. In the traffic assessment report, the 463 says "to Cabarita Wharf". The 463 goes nowhere near Cabarita Wharf and in fact goes to Bayview Park, as the outdated map clearly shows. I don't think this report is very true and accurate with out of date data being used. I think this report needs to be updated and the exhibition date extended so viewers know exactly what information they are looking at and know they aren't being lied to. (A simple internet search will also show a "new" route that has been implemented in the area that is not mentioned in the report and is one of the most important routes at current.)

Whilst I do not oppose to the proposal, I do oppose to the amount of traffic that it will cause along Hilly Street and Tennyson Street. Already, trucks clog Hilly Street (delaying the bus from beginning its route at the Terminus) and Tennyson Street in the mornings, and with development, the amount of trucks and other construction vehicles will only increase.

With a development recently finished next door to our complex, the amount of cars on the street and the limited amount of carspace in the street has increased tenfold, as the developers only allowed for two carspaces per household. For the current proposal to be the least bit intrusive to the already carparked streets of Mortlake, each household would need at least one carspace per person living in the complexes, otherwise it will increase traffic indefinitely.

As you may not know, I was featured on the front page of the Inner West Courier at the beginning of the year complaining about the bus system in the area, and I have received much positive feedback from strangers living in my area who agreed with what I said and the system they too experience. I do not think that the designers of this proposal require a repeat of this article due to their impact on my neighbourhood.

With an increased (possibly) thousand people living in Mortlake, I also expect Sydney Buses to implement extra services in the area (the 464 and 439), as the buses are already busy in the mornings with the amount of people living in Mortlake at current, otherwise a simple 15 minute bus trip to Burwood Station could easily turn into a 40 minute trip.

I also expect the developers of the proposal to contact the appropriate organisations in order to implement extra services in the area once the development is completed and people have begun living in the complexes.

I would be happy to provide any extra information via email.

Regards,
Genevieve Hartney
Student

IP Address: 124-149-96-249.dyn.iinet.net.au - 124.149.96.249
Submission: Online Submission from Genevieve Hartney (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=22166

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mor tlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Genevieve Hartney

E : genheartney@hotmail.com

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Grahame Edwards - Submission Details for Margaret Hatezic

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/14/2011 11:15 AM
Subject: Submission Details for Margaret Hatezic
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Margaret Hatezic
Email: mhatezic@hotmail.com

Address:
22 McDonald St

Mortlake, NSW
2137

Content:
Dear Sir/Madam,

I live in McDonald St Mortlake, one street south of the proposed development. I strongly object to the project in its current form.

Given the location of the project on the Mortlake peninsula I do not believe that it is sustainable. The density issue is one of the most obvious faults with this proposal. The developer wishes to build 402 apartments with a density level of 1.5 to 1, double that recommended by local council. This will have an overwhelming negative effect on traffic levels and congestion. Conservatively, 402 apartments would add at least 800 cars to this area. Not only would my street and surrounding streets be inundated with traffic, the feeder roads into and out of Mortlake, Concord and areas further afield would experience an enormous increase in traffic. These roads are currently at environmental capacity and are now close to operational capacity. Adding all of the traffic that this development would generate would create serious traffic issues on a daily basis.

On a local level many of the existing houses, mine included, are old workers' cottages with no off street parking. Parking for existing residents will become near impossible. Considering that the 1 bedroom units offer 1 car space and the 2 bedroom units offer 1.5 spaces, new residents will no doubt use on street parking for their cars and those of their visitors. In addition there is no train line servicing this area thus making commuting by public transport in favour of vehicular travel extremely limited.

Having so many cars in one area with essentially only one road into and out of the Mortlake peninsula would create a real safety issue if the need to evacuate arose. Many of the major gas pipelines run under this area and if there were an accident of this or any other nature, moving this amount of people and their vehicles would be extremely difficult.

The height of some of the buildings far exceeds the local council requirements. When I bought my property ten years ago I did so with council assurance that building height in future developments would be limited to four stories. The proposed nine story building more than doubles this limit. There is no other building on the Mortlake peninsula that rises above four stories. To compare the height to that of Breakfast Point is not appropriate. Breakfast Point sits on an area of land far greater than the Mortlake proposal, with far more open spaces and park land. Having a nine story building one street to the north would ensure that my property would experience shadow issues. Privacy issues would also exist with a building of this size. Aesthetically, having to look at a building from my front yard that is so out of proportion to the rest of the area would be an eyesore.

Whilst access to the foreshore is commendable, the project includes very little in the way of open spaces and parkland. Instead it seems that the developer wishes to pack as many apartments into the available space with parkland given little priority. The surrounding natural area is beautiful and it would be such a shame to see it polluted by concrete and cars.

I urge you to consider my objections as well as those of other residents and those of the Canada Bay Council. I am by no means against development as I believe that the area could benefit from tasteful and appropriate redevelopment.

My concern is that this particular development is too large and too dense. It will detract from the natural environment due to its sheer size. Increased traffic generation will result in serious issues both locally and beyond.

Regards,

IP Address: c122-106-33-148.rivrw1.nsw.optusnet.com.au - 122.106.33.148

Submission: Online Submission from Margaret Hatezic (object)

https://majorprojects.affinitylive.com?action=view_diary&id=23046

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Margaret Hatezic

E : mhatezic@hotmail.com

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Grahame Edwards - Submission Details for danielle hattersley

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:23 PM
Subject: Submission Details for danielle hattersley
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: danielle hattersley
Email: danihattersley@hotmail.com

Address:
27/ 5 juniper drive

breakfast point , NSW
2137

Content:
i think this building work to be carried out in hilly st and surrounds would enhance the area and finaly get rid of the paint factory eye sore.

IP Address: cpe-121-217-243-67.inse3.cht.blgpond.net.au - 121.217.243.67
Submission: Online Submission from danielle hattersley (support)
https://majorprojects.affinitylive.com?action=view_diary&id=23980

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

danielle hattersley

E : danihattersley@hotmail.com

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Grahame Edwards - Majors Bay Residential Development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:08 PM
Subject: Majors Bay Residential Development

I refer to Part 3A Development Application MP10_0154 - Majors Bay Residential Development and request that:

1. You undertake proper and complete notification of the application to alert the community affected by the application rather than the extremely limited area that was notified (which was effectively the site itself, a vacant and derelict site); and
2. You extend the period for submissions to 28 February 2012.

Please advise me of your decision as a matter of urgency.

Regards,

Danielle Hawthorne

Grahame Edwards - Part 3A Development Proposal Western Mortlake

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/24/2011 12:07 PM
Subject: Part 3A Development Proposal Western Mortlake

Mr Schofield,

I feel that it would be appropriate that the Liberal government informs ALL the residents of Concord et al area of the proposal to build a nine storey building as per the subject box of my email.

As a resident of this area I feel that it incumbent on you to be 'up-front' reference this proposal.

I would also like to know why the exhibition period ends on November 17 2011 when a large number of concerned/affected residents of community have been not included in the information that you have chosen to disseminate. An extension of said exhibition to 28 February 2012 would seem much more reasonable and ensure openness and a frank exchange of concerns.

Yours sincerely,

Marion Hetherington

Grahame Edwards - Submission Details for Diane Holwill

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/21/2011 3:39 PM
Subject: Submission Details for Diane Holwill
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Diane Holwill
Email: dholwill@iinet.net.au

Address:
20/38 Hilly Street

Mortlake, NSW
2137

Content:
I would like to raise three issues with the proposed development.

1) Parking: There appears to be inadequate off street parking. As listed in the proposal there are 402 apartments. 261 apartments have been allocated between 0.5 - 1.5 car spaces. This means that there will be a considerable number of cars parked on the street as a large percentage of the occupiers of these apartments will have a second car. Take for e.g. Hilly Street of which I am a resident, every night the street is full of cars owned by the residents as there is insufficient parking available. This does not take into account the visitors which have been allocated into street parking.

2) Traffic: It is not only the 402 apart ments to be taken into account in this proposal but also the remaining development at Breakfast Point listed in this proposal as another 880 apartments. Presently every morning traffic in Hilly Street is backed up for a considerable distance which makes it difficult for the residents to veer left into the final section of Hilly Street after the access to the Punt. Some residents are driving down the wrong side of the road rather than wait for the punt to cross 2 or 3 times. The surveys taken for this proposal cover the period 1996 - 2005 which has not taken into account the increase of residents in Breakfast Point since 2005 and does provide an accurate snapshot of the current situation. Given the proposed increase in Breakfast Point residents already approved and this proposed development the current traffic management measures are inadequate.

3) Height of two of the towers. The Mortlake Peninsula currently has an average height of 3-4 storeys. The propos ed 7 storey and 9 storey development is not in keeping with the rest of the area. It has been compared to Breakfast Point. I cannot seek the point in doing a skyline comparison with Breakfast Point. What is more to the point is that the 7 and 9 storey towers will be an eye sore and will not fit into the ambience of Hilly Street.

IP Address: 124-168-55-13.dyn.iinet.net.au - 124.168.55.13
Submission: Online Submission from Diane Holwill (object)
https://majorprojects.affinitylive.com?action=view_diary&id=23436

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Diane Holwill

E : dholwill@iinet.net.au

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Grahame Edwards - Submission Details for Dieter Holzl

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 3:42 PM
Subject: Submission Details for Dieter Holzl
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Dieter Holzl
Email: noah_ona_cannondale@hotmail.com

Address:
35 Bertram Street

Mortlake, NSW
2137

Content:
Yes, I am in favour of the development in Mortlake.
The area is in a very bad state at the moment, needs to be upgraded to the level of breakfast point.
This can only be to the advantage of the rest of the community.

IP Address: c122-106-64-165.rivrw1.nsw.optusnet.com.au - 122.106.64.165

Submission: Online Submission from Dieter Holzl (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24056

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Dieter Holzl

E : noah_ona_cannondale@hotmail.com

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Grahame Edwards - Submission Details for Richard Holzl

From: Richard Holzl <vforce@optusnet.com.au>
To: <grahame.edwards@planning.nsw.gov.au>
Date: 12/2/2011 3:17 PM
Subject: Submission Details for Richard Holzl
CC: <assessments@planning.nsw.gov.au>

✖ Department of Planning

Disclosable Political Donation: no

Name: Richard Holzl
 Email: vforce@optusnet.com.au

Address:
 35 Bertram Street

M, NSW
 2137

Content:
 I am in favour of this development, I think Mortlake could do with an injection of life and more energy.
 It will improve an area which is becoming run down and tired.
 Only concern is more traffic trying to get on to Parramatta Road in the peak hours, already a problem.

IP Address: c122-106-64-165.rivw1.nsw.optusnet.com.au - 122.106.64.165
 Submission: Online Submission from Richard Holzl (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24054

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Richard Holzl

E : vforce@optusnet.com.au

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Grahame Edwards - Submission Details for Judith Holzl

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 2:09 PM
Subject: Submission Details for Judith Holzl
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Judith Holzl
Email: vforce@optusnet.com.au

Address:
 35 Bertram Street

Mortlake, NSW
 2137

Content:

I am in favour of this development, the old paint factory site is in dire need of improvement, and I feel that more people moving in to this area will bring more amenities for us all, ie, better shops and better public transport.

However, I would have some objection to (as someone mentioned to me), an 11 story building on the old factory site in Bennett Street, which would appear enormous from Bennett Street as it slopes down from there.

All in all, I look forward to this new phase for Mortlake.

IP Address: c122-106-64-165.rivnw1.nsw.optusnet.com.au - 122.106.64.165
 Submission: Online Submission from Judith Holzl (support)

https://majorprojects.affinitylive.com?action=view_diary&id=24043

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Judith Holzl

E : vforce@optusnet.com.au

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Grahame Edwards - Submission Details for Alex Holzl

From: Alex Holzl <alex.holzl@hotmail.com>
To: <grahame.edwards@planning.nsw.gov.au>
Date: 12/2/2011 3:11 PM
Subject: Submission Details for Alex Holzl
CC: <assessments@planning.nsw.gov.au>

 Department of Planning

Disclosable Political Donation: no

Name: Alex Holzl
Email: alex.holzl@hotmail.com

Address:
35 Bertram Street

Mortlake, NSW
2137

Content:
Yes slap it up!
I am in favour of this development

IP Address: c122-106-64-165.rivw1.nsw.optusnet.com.au - 122.106.64.165
Submission: Online Submission from Alex Holzl (support)
https://majorprojects.affinitylive.com?action=view_diary&id=24052

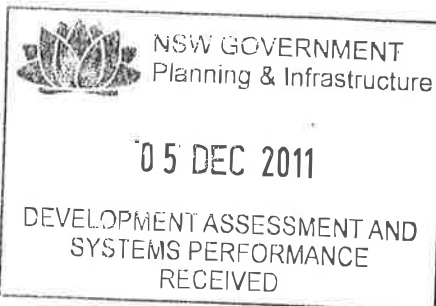
Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

Alex Holzl

E : alex.holzl@hotmail.com

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Fax

To: NSW Government Planning & Infrastructure **From:** Richard Horwood

Att: DIRECTOR, METROPOLITAN & REGIONAL
PROJECTS - SOUTH

Fax: 9228-6455 **Pages:**

Re: APPLICATION # MP10_0154 **Date:** 2 DECEMBER 2011

MESSAGE:

LOCATION: RESIDENTIAL REDEVELOPMENT AT 21 EDWN STRET, 16-22 BENNETT STREET, 1NORTHCOTE STREET and 14-22 HILLY STREET, MORTLAKE.

PROPONENT: MORTLAKE CONSOLIDATED PTY LIMITED C/- MECONE

COUNCIL AREA: CANADA BAY

Dear Sir

The purpose of this letter is to object to proposed developments @ the above addresses.

The reason for this objection is because I own 4 properties at Mortlake that would be adversely effected by 3 or 4 x 9 storey buildings – these properties are as follows:

- 1) 2 Bennett Street, Mortlake
- 2) 18 McDonald Street, Mortlake
- 3) 20 McDonald Street, Mortlake,
- 4) 20 Bertram Street, Mortlake (50% owned)

I am not so concerned about the 3 & 4 storey developments on the basis that they basically comply with the current code. However, the 9 storey buildings do not, which make the total FSR well above what is prescribed for the current zoning.

Apart from the FSR the other factors which would impact adversely on my properties would be:

- 1) Privacy issues generated by the height factor
- 2) Shading/light factor (as these 9 storey buildings are located to the east & north of my properties).

December 2, 2011

- 3) Extra traffic generated by the high floor space ratio adding more vehicles to congested one way in – way out road system.
- 4) The increased FSR would set a precedent for more high rise buildings.
- 5) The 9 storey buildings would interfere with future north and east facing views if I were to develop any of my properties.

Should you wish to discuss my submission in detail I can be contacted on 0408 233 592

Yours faithfully

RICHARD F HORWOOD

P O BOX 236

CONCORD NSW 2137

Grahame Edwards - Submission Details for CHERYL IHNATIV

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:14 PM
Subject: Submission Details for CHERYL IHNATIV
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: CHERYL IHNATIV
Email: cheryl@tri-s.com.au

Address:
12/61 PENINSULA DRIVE

BREAKFAST PT, NSW
2137

Content:

I object to the height of some of the buildings
The extra floor space ratio
These will generate too much additional traffic to the area
which is already overcrowded
There is not enough parking as it is and as Breakfast Pt still has a lot more buildings to be built in the estate it will only get worse

IP Address: d110-32-250-21.bla800.nsw.optusnet.com.au - 110.32.250.21

Submission: Online Submission from CHERYL IHNATIV (comments)
https://majorprojects.affinitylive.com?action=view_diary&id=23957

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

CHERYL IHNATIV

E : cheryl@tri-s.com.au

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SP

PROPOSED DEVELOPMENT AT MORTLAKE

MP10_01564

14-22 HILLY STREET, MORTLAKE

SUBMISSION BY LAURIE IHNATIV, BE, MEngSc, MBA, FIE Aust.

I object to the proposed development on a number of counts.

I do not object to development of the site. It, together with much of land on the Mortlake Peninsula, is ready for renewal and will provide part of the much-needed housing for Sydney's future.

My objections are:

1. SCALE

The scale of the development proposed exceeds the scale of other developments nearby except for Breakfast Point (see later comment) eg. The Hilly Street frontage height is 250% greater than the Council LEP maximum permissible height.

The FSR sought is greater than that currently allowed under the City of Canada Bays LEP and would result in a much greater concentration of housing in this small area with consequential greater demand on services and infrastructure. The FSR is some 91% greater than the current maximum permitted FSR.

The developer has indicated that the scale proposed is required to recoup the significant remediation costs required for the project. In effect, the developer is saying because he paid too much for the land, the local community should bear the cost. This is inequitable and unacceptable.

2. PRECEDENT

To agree with the developer's request will result in other sites seeking to use it as a precedent thus exacerbating the overdevelopment of the area. Similarly, to agree to the request without later agreeing to use it as a precedent will create inconsistencies with other current and future approvals nearby. As only 25% (approx.) of the potential redevelopment of Mortlake is currently known there is the real potential for ongoing disputation.

The proposed relies on Breakfast Point as the precedent. This does not recognize that Breakfast Point has had an impact on the locality (as compared to what it was before Breakfast Point came on the scene) and this impact has to be taken into account. To simply say that because Breakfast Point has 9 storey buildings this development can/should have 9 storey buildings does not take into account the (negative) impact that Breakfast Point produced on the locality in terms of people density, traffic, recreation facilities, commercial facilities etc. Moreover, just because Breakfast Pint has 9 storey buildings it does not follow that it was right to permit buildings of that height and that the process should be repeated.

3. TRAFFIC

The demand on infrastructure especially roads and services is already high. The ever-escalating number of variations at Breakfast Point where the Developer has increased the number of dwellings on site from 1650 to 2250 (37%) has impacted on traffic, parking and services. These numbers have created additional traffic flows and parking demands that have not been considered.

The developer is relying on the availability of parking on the public roads to satisfy the parking requirements of the development. In part it is assumed that he is relying on parking within Breakfast Point where all roads are private roads. Breakfast Point already has night parking problems and that development is some five years from completion.

The parking should be provided on subject site.

4. RECREATION FACILITIES

There is no provision for recreation facilities on site. A development of this size should make such provisions.

It is for the above reasons we believe that the proposal in its present form should be rejected.

5. I submit that

- The project be considered under City of Canada Bay LEP to ensure consistent and proper planning for the Mortlake Peninsula.
- The matter be held over until a traffic study is undertaken incorporating the future full development of the Peninsula. This study to include the growth of Breakfast Point via various approvals given by DoP.
- There should be no buildings over 5 storeys.
- The local community should not be burdened with the consequences of the developer paying too much for the land.

6. ENVIRONMENT & GEOTECHNICAL ASPECT

Reference is made to the documents submitted by the developer in support of the application. Prior to discussing specific items in the reports it is worth highlighting some background information. The project requirements are given in the Director-Generals (DG) requirements. Items 9 and 13 are reproduced and discussed below.

9. Contamination and Human Health Risk Assessment

Contamination and potential human health risks associated with the proposal should be identified and addressed in accordance with SEPP 55 and other relevant legislation and guidance and should consider the impact on human health. This assessment should also include an analysis of any risks/hazards associated with urban salinity.

13. Geotechnical & Hydrological Requirements

The EA shall provide a Geotechnical and Hydrological assessment addressing the proposed excavation and the adjoining properties and structures), construction, impact on groundwater, likely vibrations and any requirements for vibration monitoring and any recommendations for a dilapidation survey.

SEPP 55 has a decision making process for land use changes. These are:

1. Initial evaluation. Is contamination an issue?
2. Is the information sufficient to consider options and make decisions?
3. If yes, the planning authority makes planning decisions.
4. If no, the proponent needs to provide further information to show the land is suitable for the proposed use. This may include one or more of the following:
 - Stage 1 – Preliminary Investigation
 - Stage 2 – Detailed Investigation
 - Stage 3 – Remedial Action Plan
 - Stage 4 – Validation & Monitoring

It is contended that the information provided by the developer does not meet the DGs requirements and in respect to SEPP 55, provides insufficient information to make a decision.

A number of reports were provided in support of the application. The ones specifically examined for this submission are as follows:

- Preliminary Geotechnical Assessment, Majors Bay Development, prepared for Mortlake Consolidated Investments Pty Ltd, by Aargus Australia dated 21st December 2010, Report No. GS3944 (A1)
- Groundwater at Majors Bay Project, dated 1st April 2011, by Aargus Australia (A2).
- Environmental Site Assessment, Bennett Street Mortlake, NSW, Site 1, prepared for Mortlake Consolidated Investments Pty Ltd dated June 2004 and prepared by Aargus Australia (A3).

The data to support the discussions, finding and conclusions given in reports A1 and A3 was not attached to the reports. Because this information was not available it was at times difficult to make a proper assessment of the information presented. There were no site plans showing borehole or sample locations. There were no test results to ensure quality control and assurance was maintained when using the data for inclusion in the reports, particularly A3.

Report A1 states basement excavations for the various buildings range from about 2 metres to 12 metres below the existing ground surface. The deepest excavation would be for the proposed 9 storey building which is part of Site 1. In this report it is stated that all the boreholes were drilled using a hand auger. When discussing groundwater this report states in Section 3.4 ... *"it is to be noted the actual groundwater level can be assessed only upon installation of water monitoring wells across the site. The references taken here from our previous limited works are for indicative purposes only and should not be taken as a definitive."*

In A2 it is stated that *"...with the exception of 3 locations, groundwater was not encountered..."* and *"... any groundwater would be considered perched and boreholes from all the investigations show shallow rock is encountered across most of the proposed development..."* It is agreed that often a perched water table is encountered at the soil/rock interface. Based on the data given in Table 1 in A1, except for a few locations sandstone bedrock could not be confirmed. This is a common problem when using a hand auger rather than a hydraulically operated drilling rig. It is not uncommon to encounter groundwater within the sandstone. Unless boreholes are drilled to below the proposed excavation depth and monitoring wells installed, it is not possible to definitively state there is no groundwater present. The lack of these deep groundwater monitoring wells is considered to be a significant oversight.

Report A3 notes that in relation to Site 1, *"... the site has most recently been used by Paint Industries (Aust) Pty Ltd which is owned by Anzol Pty Ltd. During this time, it was mainly used for the manufacture of paints and resins..."* It is stated, *"The prime objective of this ESA was to assess the likelihood and/or extent of significant soil and groundwater contamination..."* From the site history the most likely contaminants of concern were identified as; metals, asbestos, PCBs, PAH, TPH, BTEX, semi volatile and volatile compounds. It is agreed that these are the likely contaminants. As stated in the report 21 sample locations are required to adequately characterize the site. It is therefore unclear why only 8 samples were tested for volatiles when this compound presents a significant risk, particularly if chlorinated hydrocarbons were used for cleaning equipment. It is stated solvent odours were detected in four boreholes, BH10, BH11, BH15 and BH17, yet in the VOC testing was undertaken only in BH10 at a depth of 0.5 metres and BH17 at a depth of 0.5 metres. Both of these showed a positive result, yet samples collected below these depths in BH10 and BH7 were not tested to determine the presence of VOC. Therefore, no conclusion can be drawn regarding the vertical movement of the VOC through the soil. Because, the laboratory test results were not available it is not possible to determine which particular contaminant was detected. No reason is given as to why VOC testing was carried out at the other locations tested. One can only assume these were randomly selected. The normal practice on a high risk site is to use a photo ionization detector (PID)

to select the samples to be tested. If a PID is not used, then all the samples should have been tested for the VOCs.

Some of the VOC are heavier than water and can therefore move to below the water table. Without installing monitoring wells to below the proposed excavation depth and assessment cannot be made of the potential vapour risk posed by the VOCs to the proposed development. The absence of this vapour risk assessment is considered to be a significant deficiency in the site characterisation of this high risk site.

Report A3 discusses the use of statistics to determine the degree of contamination. Acceptable methods are given in EPA (1994), Sampling Design Guidelines. Two methods are given to determine the 95% Upper Confidence Level (UCL) of the arithmetic average concentration. These methods are identified as Procedures D and G. The normal practice is to select which procedure to use by calculating the coefficient of variation (CV) as follows:

$$CV = \frac{\text{Standard deviation}}{\text{Average}}$$

At the bottom of Tables 4 and 5, the 95% UCL value is given for the compounds tested. The A1 report notes that Procedure D has been used to undertake the 95% UCL value for the contaminants. If the CV is greater than 1.2, EPA (1994) indicates Procedure G should be used, not Procedure D. Twelve of the eighteen CV values exceed this 1.2 value. Therefore, the statistics used are misleading and any conclusion drawn from their use questionable.

In summary, the following can be stated:

- Site 1 is a high risk site from a contamination perspective.
- VOCs are a contaminant of significant concern.
- Proper screening using a PID to select the test samples was not carried out. Therefore, the presence of VOC could have gone undetected in some soil samples.
- Groundwater monitoring has not been undertaken. The wells should go to below the proposed excavation level. As an absolute minimum there should be line along the boundary on the low side of the site. Because of the presence of VOCs, the absence of monitoring wells is considered to be a significant omission.
- The presence of the VOCs means there is a risk of vapours in the basement excavations which has not been addressed.
- The statistical method used to calculate the 95% UCL value for the site compounds is questionable.
- There is insufficient information available to adequately characterize the site.

The above deficiencies/inadequacies means that there is insufficient information available to properly assess the risks to human health and the environment for the proposed change of site use. Without additional data collection development approval at this stage is considered to be contrary to the intent of SEPP 55 and item 9 of the DG requirements.

Item 9 of the DG requirements specifies that urban salinity is to be included in the assessment. The requirements for this type of assessment are given in "Site Investigations for Urban Salinity" (2002) by Department of Land and Water Conservation." Urban salinity has not been addressed in the assessment presented and therefore is contrary to the DG requirements.

Item 13 of the DG requirements specifies a hydrological assessment is to be provided. The very limited groundwater information provided as references in report A1 means this DG requirement has not been satisfied. In this regard the assessments carried out to date are considered to be completely inadequate.

In conclusion, the DG requirements for items 9 and 13 have not been satisfied. There is insufficient data available to characterise Site 1 and approval should be declined until these have been provided.



Grahame Edwards - Submission Details for rod jeffery

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/22/2011 2:52 PM
Subject: Submission Details for rod jeffery
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: rod jeffery
 Email: jeffchat@bigpond.com

Address:
 309/9 Admiralty Drive

Breakfast Point, NSW
 2137

Content:

Dear Sirs, I have no objection to the redevelopment of the subject area as residential but in fact support such a proposal if appropriate. However the current submission is most inappropriate in my opinion for the following reasons.

1. The FSR is grossly excessive. It is around twice that of Breakfast Point which in its northern area is becoming a problem due to number of close multi storey buildings. The first problems currently surfacing are progressively dense traffic and particularly difficulty with night street parking. These problems exist yet the population in the north area has yet to about double in next 5 years or so. One indicator of vehicle increase is that Mortlake car ferry was easily accessed at all times when first used by us 7 years ago; now one can sometimes wait for 2 ferry trips before gaining access.
2. The excessive FSR means larger and higher buildings with their visual scar magnifying the building mass appearing from current Breakfast Point development.
3. The excessive FSR also means more residents and hence more traffic with the consequent traffic and parking congestion. This aspect is magnified by the development setting on a peninsula with limited roads in/ out/ through roads.
4. The approval of the development with such an excessive FSR would set a precedent for future closeby development applications. The problems alluded to above would then be greatly magnified as I understand the current proposal only represents about 22% of the potential redevelopment area in Mortlake.

IP Address: cpe-124-183-173-190.ins17.ken.bigpond.net.au - 124.183.173.190

Submission: Online Submission from rod jeffery (object)
 https://majorprojects.affinitylive.com?action=view_diary&id=23428

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development
https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake
https://majorprojects.affinitylive.com?action=view_site&id=2330

rod jeffery

E : jeffchat@bigpond.com

Powered by [AffinityLive](#): Work. Smarter.

R P JEFFERY
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Mobile: 0402 336 746
Email: jeffchat@bigpond.com

1st December 2011

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

Dear Sirs,

Re: Application Number MP10 0154 – Residential Development Mortlake
– 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street and 14-22
Hilly Street.

I previously made a submission on your web site but am unsure if it was received while I also did not make a statement regarding political donations. I confirm that I have not made a political donation to any political party in the last 10 years.

Regarding the D.A. submission, I object to it on a number of issues. These being:

- a) The excessive FSR which is proposed is almost double the current Council FSR of 0.75 and also about double that of the current Breakfast Point 3A development. I live in Breakfast Point and it is already showing signs of night time street parking overload in its northern high density half, yet that area is only around 50 to 60% occupied to date.

- b) The excessive FSR means more front doors and more cars than that of a FSR of 0.75. This has an immediate impact on street side parking capacity and overloading the road system with excessive traffic. In the 8 years I have been a resident, it is obvious as to the progressive traffic increase and the need to wait to enter roundabouts and street junctions. This is before even the extra 40% or so of Breakfast Point is completed. Hence a major traffic study is required and I suspect major road upgrading (which is difficult at the best and impossible in the context that extra roads and lanes cannot be added).
- c) The bulk and scale of the development is excessive and this is of course a flow on from an excessive FSR. Although Breakfast Point is visually appealing when viewed from closeby ground level, it looks a monster when viewed from say Ryde bridge, Victoria Road and some river views. The worst impacts are from the 9 storey buildings. The above DA proposes 9 storey buildings which I claim are excessive in bulk and add to an already questionable bulky Breakfast Point development.

I consider that:

1. The FSR should not exceed 0.75.
2. There needs to be extensive "on site" visitor parking for the Stratas.
3. There needs to be a traffic study which also provides traffic solutions which are incorporated in the DA. This may be by major contributions to the Council for their execution of the works.
4. The bulk of the development needs to be reduced and I suggest a building height limit of around 5 storeys.

I understand I need to advise if I wish to speak at a PAC Public Hearing if it occurs. The answer is YES.

Thanking you

R.P. Jeffery.



Grahame Edwards - Majors Bay Residential Development

From: Grahame Edwards
To: mark.schofield@planning.nsw.gov.au
Date: 11/11/2011 5:42 PM
Subject: Majors Bay Residential Development

Dear Mark,

We, as residents of Breakfast Point are quite concerned as to the Proposed Development to take place in our area which we have heard about only through the grapevine!

I ask that you would please notify us of the proposed intentions so that we have the opportunity to comment on them.

We would also ask that the exhibition period be extended to 28th February, 2012 to give us a fair and reasonable opportunity to view them.

Yours faithfully,
David and Julie Jones

Grahame Edwards - Submission Details for Barry Lance

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 12/2/2011 12:12 PM
Subject: Submission Details for Barry Lance
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Barry Lance
Email: llance4@bigpond.com

Address:
Unit 308 Jacaranda

Breakfast Point, NSW
2137

Content:

"We object to the proposal in its current form. Reasons for this objection are

1. Overdevelopment of the site

Although the site is badly in need of redevelopment, the number of units proposed is excessive. It is double the density permitted under Council controls, and will place undue pressure on local infrastructure.

2. Increased Traffic

The local roads system was not designed even for current developments taking place, and this further high density development will exacerbate the situation. Extensive road upgrading is required to overcome this. Increased use of the Mortlake - Putney Ferry is not an option, as it is already overcapacity in peak hours, resulting in lengthy waiting.

3. Inadequate Public Transport

Existing public transport is slow and limited, especially late at night, and needs upgrading to cater for this increased development. The current inadequate transport forces people to use their cars, thus further increasing traffic problems. "

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Submission: Online Submission from Barry Lance (object)

https://majorprojects.affinitylive.com?action=view_diary&id=24030

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Barry Lance

E : llance4@bigpond.com

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Grahame Edwards - Submission Details for Sue Ann Leong

From: Grahame Edwards
To: grahame.edwards@planning.nsw.gov.au
Date: 11/24/2011 11:16 AM
Subject: Submission Details for Sue Ann Leong
CC: assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Sue Ann Leong
Email: dom_sueann@airpost.net

Address:
54A Binalong Road

OLD TOONGABBIE, NSW
2146

Content:

I think this is a great step forward for Mortlake and am in support of these developments, HOWEVER I am concerned that the current infrastructure will not support the increased number of residents from high density apartments. Already there are large numbers of cars parked on the roads along Hilly Street and surrounding streets every night.

With Breakfast Point still building more high density apartments, as well as other close neighbouring streets in Mortlake also planning to build a number of high-density apartments, the suburb of Mortlake runs the risk of becoming APARTMENT CENTRAL. Can you not look to instead build townhouses instead of so many high-density apartments? If we are going down this route of multiple apartments, then at least please consider supplementing this with building retail stores or more recreational spaces (your current plans do not have enough wide open public spaces).

On the plus-side, the roads (particularly Hilly Street) are in dire need for upgrading, so I am in full support of your plans to improve these roads.

In summation- I support your plans as it is better than the industrial warehouses that are currently there- but please seriously consider my thoughts above.

You have a great opportunity to make Mortlake a beautiful community to live in- please don't make the mistake of turning it into a high-density, crammed, apartment-central suburb with inadequate recreational and retail space.

IP Address: barc71-syd4-gw.customer.alter.net - 203.166.42.6

Submission: Online Submission from Sue Ann Leong (comments)

https://majorprojects.affinitylive.com?action=view_diary&id=22277

Submission for Job: #4206 MP10_0154 - Majors Bay - Residential Development

https://majorprojects.affinitylive.com?action=view_job&id=4206

Site: #2330 Majors Bay, Mortlake

https://majorprojects.affinitylive.com?action=view_site&id=2330

Sue Ann Leong

E : dom_sueann@airpost.net

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SP.
Josephine LoGiudice
38/21 Tennyson Road
Breakfast Point 2137
Ph. 0405 164 516

23rd November 2011

Department of Planning and Infrastructure
Major Projects Assessment,
GPO Box 39
Sydney, NSW. 2001

Re: 402 Apartment development at Mortlake

To whom it may concern,

I would like to submit an objection to the following new development proposals:

Application number and properties addresses

Application Number MP10_0154

Residential Development Mortlake

- 21-31 Edwin Street,
- 16-22 Bennett Street,
- 1 Northcote Street
- 14 -22 Hilly Street

Points for Objection:

- 1) The proposal is a gross over-development of the site when you consider the City of Canada Bay Local Environmental Plan 2008 (LEP), specifically,

(a) Height of the development

The LEP states *"Development for the purposes of residential development shall not exceed three (3) storeys or 12 metres in height, "height" being defined as the vertical distance measured from natural ground level and the uppermost point of the roof."*

The proposed height of the nine storey building is 30 metres, 250% greater than the LEP maximum permissible height, at the Hilly Street frontage. The six and four storey buildings exceed the 3 storey requirement of the LEP.

(b) Density

The LEP states *"Development for the purposes of residential development shall not exceed 35 dwellings per hectare"*.

This proposal greatly exceeds the density requirement

(c) Floor space ratio

The LEP states *"Development for the purposes of residential development shall not have a floor space ratio exceeding 0.75:1"*.

The proposal is for a FSR ratio of 1.50 this is 100% greater than the maximum permitted FSR.

2) Traffic Management

- a. The Mortlake peninsula effectively has one major point of entry being Gale Street. Traffic is already a major problem in Gale Street and Tennyson Road particularly at peak periods.
- b. The proposed development with 402 apartments will result in significant increase in traffic movements resulting in traffic congestion for those entering and departing the peninsula.
- c. Parking problems already exist on Tennyson road and within Breakfast Point due to inadequate parking provisions with Tennyson Road properties and those within Breakfast Point. The proposed development will add a large number of vehicles to the area.

3) Environmental issues with remediation of the area due to toxic substances from the paint factory and other industries.

I am really interested in your point of view in regards to the above mentioned points as it seems that the application is well outside of the required provisions and regulations.

Look forward to hearing from you.

Kind regards,

Josephine LoGiudice

sp
4 Inadon St
Concord.

Major Projects Assessment
Dept of Planning & Infrastructure
GPO Box 39 Sydney NSW 2001

RE: MP10-0154

To whom it may concern,

We the under signed, object to the proposed development [MP10-0154] for the following reasons.

- Level of building [proposed 9 levels] contrary to council's guideline limits [4-5 levels]
- Due to existing multi dwelling apartments & increased size of new house builds we have already seen an increase in traffic, and this will only worsen if this proposed development in its current plan is allowed.
- An allowance of 1.5 car spaces per apartment is not enough given the amount of cars routinely parked on the street around existing apartment developments.
- Council have yet to resolve the current traffic issues in this area, as raised by residents at the meeting held by Canada Bay Council at Concord RSL on 21st July 2011.

We understand that all the existing industrial sites in Mortlake will eventually be converted to residential, but it's the density of the sites that needs to be the number one consideration. Mortlake is located on a peninsula with only one way in and one way out [not counting the limited services of the Mortlake-Putney ferry service] so traffic management is very important.

We look forward to continuing an open dialogue regarding this and any future development.

Regards,

Nancy Lorraine
Michael Lorraine
Michael Lorraine
Nancy Lorraine