

SP

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 21<sup>st</sup> 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.

*David D. P. Mac*  
Regards.

16 Bayview St  
Mortlake 2137

?  
CHECK NAME  
AGAINST DRALE

## Grahame Edwards - Submission Details for Josip Macan

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

---



Disclosable Political Donation: no

Name: Josip Macan  
Email: josip@paynterdixon.com.au

Address:  
36 Brays Road

Concord, NSW  
2137

**Content:**

The area (Mortlake/Breakfast Point and Cabarita) has already had too much development, some pushed through using Part 3A of the Environment Planning & Assessment Act. Each time these developments are increasing the density. It seems these developments have been allowed for the developers benefit rather than the community. Our quality of life has already diminished due to the huge influx of people into the area that was never designed to cater for so many. The residents of this area have had to cope with a huge population increase, yet there has been no infrastructure improvements.

These developers are trying to put more and more people into smaller and smaller parcels of land by increasing the density of each development, there is no thought for the community's quality of life. They don't care about any long term consequences of any over development, they finish the project, pocket the money and leave it for the residents. They just want to make the biggest profit they can.

The area is already congested and this development with up to 9 storey buildings would exacerbate the problem. Furthermore, if this inappropriately large development is approved, it sets a precedence for future developments on other sites (as this area has other old industrial land that will be developed in the future). They will want 9 storeys as a minimum and would push for even higher, yet the infrastructure in the area can not cope. I understand that developments need to occur, but they should be done in a sustainable manner that is in keeping with their surroundings. They should enhance and improve the surroundings and help in the liveability of the area.

IP Address: 170.1 60-26-211.corp.syd.iprimus.net.au - 211.26.160.170

Submission: Online Submission from Josip Macan (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23084](https://majorprojects.affinitylive.com?action=view_diary&id=23084)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Josip Macan**

E : josip@paynterdixon.com.au

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## Grahame Edwards - Submission Details for Kristina Macan

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**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/22/2011 2:56 PM  
**Subject:** Submission Details for Kristina Macan  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Kristina Macan  
 Email: ke\_macan@yahoo.com.au

Address:  
 36 Brays Rd

Concord, NSW  
 2137

**Content:**

I object to this proposed development as the area has already had too much development for the current infrastructure in place. This proposed development is too large for the constraints of this small area, it would result in more traffic and increase pressure on the public infrastructure. There has been no infrastructure improvements in the area even though more and more people have moved into the area due to the higher density developments. I have children and the strains on educational and other facilities for children are plain to see with the current population. This large development would bring more children to the area, where the infrastructure/facilities are not available to cope, as a result our children's development and quality of life would suffer.

IP Address: 170.160-26-211.corp.syd.iprimus.net.au - 211.26.160.170

Submission: Online Submission from Kristina Macan (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23223](https://majorprojects.affinitylive.com?action=view_diary&id=23223)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Kristina Macan**

E : ke\_macan@yahoo.com.au

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## Grahame Edwards - Submission Details for Deanne Macpherson

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**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/29/2011 11:05 AM  
**Subject:** Submission Details for Deanne Macpherson  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Deanne Macpherson  
Email: dmacpherson@dentaurum.com.au

Address:  
18 Bertram Street

Mortlake, NSW  
2137

Content:

NO CONTENT.

29 Nov 2011  
EMAIL SENT TO DM  
REQUESTING 'CONTENT'  
[Signature]

IP Address: dentau1.lnk.telstra.net - 203.45.45.199  
Submission: Online Submission from Deanne Macpherson (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23752](https://majorprojects.affinitylive.com?action=view_diary&id=23752)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&am p;id=2330](https://majorprojects.affinitylive.com?action=view_site&am p;id=2330)

**Deanne Macpherson**

E : dmacpherson@dentaurum.com.au

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**Grahame Edwards - RE: Submission Details for Deanne Macpherson**

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**From:** Grahame Edwards  
**To:** 'Grahame Edwards'  
**Date:** 11/29/2011 12:28 PM  
**Subject:** RE: Submission Details for Deanne Macpherson

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Hi Grahame,

I am in support of the project as I feel it will improve the area and increase value to my property. I feel it will also improve the "look" of Mortlake which at the moment is full of run down, ugly factories many vacant encouraging vandalism to the area.

Regards  
Dee

**Dee Macpherson**

Director  
Dentaurum Australia  
18 Bertram St Mortlake PO Box 201 Concord NSW 2137  
Aust P: 1300 880 782 F: 1300 880 982 M: 0419 206 132  
NZ P: 0800 336 828 F: +61 2 9743 4599 M: +61419206132

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-----Original Message-----

**From:** Grahame Edwards [mailto:[Grahame.Edwards@planning.nsw.gov.au](mailto:Grahame.Edwards@planning.nsw.gov.au)]  
**Sent:** Tuesday, 29 November 2011 12:41 PM  
**To:** Dee Macpherson  
**Subject:** Fwd: Submission Details for Deanne Macpherson

Hello Deanne

I received your submission regarding the Mortlake Concept Plan, but for some reason the was no content (see below). So its not clear whether you support or object to the concept plan and what issues / concerns you may have regarding the proposal.

It would be helpful if you could clarify your position with a return email?

Many thanks

Kind regards

Grahame

**Grahame Edwards**  
Project Planner  
Metropolitan & Regional Projects South  
NSW Department of Planning & Infrastructure  
GPO Box 39 | Sydney NSW 2001  
T 02 9228 6441  
[grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au)

>>> Deanne Macpherson <[dmacpherson@dentaurum.com.au](mailto:dmacpherson@dentaurum.com.au)> 11/28/2011 4:40 pm >>>



Disclosable Political Donation: no

Name: Deanne Macpherson  
Email: dmacpherson@dentaurum.com.au

Address:  
18 Bertram Street

Mortlake, NSW  
2137

Content:

IP Address: dentau1.lnk.telstra.net - 203.45.45.199  
Submission: Online Submission from Deanne Macpherson (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23752](https://majorprojects.affinitylive.com?action=view_diary&id=23752)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&am p: id=2330](https://majorprojects.affinitylive.com?action=view_site&am p: id=2330)

**Deanne Macpherson**

E : dmacpherson@dentaurum.com.au

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**Grahame Edwards - Fwd: Mortlake Peninsula Part 3A Concept Plan application.**

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**From:** Mark Schofield  
**To:** Grahame Edwards  
**Date:** 12/5/2011 10:48 AM  
**Subject:** Fwd: Mortlake Peninsula Part 3A Concept Plan application.

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Please note and record on objective.

Mark

>>> John Marchese <jmarchese@freysinet.com.au> 12/5/2011 10:46 am >>>  
Hi Mark,

I am a resident of Cabarita, and will be directly affected by this and other developments in Mortlake.

I have only had a quick look at the development and it is concerning that one developer can submit an application with a higher floor to space ratio to what is considered normal.

The Mortlake peninsular will see more and more developments. My understanding is that most of the industrial sites will be redeveloped into residential sites. A clear plan for the area needs to be in place not just a site-by site approval process. The whole site needs to be studied with all the constraints and then a firm plan put in place. If not, then we will have confusion and development in an uncontrolled fashion. The developers also need to be clear on what they can and can't do.

In my opinion, no developments should be going ahead at this point of time until there is a clear plan. I would like to see a hold put on the application, until something is put in place.

Regards,  
**John Marchese**  
No. 4 Parkside Terrace, Cabarita.

## Grahame Edwards - Submission Details for Peter Marshall

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/24/2011 11:14 AM  
**Subject:** Submission Details for Peter Marshall  
**CC:** assessments@planning.nsw.gov.au



Disclosable Political Donation: no

Name: Peter Marshall  
 Email: pjmarshall@gmail.com

Address:  
 32/5 Juniper drive

Breakfast Point, NSW  
 2137

**Content:**

The submission at a recent public meeting showed that the application is based on a number of outright falsehoods. The local government does NOT want to minimise parking spaces. It wants maximise them. Combined cycleways and walkways are NOT the preferred option for Breakfast Point. The outright lie that traffic flow will be lessened because the Anzol paint factory and other factories employee traffic flow will no longer be there is farcical. The factories all shut down 15 years ago. All traffic from this development is extra and should be treated so. The application should go no further without re-determination of parking, density and access.  
 Peter Marshall  
 Breakfast Point Community Association

IP Address: cpe-58-165-214-87.nsw.bigpond.net.au - 58.165.214.87  
 Submission: Online Submission from Peter Marshall (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23480](https://majorprojects.affinitylive.com?action=view_diary&id=23480)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Peter Marshall**

E : pjmarshall@gmail.com

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**Grahame Edwards - Attn: Director, Metropolitan and Regional Projects -- South**

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**From:** Grahame Edwards  
**Date:** 11/10/2011 10:07 AM  
**Subject:** Attn: Director, Metropolitan and Regional Projects -- South

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Attn: Director, Metropolitan and Regional Projects -- South

**Re: #MP10\_0154: 21-31 Edwin St, 16-22 Bennet St, 1 Northcote St, 14-22 Hilly St Mortlake**

Sender: Dion Martin, 1 Norman St Concord.

I wish to strongly object to proposal MP10\_0154. I have been a resident at the above address for 14 years. In that time, the traffic loading in the general area and my street has increased dramatically. This has been a consequence of some truly massive developments at Cabarita and Breakfast Point. While these developments have gone to much trouble to make their *own* streets very calm and speed-limited, the streets in the surrounding areas that feed these developments have become busy with traffic, frequently speeding with no regard to the residential nature of the area. There has been no traffic planning or other attempts to accommodate this traffic burden, and the developers have contributed nothing to mitigate this issue.

In my street alone there have been at least 3 accidents I know of in recent years, due entirely to reckless and inappropriate driving. When my children have walked across the road at the Brays Rd pedestrian crossing at the primary school, it is a routine event for cars to *speed up* to try and beat the pedestrian and so avoid stopping or slowing down. This crossing needs lights already.

The area proposed for his development is already fairly congested, with narrow roads and many blind corners. The proposed development is for **402** apartments. There is limited public transport. So on average there will be 2 or more drivers per apartment adding to the already unplanned and unmanaged traffic burden, so an extra 800+ traffic movements during both peak hours through this residential district.

This development is excessive, in an area that has already suffered such excess. If it proceeds, it is the responsibility of those approving it to ensure that the consequences are satisfactorily mitigated.

Thank you.

Dion Martin

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**Grahame Edwards - Re MP10\_0154**

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**From:** Grahame Edwards  
**Date:** 11/10/2011 10:19 AM  
**Subject:** Re MP10\_0154

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To whom it may concern:

I object to the above project on the basis that it will increase the amount of traffic in an area where there are not sufficient roads in and out of Mortlake to handle more residents and their cars in the area. The traffic on Broughton Street, Ian Parade, Frederick Street (where I have to exit from Josselyn Place), Cabarita Road through to Mortlake is now quite constant and very heavy at peak periods.

Regarding the change in height from 3 to 9 storeys containing approximately 402 apartments, this is not suitable at all in such a confined space.

Thank you.

Barbara Matthies  
5 Josselyn Place  
CONCORD NSW 2137

[barbara\\_matthies@ozemail.com.au](mailto:barbara_matthies@ozemail.com.au)

John McCormack  
 PO Box 107  
 Sans Souci NSW 2219  
 Phone 02 9529 3255  
 Mobile 0408 228 927

Email johnmccormack@bigpond.com

30 November 2011

The Director  
 Major Projects Assessment  
 Department of Planning & Infrastructure  
 GPO Box 39  
 Sydney NSW 2001

**Concept Plan for a residential redevelopment comprising 14 buildings ranging in height from 3 to 9 storeys, containing approximately 402 apartments, basement car parking, and associated streetscape and public domain works at 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street, and 14-22 Hilly Street, Mortlake (MP10\_0154)**

Dear Sir

Thank you for the opportunity to make a submission for the above proposal.

1.

We have a small approved residential development in Bayard Street, Mortlake, within Canada Bay Council LGA, subject to remediation of contamination. Bayard Street is located a short distance south of the proposed redevelopment sites. We continue to test groundwater down to 15 metres as part of the ongoing remediation process.

2.

Canada Bay Council LEP for the proposed redevelopment is **zoned R1 General Residential** which includes an FSR of 0.75:1, and a height limit of 12m.

My development and most other developments within **R1 General Residential** zone comply with the adopted code. It is my understanding that the origin of these controls was based on the Mortlake Point Planning Study by Scott Carver Pty Ltd in March 1999. Many of the recommendations and maps from the Scott Carver report are included in the Canada Bay Council DCP, effective 7 March 2008, and amended 19 August 2009.

approved by Canada Bay Council) and a height limit of 4 storeys above natural ground level, taking into account the topography and merits of each site.

Height limit of 4 storeys should provide better corridors of view sharing and amenity across the north to south spread of the western side of Tennyson Road in **R1 General Residential** zone. I believe it is inappropriate to make comparisons with Breakfast Point FSR and height notations, as that development is a stand-alone concept based on many linked community oriented features.

6.

Apart from the possibility of off-site **migration of contaminants** from the up gradient Breakfast Point development (previously AGL site) located on the eastern side of Tennyson Road, and also from industries on the western side of Tennyson Road, one of the more heavily contaminated sites within the proposed Concept Plan is 16-22 Bennett Street, which is the dilapidated former Anzol paint factory, having a large frontage to Hilly Street, and a boundary to Northcote Street. Stored chemicals included –

Lacquer thinners  
X55 Solvent  
Solvesso 150  
Shellsol 'A' Solvent  
Xylene  
Toluene  
Butyl Icinol  
White Spirit  
Ethanol IMS 95  
'N' Butanol  
Styrene Monomer  
Reclaimed Solvent

Urethane Alkyd  
Polyester Resin  
Polyester Gelcoat  
Road Marking Cel

My opinion -

There is a real possibility of significant environmental impacts refer bullet points 2 and 4 on page 1 Executive Summary), due to evidence of toxic chemicals stored above and below ground with possible impact on groundwater and soil, and the potential off-site migration to the sensitive previously remediated Majors Bay.

8.

To summarise, it is difficult to provide a solution to the potential traffic generation from ongoing construction work at Breakfast Point, plus other planned development sites in Mortlake such as 8 Hilly Street, 15 Hilly Street, 86-88 Tennyson Road, 90 Tennyson Road, and also the subject Concept Plan proposing 402 apartments. Based on closer compliance to the Council building code it may indicate that about 300 apartments are more appropriate.

Any potential links to the northern side of the Parramatta River appear to be unacceptable as they would feed into residential streets.

As already discussed local streets in Mortlake bordering R1 General Residential are predominantly residential, and often narrow with many intersections.

Yours sincerely

John McCormack

John McCormack  
PO Box 107  
Sans Souci NSW 2219  
Phone 02 9529 3255  
Mobile 0408 228 927

Email [johnmccormack@bigpond.com](mailto:johnmccormack@bigpond.com)

30 November 2011

The Director  
Major Projects Assessment  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**Concept Plan for a residential redevelopment comprising 14 buildings ranging in height from 3 to 9 storeys, containing approximately 402 apartments, basement car parking, and associated streetscape and public domain works at 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street, and 14-22 Hilly Street, Mortlake (MP10\_0154)**

Dear Sir

I declare that in the previous two years and up until the determination of the development, I have not made any reportable political donations.

Yours sincerely

John McCormack

B C McDonald  
79 Peninsula Drive  
Breakfast Point NSW 2137

1<sup>st</sup> December 2011

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

Dear Sir/Madam

Re Application No. MP10\_0154 Residential Development Mortlake  
21-31 Edwin St  
16-22 Bennett St  
1 Northcote St  
14-22 Hilly St

Would you please register my objection to this proposed development.

To acquaint myself with the proposal I attended the Canada Bay Council convened Public meeting held at Massey Park Golf Club.

I remain opposed to the development in its current configuration for the following principal reasons.

1. The proposal does not comply with the Canada Bay Council LEP which is designed to ensure consistent developments for the Mortlake peninsula. The proposal exceeds the designed height restrictions and floor space ratios. The developer should be made to comply with these regulations.
2. Traffic is already at dangerous levels on the Mortlake Peninsula and the proposed Area Traffic Study should be completed and considered before adding greatly to traffic densities.
3. Public Parking for a development of this size is inadequate.
4. No public recreation space is being added and this is negligent for a proposal of this size.
5. The visual impact upon both Mortlake and areas to the north of Parramatta River by adding such tall buildings will be to destroy the natural beauty of the area.

At the Public meeting the developer gave no support to why the extra density was needed. One may presume that the developer has purchased the land at values

appropriate to the standing Planning Rules and should therefore be made to submit a proposal which complies with standing regulations.

Please stop this proposal.

Yours sincerely

signed

Brian McDonald

## Grahame Edwards - Submission Details for Geoff McEwen

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**From:** Grahame Edwards  
**To:** [grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au)  
**Date:** 11/10/2011 10:22 AM  
**Subject:** Submission Details for Geoff McEwen  
**CC:** [assessments@planning.nsw.gov.au](mailto:assessments@planning.nsw.gov.au)

---



**Planning &  
Infrastructure**

Disclosable Political Donation: no

Name: Geoff McEwen  
Email: [g\\_mcewen@hotmail.com](mailto:g_mcewen@hotmail.com)

Address:  
31/60 Village drive

Breakfast point, NSW  
2137

**Content:**

My concern is that there are already too many cars in the area. This was a major concern when the development for the marina was put to the council and state government.

I realise that there is a big push for median density housing ( I don't understand why when NSW is larger than most of the European countries put together), however the proposal is far beyond what anyone would call acceptable density living and simply looks like a grab for dollars by placing as many people as possible into a small amount of space. I am hoping that common sense prevails on this matter.

IP Address: 60-242-94-50.static.tpgi.com.au - 60.242.94.50  
Submission: Online Submission from Geoff McEwen (object )  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22865](https://majorprojects.affinitylive.com?action=view_diary&id=22865)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Geoff McEwen**

E : [g\\_mcewen@hotmail.com](mailto:g_mcewen@hotmail.com)

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**Grahame Edwards - application number MP10\_0154**

---

**From:** Grahame Edwards  
**Date:** 11/24/2011 11:13 AM  
**Subject:** application number MP10\_0154

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Submission

From : Patrick McMahon  
6 Barton Street  
Concord 2137

Application number: MP10\_0154

I object to the project.

The reason I object to the project is the adverse impact by increased motor vehicle traffic generated by a residential development of this size.

I support development, and the current controls I would except , but the proposed controls are not acceptable. The extra volume of traffic with current roads are not handling the Breakfast point development let alone adding a development of this size to it.

**Grahame Edwards - MP10\_0154**

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**From:** Bonnie McKenzie<Bonnie.McKenzie@drakeworkwise.com.au>  
**To:** plan\_comment@planning.nsw.gov.au  
**Date:** 11/18/2011 3:09 PM  
**Subject:** MP10\_0154

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MP10\_0154

November 18, 2011

Dear Sir

We strongly object to the project based on the following reasons:

- (1) The proposed 9 story building (which is really two nine story buildings joined by an eight story building)  
Rational given for exceeding building heights (3-4 storeys) in this area: because it will be expensive to remediate land  
And they need to build large buildings to make a quid. Hardly good enough.
- (2) The environmental assessment is 10 years old
- (3) The developer is using Breakfast Point to establish a new height precedent when in fact they are moving  
Into an established neighborhood. where height will have a detrimental effect on surrounding dwellings.
- (4) Parking allocation proposed is grossly inadequate both in internal buildings and on streets.
- (5) The development is very piece meal and does not provide for an integrated community as stated.
- (6) The community has not been consulted except for one meeting earlier
- (7) Traffic generation will be severe and has not been dealt with at all.

We support medium density projects but this is excessive on all 7 counts and we urge you to reject this proposal.

Bonnie and Don McKenzie  
Principal Psychologists

41/25 Market Street  
Breakfast Point  
NSW

**Grahame Edwards - FW: Regarding a part 3A development proposal**

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**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/11/2011 5:43 PM  
**Subject:** FW: Regarding a part 3A development proposal

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---

**From:** Bonnie McKenzie [mailto:ppm\_aust@bigpond.net.au]  
**Sent:** Tuesday, October 18, 2011 5:23 PM

**Subject:** Regarding a part 3A development proposal

Dear Sir

It is with keen disappointment that we learn of an enormous development proposed for Tennyson Road in Mortlake bordering Edwin and Whittaker Street.

This 402 unit development has been proposed and no consultation has been done with regard to residents in Breakfast Point or the rest of Mortlake and Cabarita peninsula residents with the exception of a few streets close by.

Why the secrecy? We also learn that a 9 story building is proposed in an area with 3-4 storey height limits. The density is well above acceptable levels as well.

The traffic congestion alone on Tennyson Road will be shocking. We would very much appreciate an extension of the Exhibition period to 28 February 2012 since none of us who will be adversely affected have been made aware of this Development proposal until today's mail.

What has happened to the Government's position on getting rid of Part 3A.? Why is this proposal not going to Council?

Sincerely,

Bonnie McKenzie and Don McKenzie  
41/25 Market Street  
Breakfast Point NSW 2137  
02 97432928

SP

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 21<sup>st</sup> 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.

MICHAEL MIRANDA - 22 BAYARD ST  
CONCORD NSW  
Michael

**Grahame Edwards - FW: Part 3A development proposal Western Mortlake**

---

**From:** Grahame Edwards  
**To:** mark schofield  
**Date:** 11/24/2011 11:12 AM  
**Subject:** FW: Part 3A development proposal Western Mortlake

---

Dear sir

I have written to you regarding the development in Edwin street Mortlake and I am forwarding to you the response from Canada Bay Council. As it seems that the approval is up to the NSW Govt and not the local government. I would like to request an extension date on all exhibits relating to that development, so that all resident can be made aware of the extent of development being proposed.

Regards Carla Morgan

---

**From:** Angelo.Tsirekas@canadabay.nsw.gov.au  
**To:** cm1456@hotmail.com  
**Date:** Thu, 20 Oct 2011 15:34:45 +1100  
**Subject:** RE: Part 3A development proposal Western Mortlake

Dear Carla,

Thank you for your email.

This development application is not being processed by Council. The NSW State Government is the approval authority under Part 3A not the City of Canada Bay.

We were notified last week that the Dept of Planning & Infrastructure is exhibiting the application until the 17th of November 2011.

We are concerned, like many residents of the impact that this application will have on the Community if it were to be approved.

I have arranged for a public meeting to be held on Monday, 7 November at Massey Park Golf Club, Ian Parade, Concord, from 7pm so that residents are given the opportunity to voice their concerns.

Thank you once again for contacting me on this very important issue.

Kind Regards

**Mayor Angelo Tsirekas**  
**City of Canada Bay**

---

**From:** carla morgan [mailto:cm1456@hotmail.com]  
**Sent:** Thursday, 20 October 2011 6:33 AM  
**To:** Angelo Tsirekas  
**Subject:** Part 3A development proposal Western Mortlake

Dear Mr Tsirekas

I am a owner/ occupier of a home in Mortlake and have been for 26yrs. There has been some very big developments over those years eg Breakfast Point. It is with development in mind that I would like to dispute the height of the new development proposed in the site west of Hilly St, from Edwin st. to past Whittaker St.,

The height of the proposed 9 storeys should not be considered or approved although the developers say 3-4 storeys. This is what happened at Breakfast Point. The developers say "we will get the approval for the max

storeys but we will not take the development to the MAX" as you know this was the case at Breakfast Point.

Therefore I would like to express my disapproval of the 9 storeys proposal  
regards Carla Morgan

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states them to be the views of City of Canada Bay Council. City of Canada Bay Cou

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**Grahame Edwards - development west of Hilly street. from Edwin to past WhittakerStreets Mortlake**

---

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 11:10 AM  
**Subject:** development west of Hilly street. from Edwin to past WhittakerStreets Mortlake

---

Dear Sir

There is a proposed development in City of Canada Bay which I like the exhibition period extended to 28 February 2012 so that all tenants within the area can be notified, as the development will have an impact on all aspect within the area. At the moment the exhibition period is until 17 November 2011 which as usual with our council there is always a rush factor.

Can you please assist with this request  
Thank you  
Carla Morgan

Mr David Newling  
7 Tennyson Road  
Concord NSW 2137

30 November 2011

Mr Grahame Edwards  
NSW Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

**RE: Objection to Application Number MP10 0154 – "Majors Bay - Residential Development (Project)"**

Dear Sir,

I refer to the above development application currently being assessed under Part 3A of the relevant legislation, and open for public exhibition until 2 December 2011. Briefly, I oppose the Project in its current state, and would only be supportive with further positive amendment including but not limited to the areas outlined below.

As a resident of the local area, there are two significant concerns that do not appear to have been adequately addressed by the Project's proponent in (firstly) their lengthy discussions with Canada Bay Council over a lengthy period of time, and (secondly), the Minister's determination letter of a Major Project dated 7 July 2010. In both these circumstances, the matters of density (relating to the height, bulk and scale of the proposal) and traffic do not appear to have been sufficiently addressed by the proponent in so far as the detailed steps they are proposing to take in relation to each subject matter.

I would implore the consent authority (PAC or the Minister) to set specific constraints in relation to these matters on the proponent in its determination of this Project.

**Increased density**

At the public meetings held at the Massey Park Golf Club in relation to the Project, concerns were raised about this development setting precedents far above the FSR outlined in the Canada Bay LEP (both existing and future proposed). As a matter for the consent authority rather than the proponent, I would strongly urge the authority to listen to the concerns of local residents and the Canada Bay Council in relation to this matter.

Whilst I am sympathetic to the proponent that without the increased floor space the development is likely to be unprofitable, alas that issue should not be thrust upon ratepayers to bear in their daily lives.

### **Traffic Impact**

I have reviewed the proponent's traffic assessment report and the Canada Bay Council's traffic assessment report of the Mortlake peninsula. Given my residence is at the junction of Bertram St and Tennyson Road, we constantly have traffic travelling east/west along Tennyson Road, and also turning into/from Bertram St (which runs into Hilly Street at its northern end) into Tennyson Road (this includes trucks and buses). I would, more than the average local resident, be in a better position to provide commentary on traffic-related matters in this context. Not less than 2 weeks ago there was a motor vehicle accident at this intersection that is typical of the increased motor vehicle traffic of the area.

I also believe that the proponent has not adequately outlined the extent of the traffic-related matters they will attempt to address in their commissioned expert's report.

A summary of the main issues (in my view) is as follows:

- Transport and Traffic Planning Associates (TTPA), the proponent's traffic assessment provider, acknowledged that the study for high density projects was undertaken at sites including Sans Souci and outer Bankstown, which whilst it's acknowledged are removed from rail and other high frequency/capacity public transport services, do **NOT** lie within a peninsular environment like Mortlake.

The project is based in a peninsular and so it is not without reason that it would be fair to assume that the major road(s) in-and-egressing from Mortlake will bear a higher traffic load than other similar residential developments.

- TTPA's report<sup>1</sup>, in response to the Metropolitan Transport Plan, acknowledges that the proposed development does not comply with the strategies to reduce congestion and make better use of existing infrastructure. The proponent should be compelled to explain why this cannot be achieved.
- The traffic generation survey results of the TTPA report<sup>2</sup> acknowledges that from 200 apartments in the Breakfast Point development, the traffic generation rates were commensurate with lower generation rates, yet a wider study across 420 apartments (as the Project is contemplating) has not been completed. This also does not consider the different selling points and lifestyle differences of the respective developments (nor the surrounding area – ie. Breakfast Point vs this Project vs Mortlake generally).
- The 'industrial estate' of Mortlake is vastly under-utilised and has been for some time. Whilst regeneration of the area would be welcome, it is incorrect to assume that the traffic loads are commensurate with the typical buildings located within the peninsular. Most have scaled down activity or are vacant, which minimise the amount of traffic in/out of the area.

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<sup>1</sup> Page 24 of the TTPA Report

<sup>2</sup> Page 25 of the TTPA Report

- The development<sup>3</sup> will not lead to an “optimum outcome in relation to cyclist provision...but add immeasurably.” with Hilly Street listed as an impediment despite the loss of continuity of waterfront access being the real problem outlined. These matters are mutually exclusive and either one should be achievable.
- Following from the above, in the proposed street sections for Stage 1 (Hilly Street) in the cross-sectional drawings by Cox, a functional street width of 6500mm (6.5m) is listed. It is interesting to note that Hilly Street is used by the State Transit Authority (STA) on their bus routes and the width of the types of buses frequented along this street is typically 2.5m<sup>4</sup>, which means that two buses and a cycleway will not fit on Hilly Street without removing the on-street carparking that already exists. Likewise, it is not likely that a shared pathway of at least 2m width will be achievable along the entire length of Hilly St/Bertram St to link to the rest of the cycleways in the surrounding area.
- Conflict between traffic assessment experts – there is vast (continued) disagreement between the Transport and Urban Planning (TUP) and TTPA in relation to their respective traffic assessments (one provided for the proponent in relation to this Project, and the other to Canada Bay Council for future planning purposes).

It would seem reasonable that a third independent party, appointed by the consent authority (and reportable only to PAC or the Minister), be appointed to conduct a wider scale traffic assessment (and to include residents from other than Breakfast Point).

- New Medical Centre at 15 Tennyson Road

The parking of cars, and the new Medical Centre being completed at 15 Tennyson Road, will bring further traffic into the area. Given that the road (ie Tennyson Road from Gale Street in the West extending for approximately 250m to the East) is already narrow along Tennyson Road (note two buses cannot pass side-by-side given parked cars on only one side of the road let alone both sides of the road), then the addition of another (say) 700 cars will only likely add further congestion.

There is also now a blind corner which has been created by the on street parking directly located at the front of the residential apartments at 20 Tennyson Road when you turn right into Tennyson Road from Bertram Street.

It could be envisaged that firstly, traffic calming devices be employed along Bertram St to ensure the safe passage of pedestrians and traffic around this intersection. Secondly, the installation of a raised pedestrian crossing on Tennyson Road (to facilitate safe passage) either to or from the Medical Centre (or its nearby surrounds) would also be of benefit to promote pedestrian safety around the Project.

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<sup>3</sup> Page 27 of the TTPA report

<sup>4</sup> Provided by Volvo Australia

- Intersection and the bus stop at 5 Tennyson Road (just off centre from directly opposite the intersection of Bertram St and Tennyson Road).

There is a bus stop located on Gale Street approximately 55m from the bus stop at 5 Tennyson Road. The Gale Street bus stop allows for the safe stopping of buses off the main road (it also has a dedicated bus zone). In stark contrast, the bus stop at 5 Tennyson is on a narrow two-lane road with no bus zone and no safe stopping position.

Residents from the Project who will be travelling south along Hilly/Bertram St and then turning into Tennyson Road, will be impeded from doing so if a bus has stopped at the bus stop (at 5 Tennyson Road).

Often motorists attempt to drive down the wrong side of the road to move around the bus if it is stopped at the bus stop. However, the corner of Tennyson Road and Gale Street is sharp and often oncoming traffic is not seen until they are immediately in front of you. This has, and will continue to be, a source of motor vehicle accidents in the future.

Given that Tennyson Road cannot be widened, then the safest solution would be to relocate the bus stop at 5 Tennyson Road to the existing bus stop at Gale Street.

I would be grateful for your consideration of the above points in relation to the Project. If you wish to discuss this further, please contact me on the relevant contact details.

Yours sincerely,



**DAVID NEWLING**

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 21<sup>st</sup> 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,

BARBARA NEWMAN  
20 BAYARD STREET  
CONCORD NSW 2137

## Grahame Edwards - Submission Details for Paul Nix

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 12/2/2011 12:19 PM  
**Subject:** Submission Details for Paul Nix  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

**Name:** Paul Nix  
**Email:** paulnix@tpg.com.au

**Address:**  
 107/1-9 Admiralty Drive

Breakfast Point, NSW  
 2137

**Content:**

The proposed development is non-compliant with the Canada Bay Councils LEP in respect of the height of the development (particularly the 9 storey building which is 250% greater than the LEP maximum and the FSR of 1.43 which is 91% greater than the LEP maximum of 0.75:1. Traffic congestion as a result of such unfettered development not only in the immediate vicinity but also in respect of all access and entry routes into and out of the peninsula is getting to the stage where a moratorium on all such development is needed if the State government cannot find a way to fix the current bottlenecks and within such a peninsula this is well-nigh impossible. In addition with only half the proposed population of the Breakfast Point site in place there is already a lack of adequate parking and insufficient green space in the local community.

IP Address: 110-174-27-97.static.tpgi.com.au - 110.174.27.97  
 Submission: Online Submission from Paul Nix (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23936](https://majorprojects.affinitylive.com?action=view_diary&id=23936)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Paul Nix**

E: paulnix@tpg.com.au

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## Grahame Edwards - Submission Details for Jason O'Brien

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/21/2011 3:40 PM  
**Subject:** Submission Details for Jason O'Brien  
**CC:** assessments@planning.nsw.gov.au

---



**Planning &  
Infrastructure**

Disclosable Political Donation: no

Name: Jason O'Brien  
Email: jason@obrienconstructions.com.au

Address:  
1 Heath Street

concord, NSW  
2137

Content:

Should this development proceed previous council advise of all traffic from the Mortlake area being directed to Brays road through Bertram & Gale streets should be adhered to and surrounding streets such as Braddon, Rickard & Norman be closed off to the traffic generated. The traffic volume at all hours is already above that advised of in the past and measures promised by the council have still not been carried out.

IP Address: obrien26.lnk.telstra.net - 120.151.63.62

Submission: Online Submission from Jason O'Brien (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=23447](https://majorprojects.affinitylive.com?action=view_diary&id=23447)

**Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development**

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

**Site: #2330 Majors Bay, Mortlake**

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Jason O'Brien**

**E : jason@obrienconstructions.com.au**

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405/1 Orchards Av.

Breakfast Point NSW 2137

22<sup>nd</sup> 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.

Peter O'Hara

Peter O'Hara (2)

sp.

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 11:08 am  
**Subject:** MP10-0154 - Majors Bay Residential Development

MP10-0154 - Majors Bay Residential Development

Mr. Schofield,

I would like to complain about the handling of the above development. Today is the first I have heard anything about it at all and the exhibition period ends already on 17th November.

If such a large development is planned for the area why weren't local residents notified with sufficient time to review this.

Because of the Breakfast Point development the peninsula is already overcrowded especially with traffic. Any Saturday getting out of here and going to Burwood is kaos.

Why are you allowing such high buildings and disregarding the control limits. They are set for a reason and should not be ignored.

Please advise why this has all been done in this way.

Peter O'Hara

**Grahame Edwards - What has happened with the abolition of Part 3A and the relevance to "new planning" of the proposed Mortlake Development MP10\_0154**

---

**From:** "Gary Osborne" <gabo@bigpond.net.au>  
**To:** "Hazzard Brad" <office@hazzard.minister.nsw.gov.au>  
**Date:** 11/16/2011 10:06 AM  
**Subject:** What has happened with the abolition of Part 3A and the relevance to "new planning" of the proposed Mortlake Development MP10\_0154  
**CC:** <grahame.edwards@planning.nsw.gov.au>  
**Attachments:** Mortlake development MP10\_0154 Brad Hazzard 16th Nov 2011.docx

---

Dear Mr Hazzard and Mr Edwards,

I received an undated letter from Michael Woodland (Director, Metropolitan and Regional Projects South) in regard to the above development.

Attached please find **an objection to the proposed development** (MP10\_0154).

I am concerned with the apparent lack of constructive and reasonable consideration of the legislative planning powers of our Canada Bay Council?

As an ordinary citizen, I do not have a working understanding of the consequences to the community and to the infrastructure of such a development. Hence, I rely on the expertise of engineers and planners within State and Local Government!!

Thanking you  
Your sincerely  
Gary Osborne

The Honourable

Mr Brad Hazzard

Minister for Planning and Infrastructure

GPO Box 39

Sydney NSW 2001

Gary Osborne

38/18 Edgewood Cr

Cabarita

NSW 2137

Phone 97362678

Re- Viability of Part 3A in regard to the Proposed Development of 402 Units in 14 Buildings (3-9 Storeys) in Mortlake (MP10\_0154)

Dear Mr Hazzard,

**The proposed development mentioned above is Massive** and apparently will be allowed **without due regard** being paid to the overall effect of this development on the established neighbourhood and infrastructure such as roads, etc.

Mr Hazzard can you please tell me why the promise by the Liberals at the recent election to abolish Part 3A of the relevant act "does not seem to apply to this major development (as I understand it Part 3A removed planning powers from local councils and hence the local community)???

Thanking you

Yours sincerely

Gary Osborne

**Grahame Edwards - Fwd: MORTLAKE DEVELOPMENT**

---

**From:** Grahame Edwards  
**To:** Grahame Edwards  
**Date:** 11/29/2011 11:18 AM  
**Subject:** Fwd: MORTLAKE DEVELOPMENT

---

Grahame

Please note this objection and record in objective.

Mark

>>> "Ruth Osborne" <ruth@thornleighcruiseandtravel.com.au> 11/26/2011 9:07 am >>>

Dear Mark,

I live at Cabarita and I am seriously concerned about development in the area.

I came to the area 6 years ago and since that time the construction of housing has been huge.

I feel the new development at Mortlake will cause major problems with infrastructure.  
The road system getting into the area is becoming a nightmare.....Ryde Road/Ryde bridge from around 3.30pm until 7pm each night is bumper to bumper, the mornings the same.

NO new housing should be approved until the road systems and other infrastructure has been upgraded.

Thanks

Ruth Osborne  
29/18 Edgewood Crest  
CABARITA 2137  
Phone 9739 6635

Ruth Osborne  
THORNLEIGH CRUISE AND TRAVEL  
Shop 8A  
Thornleigh Market Place  
2-12 The Comenarra Parkway  
Thornleigh NSW 2120

Phone (+61) 02 9875 3633  
Fax (+61) 02 9484 8650

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## Grahame Edwards - Submission Details for Laurel O'Toole

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**From:** Laurel O'Toole <lvotoole@aol.com>  
**To:** <grahame.edwards@planning.nsw.gov.au>  
**Date:** 12/2/2011 10:54 PM  
**Subject:** Submission Details for Laurel O'Toole  
**CC:** <assessments@planning.nsw.gov.au>

---

✖ Department of Planning

Disclosable Political Donation: no

Name: Laurel O'Toole  
Email: lvotoole@aol.com

Address:  
41/77 Peninsula Drive Breakfast Point 2137  
, NSW

**Content:**

I wish to comment on the above LEP Mortlake .

The LEP displays overdevelopment of the site.

The FSR is approx 91% greater than the maximum permitted FSR .

The proposed height of the 9 storey is 250% greater permissible site .

Canada Bay Council plan to double the population in the proposed Lep they are advertising now. Even the oval which contains the contaminants buried in a containment structure is to be zoned R3 .

I believe this should be taken into account when making your decision . It will double the population in Breakfast Point . The impact on the local streets will be immense .

the only escape from the peninsula will be through Breakfast Point to Cabarita Road . This has not been taken into account. The council does not maintain any of the infrastructure .

When the RAT RUN through our development starts, as it must ,we will have to pay excessive contributions . The delay caused by the traffic increase proposed in the LEP Mortlake will force more cars

IP Address: 65.0-27-211.dynamic.mbb.syd.iprimus.net.au - 211.27.0.65

Submission: Online Submission from Laurel O'Toole (comments)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=24072](https://majorprojects.affinitylive.com?action=view_diary&id=24072)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

Laurel O'Toole

E : lvotoole@aol.com

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**From:** "mark" <mark@citiguard.com.au>  
**To:** <mark.schofield@planning.nsw.gov.au>  
**Date:** 10/25/2011 4:51 pm  
**Subject:** Part 3a Development Proposal Western Mortlake 402 Units in 14 Buildings

Re: MP10\_0154-Majors Bay Residential

Dear Mark Schofield

This email is to firstly to urge you to notify all residences of Mortlake, Breakfast point, Cabarita and Concord of this Development proposal and

secondly to request the State Government to extend the exhibition period to 28 February 2012.

Thank you your consideration.

Regards

Mark Pendergast

Managing Director

Licensed Security Consultant Lic no. 409911993

Ph 1300 66 2468

Fax 02 96420077

[www.citiguard.com.au](http://www.citiguard.com.au)

## **RE; PART 3A CONCEPT PLAN RESIDENTIAL PROJECT MORTLAKE**

Having attended the Public Meeting at Massey Park Golf Club, on Monday 7<sup>th</sup> November, I object to this plan, and I am seriously concerned by the over overdevelopment of the Mortlake Area. I have been a resident in this area for the past 30 years and when the original plans for redevelopment were discussed, the area was to be of medium density housing only, a fact that has been forgotten or discarded in the intervening years.

To call this a "Concept Plan" and to compare it to the Breakfast Point Development, is on the part of Mortlake Consolidated Pty Ltd, ambitious, as their development in contrast, has neither the community facilities nor the open space ratios required for the number of proposed residents.

My main concern is as follows:-

### **Traffic and Transport:**

Hilly Street is the only access to Mortlake Point. At the entrance to Hilly Street where it meets Bertram Street, there is a round- a- bout, and the roadway narrows considerably. From this point until McDonald Street, on the right of the street, there is a Ballet School, a factory, and the entrance to the Car Park of the Palace Hotel, on the left there is private housing. The Public Buses have trouble negotiating this area.

It was stated at the meeting that residents would use the public transport system, as this would reduce to number of cars using the area, this concept has not worked in the Rhodes Area and they have a train station, I cannot see them using the current system in Mortlake as it takes approx. 30 – 40 minutes to reach a rail station from the Mortlake area by bus. To compare the numbers to the days when AGL was functioning is a myth as there were trams that ran to the AGL site co-ordinated with their shift changes to carry the workers.

Since AGL has closed heavy transport has been limited to trucks carry building materials and removal vans in the area.

The narrowing of Bennett and Edwin Streets is blatant public land grab to increase the open space area ratios, I presume, and would be better used for on street parking for visitors and the residents.

**Environment:**

This Residential Project of 400 units is on the foreshore of Majors Bay. This is a shallow bay (apparently you can walk across it a low tide) off the Parramatta River. Its mangrove trees on the edge of the water have been protected under the law and It has taken many years for their regrowth. The subsequent return of water birds to the area has been a delight to watch and I feel this project will place undue pressure on a very fragile environment.

I have waited for years for the Bay Walk to be developed, may be this time.

## Grahame Edwards - Submission Details for giuseppe pesce

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/14/2011 11:13 AM  
**Subject:** Submission Details for giuseppe pesce  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: giuseppe pesce  
 Email: joepesce2137@gmail.com

Address:  
 15 market street

breakfast point, NSW  
 2137

**Content:**

1. the proposal represents an overdevelopment for the site(s).
2. the Breakfast Point development cannot be used as a precedent because there is nothing to suggest that it is an ideal size/development. In fact it is an over development of the site (the proposal at p 27 refers to Breakfast Point as consisting of 940 dwellings when in fact this is exceeded by 35-37%).
3. the proponent cannot rely on Breakfast Point because it has raised the base line ie., the proposal has to recognise and take into account the impact that Breakfast Point has had on the local community and development signature. It cannot simply add to it regardless of the impact that Breakfast Point introduced.
4. there is nothing to say that once any approval is given the proponent is not going to ask for approval to increase the number of dwellings in the development and in so doing increase the negative impact.
5. there is inadequate transport infrastructure. Thus at page 57 the proposal says that the proposed development will reach "critical mass" for the area. The proposal hopes the transport authorities will increase bus and ferry services but this is putting the cart before the horse. As for ferry service the zoning wont permit it near the development and there is no parking provision for the ferry users.
6. the proposal has no provisions for recreation facilities.
7. the proposal has no provisions for retail services. It seems to rely on Breakfast Point facilities but there are not available because a restrictions under the Conveyancing Act s 88B does not allow the public to enter except on foot and for the purpose of recreation which effectively means residents of the proposed development cannot use the Breakfast Point facilities.
8. the proposal relies on public street parking to meet its parking requirements. The proposal should make parking provisions entirely on site both for residents and for their visitors.
9. The type of development in question is likely to attract residents with more than one vehicle and the proposed parking ratios are inadequate. This is demonstrated by the experience at Breakfast Point which the proposal relies on (the developer should not be allowed to pick and choose the parts of Breakfast Point it relies on).
10. there should be no building greater than 5 stories.
11. put simply the proposed density cannot be justified; the available infrastructure cannot cope; it relies on retail facilities that are not available to it.
12. I have not made any political donations (I wasn't able to fill the form electronically).

IP Address: 220-244-102-29.tpgi.com.au - 220.244.102. 29  
 Submission: Online Submission from giuseppe pesce (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23049](https://majorprojects.affinitylive.com?action=view_diary&id=23049)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**giuseppe pesce**

E : joepesce2137@gmail.com

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

RR  
SF

Major Project Assessment  
Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001

Re: - Development Application MP10-0154  
Edwin, Bennett, Northcote and Hilly Sts  
MORTLAK

Attention: Grahame Edwards

Dear Sir,

We wish to enter our objection to the above Application.

As long term resident of Concord we have seen many changes in the former Concord Council area. The major developments at the end of Burwood Rd., Cape Cabarita, and the former Dulux site at Cabarita, Breakfast Point and other Mortlake sites have taken place after extensive Developer/Council and community consultation. These projects were sold and generally supported on the basis of the need for Urbane Consolidation. Now we find this application in the Governments hands and if approved will without doubt be followed by an avalanche of other, and possibly, bigger and even more unacceptable proposais

In return we were assured that future development application would be judged on the then existing codes. Further developments such as Liberty Grove and other projects on the Rhodes peninsular were accepted because of the rail facilities.

As you are no doubt aware Drummoyne and Concord Councils merged some years ago as City of Canada Bay Council. Both municipalities were similar and generally speaking had similar policies. This merger was widely supported and from most peoples point of view has been successful.

The so called Section 3A policy is totally unacceptable. We firmly believe that the community in consultation with our elected representatives and developers is the only way to go. We live here and believe we know best what is or is not acceptable. This proposal borders on single housing lots and 9 level buildings are totally unacceptable.

Traffic is already a major problem and will only get worse when the Breakfast Point development is completed in the next few years and this, together with future developments on the Mortlake peninsular will only exacerbate already existing problems...

Local employment opportunities are extremely limited and additional residents will travel to places of employment well outside the area. You could run a bus or ferry every five minutes but people are not going to leave the car in garage to use public transport. Being

A PROPOSED DEVELOPMENT WITHIN THE MORTLAK AREA WILL BE SUBJECT TO THE FOLLOWING CHARGES:

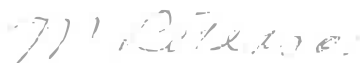
lights to get onto already over crowded major roads. Parking availability at the nearest rail facilities is virtually non-existent so this is not viable option.

We believe residents in this area have met their obligations and want earlier commitments honored. We have demonstrated we are not against development but it must happen within existing codes and guidelines.

Many long term residents remain in this area for what it is. This is where we live and wish to continue to do so. We believe we are better judges of what is and is not acceptable for our area



Barry Peterson



Margaret Peterson

9 Brays Rd., Concord 2137

23/11/2011

23/11/2011

## Grahame Edwards - Submission Details for Andrew Porter

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/22/2011 2:55 PM  
**Subject:** Submission Details for Andrew Porter  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Andrew Porter  
Email: vonandy@tpg.com.au

Address:  
22 Edwin Street

Mortlake, NSW  
2137

Content:

To whom it may concern:

We have reviewed the concept plan for the development of 402 apartments across 14 buildings in Mortlake (MP10\_0154) and would like to voice our opinion as follows:

\*The size and scale of this project is just too large. Specific to Edwin Street - as stated in the DCP Compliance Summary, existing development between the intersections with Tennyson and Bennett Street is typified by one-storey residential cottages and building frontages are generally 7-8 metres in width. The latest plans on the website suggest there will be one massive block of 4-storey units built on Edwin Street. I do not see how the new development complies with the specific controls with respect to compatibility; built form; height/scale as it will look nothing like the adjoining development.

\*Traffic and noise are a concern given the number of apartments (which have been listed anywhere from 350-411 in the documentation provided) and the large number of multiple entry/exit points.

\*Public transport may become an issue. The ferry service at Mortlake is busy enough as it is.

\*Constant reference to the Breakfast Point development is made. The building works under review is based in Mortlake and observations should relate to existing development within the suburb of Mortlake.

\*We have concerns around privacy and sunlight given the massive heights proposed in all areas of this development.

IP Address: 27-32-17-82.static.tpgi.com.au - 27.32.17.82

Submission: Online Submission from Andrew Porter (comments)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23478](https://majorprojects.affinitylive.com?action=view_diary&id=23478)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Andrew Porter**

E : vonandy@tpg.com.au

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## Grahame Edwards - Submission Details for Bill Price

---

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 10:34 AM  
**Subject:** Submission Details for Bill Price  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Bill Price  
 Email: bill@robemaker.com.au

Address:  
 65 Hilly Street

Mortlake, NSW  
 2137

**Content:**

The development of existing industrial site is to be encouraged providing that consideration is given to the present height restriction of the building and there is adequate car parking space make available.

Major concern is the peak hour overload onto Broughton Street onto Paramatta Road or roads leading to Concord Road, also Llands and Burwood Road onto Paramatta Road.

IP Address: cpe-58-164-15-133.inse5.ken.bigpond.net.au - 58.164.15.133

Submission: Online Submission from Bill Price (comments)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=21898](https://majorprojects.affinitylive.com?action=view_diary&id=21898)

Submission for Job: #4206 MP10 \_0154 - Majors Bay - Residential Development

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Bill Price**

E : bill@robemaker.com.au

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**Grahame Edwards - MP10 0154, Part 3A Development Proposal, Western Mortlake**

---

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/23/2011 12:55 PM  
**Subject:** MP10 0154, Part 3A Development Proposal, Western Mortlake  
**CC:** angelo.tsirekas@canadabay.nsw.gov.au; neil.kenzler@canadabay.nsw.gov.au

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Dear Sir,

I am greatly concerned by the above proposed development which will cause without any question a greatly increased traffic congestion in an area which already suffers from the large amount of traffic generated by Breakfast Point and other developments in the vicinity.

I am a loss to understand why not all the residents of Mortlake, Breakfast Point, Cabarita and Concord ave been notified of this proposal since they all will be negatively affected.

Also, I request that the exhibition period be extended to February 28th, 2012, to allow proper evaluation and response to take place.

Yours faithfully,

George Ranucci  
51/35 Phillips Street  
Cabarita NSW 2137

① of ③

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**CC:** shameelreddy@hotmail.com  
**Date:** 11/11/2011 4:48 pm  
**Subject:** MP10\_0154 - Majors Bay Residential Development

Dear Mr Schofield,

I write to inform you that not all residents of Mortlake, Concord, Breakfast Point & Cabarita have been informed of the above development. As this development will impact on the lives of all residents in these areas - please can you write to all residents and inform that of the development.

Thanks you for your kind consideration.

Kind Regards  
Karo

55/1 Bayside Terrace, Cabarita

## Grahame Edwards - Exhibition period

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**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/11/2011 4:50 PM  
**Subject:** Exhibition period

---

Dear Mr Schofield,

I have already written to you about letting ALL residents of Concord, Cabarita, Breakfast Point & Mortlake know of the development in Mortlake as it affects all residents living in the area.

I also request that you extend the exhibition period to 28th February 2012. This will give ALL residents a fair go in expressing their objections to this development.

Thank you for your kind consideration.

Kind Regards  
Karo  
Reddy

55/1 Bayside Terrace - Cabarita

③ of ③

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**CC:** shameelreddy@hotmail.com  
**Date:** 11/11/2011 4:51 pm  
**Subject:** MP10\_0154 - Majors Bay Residential Development

Dear Mr. Schofield,

I have already written to you about letting ALL residents of Concord, Cabarita, Breakfast Point & Mortlake aware of the above development as it affects all residents living in the area.

I also request that you extend the exhibition period to 28th February 2012. This will give ALL residents a fair go in expressing their objections to this development.


Thank you for your kind consideration.

Kind Regards  
Karo  
Reddy

55/1 Bayside Terrace - Cabarita

SP. ①  
SCANNED**John Phillpott - Submission Details for Jamie Reeves**

**From:** Jamie Reeves <jreeves@niche-eh.com>  
**To:** <john.phillpott@planning.nsw.gov.au>  
**Date:** 10/12/2011 2:57 AM  
**Subject:** Submission Details for Jamie Reeves  
**CC:** <assessments@planning.nsw.gov.au>

 Department of

Disclosable Political Donation: no

Name: Jamie Reeves  
 Email: jreeves@niche-eh.com

Address:  
 59 Bertram St

Mortlake, NSW  
 2137

**Content:**

I am a local resident, and generally support the residential/mixed use redevelopment of the old industrial areas of the Mortlake Peninsula, including this current proposal. My family and I have lived in Mortlake for 7.5 years, and lived in Concord near the former AGL site prior to that (Denison St). My feeling is that the ongoing developments of the area (especially Breakfast Point and other medium-high density town-house and unit development) have resulted in much increased levels of vehicle traffic in the area. The traffic is especially concentrated in some parts as there are only a few roads "out". As far as I can tell there has been no major alteration to the local roads to deal with the increased population and number of cars. For example, there are no pedestrian crossings of what are becoming very busy roads, especially at the traditional busy times of the day - particularly Hilly Street, the south end of Bertram St, Tennyson Road and Gale St. There are also now many more vehicles parked on the side of roads, especially on weekends, and this has effected sight lines at some intersections, especially the Bertram St / Tennyson Rd intersection. Overall the local roads are also in poor condition, and lack modern additions such as speed limiting devices assuming they are appropriate in some places (humps, chicanes or whatever) and there are very few pedestrian refuges.

I viewed the EA at the Concord library today and was interested to read that it concluded there would be no significant increase in traffic movements due to the current proposal (once operational), and hence no road alterations or traffic management considerations would be required. I do not doubt this. However, I would implore the Department and proponents to consider the cumulative impacts of the last 5 years of development in the area, and the continually changing demographics (less commercial and more residential - hence more pedestrians and children etc) rather than incremental considerations for each development. I don't know if it would be the proponent's or Department's responsibility to fund and instigate changes to the roads to make them safer, especially for pedestrians, but I do believe it is an area of planning that is very important and worthy of consideration as the development of the area continues.

I thank you for taking the time to consider this submission, and I appreciate the opportunity to provide it to you.

Regards  
 Jamie Reeves

IP Address: 115-64-27-192.static.tpgi.com.au - 115.64.27.192  
 Submission: Online Submission from Jamie Reeves (support)  
[https://majorprojects.affinitylive.com/?action=view\\_diary&id=21552](https://majorprojects.affinitylive.com/?action=view_diary&id=21552)

Submission for Job: #4206  
[https://majorprojects.affinitylive.com/?action=view\\_job&id=4206](https://majorprojects.affinitylive.com/?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com/?action=view\\_site&id=2330](https://majorprojects.affinitylive.com/?action=view_site&id=2330)

**Jamie Reeves**

E : jreeves@niche-eh.com

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**Grahame Edwards - Building Application - Hilly St, Mortlake**

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**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 10:36 AM  
**Subject:** Building Application - Hilly St, Mortlake

---

Job Status	Exhibition Project is currently on public exhibition and opportunity for public submissions is available
Assessment Type	Part3A
Project Type	Residential, Commercial & Retail
Application Number	MP10_0154
DGRS Issued:	10/01/2011
Exhibition Start	04/10/2011
Exhibition End	17/11/2011
Location details	
Location	Hilly Street, Northcote Street, Bennet Street, Edwin Street , Mortlake
Local Government Area	Canada Bay City Council
Exhibition Location	Canada Bay Council and Concord Library.

Mark,

The electronic security code words (first one) was too hard for me to work out what it was - so I'm sending this comment on this Development directly to you.

**I object to this development in its current format.**

Why is this development in Part 3A? This was supposedly being stopped under the Liberal government. This is not a development of major or State significance.

This project has been kept in complete secrecy to the wider local area. There has been no consultation with local people (at least just outside the directly impacted area). All residents in the Mortlake area (including Breakfast Point) will be impacted.

The traffic report says there will be less traffic due to the development then now. This is total rubbish. Anyone living in the area knows that the amount of traffic is increasing and will only increase further with more development. I have been here 9 years, drive to work every day and traffic is increasing.

This development is too dense and far too high to be in keeping with the buildings around it. There are no 9 story buildings around it. Why are council controls on developments not being adhered to?

Why isn't it being widely consulted with people?

**The exhibition period needs to be extended & the developer needs to consult with the wider community.**

This type of development smells of the usual cover ups and deceits that went on under Labour.

I don't donate to any political party and are not withholding my name.

Stephen Reilly  
70 Admiralty Drive  
Breakfast Point 2137

**Grahame Edwards - Part 3A Development Proposal Western Mortlake 402 Units in 14Buildings**

---

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 10:37 AM  
**Subject:** Part 3A Development Proposal Western Mortlake 402 Units in 14Buildings  
**CC:** angelo.tsirekas@canadabay.nsw.gov.au; neil.kenzler@canadabay.nsw.gov.au

---

Dear Mr Schofield

It is with great distress that I send this email in response to Canada Bay Councillor Kenzler's notification to residents that the abovementioned development is being undertaken without community consultation.

I draw your attention to a statement by Premier O'Farrell on 4 April regarding the increased planning powers of local councils and the scrapping of Part 3A amendment.

"This means a return of planning powers to councils and local communities," Mr O'Farrell said.

"The days of giving the Planning Minister sweeping powers to approve developments at the stroke of a pen with virtually no consultation with local communities are over.

"That extreme power only leads to the sort of suspicion and shady deals we have seen in NSW over the past 16 years."

The scrapping of Part 3A was a core election promise of the Liberal party, but the government will still have to push legislation through the Upper House.

Mr O'Farrell said he had not attempted to convince opposition members but had directed the Minister for Planning Brad Hazzard to draw up plans.

Until then transitional arrangements will be put into place to deal with more than 500 Part 3A applications already in the system.

About half will now face the Planning Assessment Commission for assessment, while the rest will either be sent to local councils to vote on or allowed to lapse.

Part 3A was introduced in 2005 and gave planning ministers the ability to overrule local councils and communities on any project the minister deemed to be of state or regional importance.

So why is this development apparently surrounded in secrecy and what steps are in place for concerned residents to voice their opinions on the lack on local infrastructure to dismiss a ridiculous development like this, or any others that may be submitted in the future?

I seek transparency on this issue as a long time resident and concerned citizen.

Regards

Sandra Renwick

Concord.



PCU028298

Tony Robertson SP.

303/23 The Point

Kendall Inlet

Cabarita 2137

The Director

Metropolitan and Regional Projects, South

Planning and Infrastructure

GPO Box 39

Sydney 2001

Department of Planning  
Received  
24 NOV 2011  
Scanning Room

Dear Sir/Madam

We are writing regarding Application No 10-0154, 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street, Mortlake.

We are deeply concerned that the subject development will be almost twice the density of what was envisaged for the site by Canada Bay Council.

Additionally, it is understood that Council has a height limit of 3-4 stories for the site, whereas the proposal seeks to have buildings up to nine storeys.

The subject development will cause a significantly greater density for the overall area as the Breakfast Point development is some 40% greater than originally envisaged. As you would be aware, the Breakfast Point development was determined under Part 3A of the Environmental Planning and Assessment Act and the density of this development, in close proximity to the subject site, is significantly greater than what was originally envisaged in Council's master plan for the site.

As the former Minister for Planning (through the Director -General of Planning) was responsible for the extremely poor planning and overall quality of the Breakfast Point development, it is highly unlikely that a better quality of development will result in this instance, with your organisation as the consent authority. As this is a local issue, the Canada Bay Council should be charged with any approval process for the subject development.

Given the undertaking prior to the last State election that Part 3A would not be used for developments such as this, there is grave concern amongst the local community regarding the Government's pre- election commitments and its failure to adhere to an election undertaking.

As this development will be a major traffic generator, local roads will be unable to cope with the likely impact of additional traffic. While it is appreciated that the developer is seeking to have

additional bus and ferry services to the area, any additional bus services will be caught in the traffic bind exiting the Mortlake peninsula. There is also the question of the Mortlake ferry that already carries significant traffic volumes with significant traffic backlogs that impact on traffic movements along Hilly Street and other local roads. The subject development is likely to exacerbate this already unsatisfactory situation.

There is also a significant impact on traffic seeking to enter or cross Parramatta Road as there are limited opportunities for traffic to access the southern areas. This is particularly so in peak traffic, even to get to Burwood. In order for any future development of the Concord, Cabarita and Mortlake areas to be considered, there needs to be a traffic management study undertaken.

The subject development is also likely to have a significant visual impact on the area, particularly when viewed from Majors Bay. As the area generally has freestanding dwellings of one to two storeys in height, the subject development will not be in character with existing development. This is particularly so as the development will be along a ridge line.

In light of the overdevelopment already existing in the area, arising from the Breakfast Point development, the proposed development at the envisaged density should not be allowed.

As indicated earlier, before any further development is allowed there needs to be a traffic management plan developed and implemented for the overall area, not just for the Mortlake peninsula.

We as long standing residents of what is becoming a jungle of unit developments, are opposed to the subject development for the reasons outlined above.

We have made no political donations to any party.

Yours faithfully

*John Robinson*  
*John Robinson*

23<sup>rd</sup> November, 2011

Tony Robertson  
(Strata Plan)

SP

Strata Plan 63027

23 Kendall Inlet

Cabarita 2137

Director

Metropolitan and Regional Projects, South

Planning and Infrastructure

GPO Box 39

Sydney 2001

Dear Sir/Madam

I am writing on behalf of the Body Corporate of Strata Plan 63027, regarding Application No 10-0154, 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street and 14-22 Hilly Street, Mortlake.

As a recent AGM of the Body Corporate it was agreed that I write raising concerns about the abovementioned development.

It is understood that the subject development will be almost twice the density of what is currently in place for the site by Canada Bay Council.

Council also has a height limit of 3-4 stories whereas the proposal seeks to have buildings up to nine storeys.

With the Breakfast Point development some 40% greater than originally envisaged, as a result of the overall development of that site determined under Part 3A of the Environmental Planning and Assessment Act, it is obvious that the density in close proximity to the subject site is already significantly greater than what was originally intended.

As the Minister for Planning under the former State Government (through the Director -General of Planning) was responsible for the extremely poor quality of the Breakfast Point development, it is highly unlikely that a better quality of development will result in this instance. As this is a local issue, the Canada Bay Council should be charged with any approval process for the subject development.

Given the undertaking prior to the last State election that Part 3A would not be used for developments such as this, there is grave concern amongst the local community regarding the Government's pre-election commitments and its failure to adhere to an election undertaking.

As this development will be a major traffic generator, local roads will be unable to cope with the likely impact of additional traffic. While it is appreciated that the developer is seeking to have additional bus and ferry services to the area, any additional bus services will be caught in the traffic

bind exiting the Mortlake peninsula. There is also the question of the Mortlake ferry that already carries significant traffic volumes with significant traffic backlogs that impact on traffic movements along Hilly Street and other local roads. The subject development is likely to exacerbate this already unsatisfactory situation.

There is also a significant impact on traffic seeking to enter or cross Parramatta Road as there are limited opportunities for traffic to access the southern areas. This is particularly so in peak traffic, even to get to Burwood. In order for any future development of the Concord, Cabarita and Mortlake areas to be considered, there needs to be a traffic management study undertaken.

The subject development is also likely to have a significant visual impact on the area, particularly when viewed from Majors Bay. As the area generally has freestanding dwellings of one to two storeys in height, the subject development will not be in character with existing development. This is particularly so as the development will be along a ridge line.

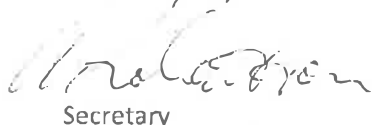
In light of the overdevelopment already existing in the area, arising from the Breakfast Point development, the proposed development at the envisaged density should not be allowed.

As indicated earlier, before any further development is allowed there needs to be a traffic management plan developed and implemented for the overall area, not just for the Mortlake peninsula.

We as long standing residents of what is becoming a jungle of unit developments, are opposed to the subject development for the reasons outlined above.

The Body Corporate does not make political donations to any party.

Yours faithfully



Secretary

Strata Plan 63027

23rd November, 2011.

**Grahame Edwards - MORTLAKE REDEVELOPMENT**

---

**From:** "Ray & Glenda Rogers" <rayglenr@tpg.com.au>  
**To:** <"plan\_comment"@planning.nsw.gov.au>  
**Date:** 12/1/2011 1:56 PM  
**Subject:** MORTLAKE REDEVELOPMENT

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**Subject:** MORTLAKE REDEVELOPMENT - PLANNING OFFICER

Dear Sir/Madam,

Thank you for the opportunity to make comment on this large development on a very narrow peninsula.

Having read the transcript from the November 7 meeting we feel that it is IMPORTANT for the Council together with LOCAL RESIDENTS SUPPORT, to push for a Public Hearing of PAC on this development.

Bearing in mind that there are still many sites that will become available for redevelopment on the Mortlake Peninsula over the next few years, perhaps single dwellings, villas, town houses, may be more in keeping with any remaining land available.

What is most important is that FULL REMEDIATION SHOULD BE COMPLETED BEFORE ANY DEVELOPMENT CAN PROCEED. (Refer Kendall Bay/Breakfast Point contamination, still not done)

9 stories are too high and 4-6 stories would be more than sufficient for that area, which already has a large number of well-established domestic residences within it.

The Mortlake Bus Service is presently more frequent than Cabarita, which only has an hourly service on the week-ends finishes in the late afternoon.

The statement from the Transport representative that if the demand is there, more services will follow is "upside down thinking".

If Bus and Rivercat Services are there the public will use them, especially if they can't get off the Peninsular for traffic jams. How about frequent shuttle services down all the Peninsulas in the CCBC to central points?

Daily Commuters using the Rivercat fill up the Commuters Car Park in Cabarita Park by the early hours of the morning and then proceed to fill other parking spaces in the park as well as along Cabarita Road and the PRIVATE ROADS at Edgewood, Kendall Inlet & Breakfast Point who have the cost of maintaining the roads within each of their Estates, as well as paying higher Council rates.

We know there are always trade-offs between Developers and Council i.e. water and drainage into Majors Bay, but even without redevelopment these matters on an environmental basis need to be attended to by Council without allowing Developers to keep on adding floors to unit blocks, as has happened in Breakfast Point.

Regards,  
RAY & GLENDA ROGERS  
Apt 12/1 Bayside Terrace,  
Edgewood Estate  
Cabarita.  
(02) 9743 2331 M: 0405 115 873

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 11:15 am  
**Subject:** PART 3A DEVELOPMENT PROPOSAL - WESTERN MORTLAKE - 402 UNITS IN 14BUILDINGS 3 - 9 STOREYS !!!!!!!!!!!!!!! WE SAY NOOOOOOOOO !!!!!

As a resident of Concord/Mortlake I am EXTREMELY concerned about the future development of the Hilly Street area. Approving such a huge development would only open the doors to more of these high rises being built in the area. Has NOBODY taken into account how congested the Concord/Mortlake area already is, particularly as there are only 2 streets leading out of this area (both streets one lane either way!!) ? Is there no concern about the pollution which will be associated with increased traffic in the area? Contamination of the land in question???? Do the residents of this area have to sit back and allow such a wonderful area to be destroyed by greed???? Does Concord infrastructure need to collapse before any action is taken ????

To help the residents of this area IT IS IMPERATIVE THAT:

1. ALL Mortlake / Breakfast Point / Cabarita and Concord be informed of this development, and
2. The exhibition period be extended to 28 February 2012.

Give the residents a chance to have their say and be HEARD!!!!

Kind regards  
Maria Rosina  
Resident of Concord

## Grahame Edwards - Submission Details for calogero sartorio

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 12/2/2011 12:13 PM  
**Subject:** Submission Details for calogero sartorio  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: calogero sartorio  
 Email: ibay-4u@hotmail.com

Address:  
 88 tennyson rd

mortlake , NSW  
 2137

Content:

i have had a look at the proposal and i am glad to see that something will be done about ridding mortlake of that old building and others.

IP Address: cpe-121-217-243-67.lnse3.cht.bigpond.net.au - 121.217.243.67

Submission: Online Submission from calogero sartorio (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23982](https://majorprojects.affinitylive.com?action=view_diary&id=23982)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**calogero sartorio**

E : ibay-4u@hotmail.com

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

14 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 [MPI0-0154] 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 21<sup>st</sup> 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,

  
Rita Scardilli

## Grahame Edwards - Submission Details for Julie Shaw

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 12/2/2011 12:20 PM  
**Subject:** Submission Details for Julie Shaw  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Julie Shaw  
Email: finshaw@tpg.com.au

Address:  
3Kingslon Ave

Mortlake, NSW  
2137

**Content:**

I object to the development of more high rise buildings in the area> Breakfast Point is still stuffing in multistore apartments & plans have been approved for development of a site in Brays Road. Yet the roads have not been altered to cater for the increase in traffic which already heavily increased in the last 5yrs. There is only one way in & out of this area & all residential with street parking & barely room for cars to pass.  
Providing improved public transport (more buses) is a problematic solution as the general area is isolated at night & no services after 11pm.  
Public schooling is limited & most local schools are struggling to cope with the flow of service demand & is in need of a huge .  
Concord Hospital like all inner city hospitals is struggling to cope with the flow of service demand & is in need of a huge .  
Finally how much of the current development at Breakfast Point, Rhodes, Burwood, Fivedock, Meadowbank, Balmain or even Drummoyne are fully occupied.  
This is an over kill of the area that will be passed off as keeping a recession at bay, but at a cost to a community that lives under its shadow. Nothing to very little has been done with infrastructure of the area despite the huge development already in existence at Breakfast Point so despite what plans your department may say economics of the current government & economic climate suggest it is not going to happen.

IP Address: 110-174-27-131 static.tpgi.com.au - 110.174.27.131  
Submission: Online Submission from Julie Shaw (object)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=23938](https://majorprojects.affinitylive.com?action=view_diary&id=23938)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Julie Shaw**

E : finshaw@tpg.com.au

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

**Grahame Edwards - MP10\_0154 - Majors Bay - Residential Development**

---

**From:** "John Small" <johnsmall@iinet.net.au>  
**To:** <grahame.edwards@planning.nsw.gov.au>  
**Date:** 12/6/2011 6:13 PM  
**Subject:** MP10\_0154 - Majors Bay - Residential Development

---

Dear Grahame,

I note from your website that this project is still on exhibition and open for submissions. I am against approval of this project in its current form and submit the following:

- This development should not be considered under Part 3A and should be returned to Council for determination. If this development were to be approved under Part 3A, it would leave planning for the Mortlake peninsular fragmented between State Govt and Council (part only of Breakfast Point is also subject to 3A, the rest subject to Council Master Plan and DCP). The possibility of achieving good overall planning outcomes for the area is likely to be significantly compromised under such an arrangement, as has already been apparent with the split responsibilities for Breakfast Point (and Kendall Bay). This is despite the fact that this development consolidates the planning for a number of sites within its boundaries and so goes a small way towards achieving potentially good overall planning, but nowhere near far enough. Should the proposal go ahead under 3A, the rest of my comments apply.
- The developer should be required to register the entire project under the Community Land Development Act and not individual sections under the Strata Act in order to properly take account of the rights and responsibilities of future owners and residents in the development. Should Council-owned streets cause the project to be non-contiguous and so cause difficulty with this, Council should transfer ownership of those streets to the developer and a lease entered into with Council giving Council management and maintenance responsibilities over the streets for an extended period. In particular, maintenance responsibilities for streets with public access should not be placed on owners in the development.
- The overall Council planning guidelines for the area are for an FSR of 0.7 and building heights of 3-4 storeys. The development should be bound by these guidelines. The Breakfast Point precedent quoted for 9 storey buildings in the area (there are 5 such buildings in or proposed for Breakfast Point) and an argument on FSR running along the lines of "if you ignore the open space at Breakfast Point, its FSR is also 1.4" are entirely specious. The actual/planned FSR at Breakfast Point, including the open space forming part of the site, is 0.7. It needs to be made quite clear that the FSR for this site and the entire peninsular should remain at 0.7.
- The developer asserts that there will be no traffic impact from the development. However, the last time a detailed traffic study of the area was undertaken, it was part of the Breakfast Point 1999 Master Plan studies. At that time, Breakfast Point was approved to have 1680 residences. Breakfast Point now has approved in excess of 2000 residences plus a further 300 retirement living apartments without further traffic study, and the potential that more will be approved as planning approvals for the site are yet to be completed. Further, much of the access to the peninsular is via local streets whose intersections are already at saturation. The development will also funnel more traffic to the congested Burwood Rd/ Burton St intersection near Parramatta Rd. Further traffic studies are essential and must cover access to the entire peninsular, including access to the south and west with particular consideration to suburban streets and intersections affected.

I look forward to an outcome consistent with my comments.

Regards,

John Small  
 14 Breakfast Point Bvd  
 Breakfast Point NSW 2137  
 Ph: 02 9743 1820  
 Mob 0421 345 637  
 Fax: 02 9743 0861  
 E-mail: [johnsmall@iinet.net.au](mailto:johnsmall@iinet.net.au)

Dept of Planning & Infrastructure  
Mayor Project Room  
690 Box 39, Sydney NSW 2000

Dear Mr. Madam,  
Re: Application Number MP10.0154  
Residential Development Merrett, 21-31 Elton St.  
16-22 Bennett St., Northcote St., 14-22 Hill St. Alex

50/60 Village Drive  
Brentford Point 213  
27/11/2011

It was with regret that I received  
the proposal development drawings and  
information at Council Library this week.  
of object to this development on a number  
of points

1) The proposed development does not  
comply with the City of Canada Bay Local  
Environmental Plan 2008 (LEP), specifically:  
a) Height of the Development, Canada  
Bay Council states that residential  
development "shall not exceed 12 metres in  
height" measured from the natural ground  
The proposed development of a  
nine storey building will exceed  
council regulation by 250%. Even  
the one and four storey buildings exceed  
the requirements of the LEP.

b) The height of a nine storey  
building on the lower side of the

2. Steps will create best areas of shade and block means of all residents further up the side of land. This appears to be over-developed at its worst.

2) Floor Space Ratio  
The LEP states that residential developments "shall not have a floor space ratio exceeding 0.751".  
The proposal is for a FSR of 1.43, which is 91% greater than what is permitted. No justification has been given by the developer to exceed the floor space ratio.

3) Traffic.  
a) The main roads located near the Montlake Peninsula such as Concord Rd are already clogged with traffic for several hours during morning and evening peak hours.  
402 apartments in Montlake are going to exacerbate this problem.

b) There are already parking problems in Teninger Rd and Breakfast Point due to inadequate parking provision. Where are the one, two and three car belonging to back of the 402 apartments going to park?

#### 4.) Consistent architectural design

The bulk and scale of nine storey buildings are not compatible with the foreshore area. I do not think that the nine storey buildings within Breakfast Point which are on HIGHER GROUND should have been allowed. It would be a travesty to allow bulky nine storey blocks on lower foreshore areas.

Montlake Peninsular has the potential to be an area of beauty around the foreshores. The four separate lots separated by other lots would not be compatible with other developments in Tennyson Rd and Hilly St.

I have read the transcript of the meeting at which the developers addressed concerned citizens. It lacked any detail or specific outlines. They did not address the traffic issues, open space, public areas, landscaping or preservation of the Mangrove vegetation.

I HAVE NOT MADE ANY POLITICAL DONATIONS TO ANY PARTY. This development must NOT GO AHEAD

Yours faithfully,  
Helen Smith

**Grahame Edwards - Part 3A Development Proposal Western Mortlake**

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**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/24/2011 10:39 AM  
**Subject:** Part 3A Development Proposal Western Mortlake

---

Dear Mark,

It has come to my attention that a proposal is being put forward to council to increase the current controls for the size of development in the Mortlake area. This means that the potential development may be as many as 402 Units which will bring at least another 500 700 cars in the area and significantly increase traffic in Mortlake. This does not take into account any other smaller developments already underway.

We already have too much traffic and relative noise in Mortlake due to the over-development of Breakfast Point. The roads and infrastructure are not suitable in the long-term to cope with the continued development of Mortlake.

I am writing to you to ask for the following:

- Please advise all Mortlake residents of the potential development proposal and;
- Please extend the exhibition period to 28 February 2012

Please allow the residents of Mortlake due consideration and time to fully evaluate and assess the impact of this potential development.

*Best Regards*

*Helen Smirniotis*

0403087050

SP.

## Grahame Edwards - Application No. MP10\_0154 Canada Bay

---

**From:** Grahame Edwards  
**To:** plan\_comment@planning.nsw.gov.au  
**Date:** 11/22/2011 11:35 AM  
**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 principal I support the redevelopment of the areas proposed however the size, height and density of the proposed redevelopment are excessive in my view.

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.

Valerie Southam  
 7/24 Hilly Street Mortlake

## Grahame Edwards - Submission Details for Ralph Stedman

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**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/22/2011 2:53 PM  
**Subject:** Submission Details for Ralph Stedman  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

Name: Ralph Stedman  
Email: blantyre@hotmail.com

Address:  
51 Hilly St

Mortlake, NSW  
2137

**Content:**

I object to the development on the following issues:

a) Floor Space Ratio which is in the range of 1.1 to 1.35. Nothing compares in the Mortlake peninsula with this high ratio not even Breakfast Point which is 0.75 overall. What is more appropriate is medium density townhouses and/or low rise apartments.

b) As a result of the above planning pressure, residential traffic flow into and out of the peninsula at peak times will cause long delays reflecting back up the secondary arteries and onto the main roads, (Lyons, Parramatta Rd). This has not been addressed in the traffic report and is contradictory to the supposed flow of industrial traffic which it replaces. If it was to replace industrial traffic (which was occurring 20 years ago), that traffic would not be coming into the peninsula at 5.00pm nor leaving at 8.00am so how can it relate?? With all due respects to 'T and T Planning Associates' their summary notes show that they have no local knowledge of this peninsula area, in fact the report does not show the up to date bicycle routes properly.

Clearly, the inadequate parking provisions within the proposed dwellings assist the traffic delay as each resident hunts for an extra space in Hilly St, Northcote, Bennet & Edwin St.

IP Address: 220-244-101-158.tpgi.com.au - 220.244.101.158

Submission: Online Submission from Ralph Stedman (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=23243](https://majorprojects.affinitylive.com?action=view_diary&id=23243)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Ralph Stedman**

E: blantyre@hotmail.com

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SP  
10 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 21<sup>st</sup> 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,

CARLETON SULLIVAN

*Carle*

AMANDA SULLIVAN

*AGS*

1 December 2011

Concerned Hilly Street Residents

C/- Graham Stevens  
85 Hilly Street  
Mortlake NSW 2137  
Ph 0422934669

Major Projects Assessment,  
NSW Department of Planning & Infrastructure  
GPO Box 39  
Sydney NSW 2001  
Attention: Mr. Grahame Edwards  
grahame.edwards@planning.nsw.gov.au  
Email: plan\_comment@planning.nsw.gov.au or

### **Proposed Inappropriate Development Mortlake Peninsula**

Dear Sir/ Madam

Whilst we support the idea of developing the current dilapidated industrial sites for residential homes, we wish to voice our concerns that the proposed development which includes 9 storey towers on a 24,431 m<sup>2</sup> site is a gross over development of the site. The proponent acknowledges that the current maximum FSR is 0.75:1 but they are proposing 1.43:1, twice the allowed level. They flippantly suggest that this can be justified because they will allow public access to the waterfront! We find that argument less than compelling. It is an example of maximising developer profits at the expense of the amenity of the local community.

High rise developments of this type were pushed ahead over the objections and concerns of residents in Kuringai and now the communities are paying the price.

Our specific concerns can be summarised as follows:

#### **1) Too many apartments**

- The proposal for 400+ apartments is much too dense for the site. 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. The proposed minimum FSR of 1.43:1 represents a FSR rate about **twice the currently maximum permitted rate** of 0.75:1 and more than twice the current Breakfast Point FSR of 0.7:1

- Current planning requirements only require 302 on site car spaces for the proposed 402 apartments. Having regard to the location and the demographics of

the area it is not unreasonable to assume that the development will add another 800 people to the area and 600 cars. That means another 300 cars will be parked on the narrow adjoining streets, adding to the existing traffic congestion, and presenting a real safety concern. That will be further exacerbated when the currently approved developments totalling at least 200 dwellings in Hilly Street and the adjoining streets are completed

- There is only 1 main land artery into this area and during peak hours traffic is backlogged (and often dangerous). (Visit the Hilly Street / McDonald Street intersection after school any evening)
  - Another area of particular concern is the long queues for the car ferry (punt) which extend from the punt back past Whittaker Street most mornings. (See photos). The consequence of this is that residents are not able to exit their premises and cars are forced to travel along the wrong side of Hilly Street, across double lines to access the residences in western end of Hilly Street. (see photos)
  - 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. The development should be sympathetic to the local area. 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. The northern end of Hilly Street in our view represents a more sympathetic scale of development namely a mix town houses and 3-4 story apartments

**(3) Ferry Services near Mortlake Punt**

- It has been suggested that the government to consider having a ferry stop near the Mortlake Punt. Clearly this is a glib recommendation made without any investigation to address the acknowledged inadequacy of the current public transport on the peninsula.

There is nowhere on the peninsula to accommodate a new ferry stop let alone the necessary commuter parking infrastructure

Perhaps a condition of any consent should be that the developers provide commuter parking **on their site** with shuttle buses to the existing Cabarita wharf.

**(4) Lack of recreational facilities**

- Whilst we welcome the proposal for access to foreshores (this has always been a condition of development in the area in the past) and some open spaces, the current plans do not provide any community recreational facilities. This community needs far more open spaces, parks, (maybe tennis courts, gyms, etc.).

**5) Loss of amenity during construction**

- There is no indication how long construction of this project will take. We have already seen several sites in Hilly Street excavated and lying idle for several years. The paint factory itself is an eyesore that the developer has made no effort to remedy. It is likely that if any development is approved the existing occupied buildings on the site will fall into disrepair in a similar manner.
- The paint factory land will require major remediation and the community could be faced with the similar inconvenience as suffered on the Rhodes Peninsula and the early stages of Breakfast Point – noise, dust, heavy construction traffic, heavy vehicles, and removal of toxins by burning or excavation. The bigger the development the greater the loss of amenity.
- Add that to inadequate road infrastructure and the local residents, particularly those north of the development will be faced with years of inconvenience.

**Summary**

Overall, whilst we welcome the idea of a master plan to replace the current run down and disused industrial sites with residential area, we have very strong reservations about the density and height of the apartments being proposed.

Mortlake is a small peninsula with very limited points of egress and is not equipped for the scale of development that is proposed. We recommend substantially decreasing the density of the development and the development of a new plan that is more sympathetic to the local area, in keeping with the current maximum permitted FSR for the area and the long term amenity of the residents.

We understand The NSW Government has affirmed its commitment to handing planning powers back to local councils, and we believe that the Canada Bay City Council is much

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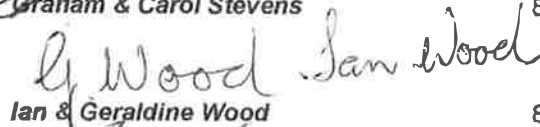
better equipped to make planning decisions in relation to this site than having this proposal determined under the discredited Part 3A planning process.

Thank You.




Graham & Carol Stevens

85 Hilly Street, Mortlake 2137



Ian & Geraldine Wood

87 Hilly Street, Mortlake 2137



Allan Whitehouse & Joanne Hutton

83 Hilly Street, Mortlake 2137

Cc Cr Angelo Tsirekis  
Cr Neil Kensler  
Mr John Sidoti MP,  
Mr John Murphy MP

Mayor, Canada Bay City Council  
Canada Bay City Council  
Member for Drummoyne  
Member for Reid

TYPICAL MORNING TRAFFIC CONGESTION IN HILLY STREET, MORTLAKE



Typical morning ferry queue extending beyond Whittaker Street



Car trying to access northern end of Hilly Street



Morning traffic queue for ferry past Whittaker Street



Morning parking at low rise development northern end of Hilly Street

**Grahame Edwards - Application No. MP10\_0154 Canada Bay**

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**From:** Grahame Edwards  
**To:** plan\_comment@planning.nsw.gov.au  
**Date:** 11/23/2011 12:35 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

As a resident living adjacent to proposed development beautification of the Mortlake peninsular is well over due, however I believe certain aspect of the project in particular size, height and density are more balanced towards lining developers pockets with lack of consideration to residents long after the trowels have been put down.

Mortlake has always attracted people to its foreshores due to its tranquil lifestyle low to medium density living and the ability to get around quite easily weather on foot, bike or car, its seems to me that imposing a project of this size will negatively affect everyone's quality of life and set new bench marks for future projects to exceed (nine story building).


Mortlake's current infrastructure is at breaking point now with little to no parking especially towards the northern part of Hilly Street not to mention the line up of traffic in the mornings waiting to utilise the Mortlake car ferry. I have attached several photos taken on Tuesday 22<sup>nd</sup> November 2011 at 7 50am the line up of vehicles trying to utilise car ferry restricting traffic flow from ferry access point to way past Northcote Street. I live close to the Mortlake ferry and am unable to gain access to Hilly Street, sometimes having to wait till the ferry returns due to vehicles blocking road access across my driveway. The northern part of Hilly Street is very difficult to get to unless you want to drive on the wrong side of the road, taking your life into your own hands, understanding that Mortlake is a narrow peninsular with just one main and narrow road leading to a dead end.

I hope you can understand that progress is part of life, however careful planning considerations needs to be given as a whole so we can all benefit from the development, and the area is not overdeveloped or over populated given the current infrastructure.

Ray and Carmela Tabone  
8/24 Hilly Street Mortlake.

**Grahame Edwards - Submission Details for John Taylor**

**From:** John Taylor <jandntaylor@bigpond.com>  
**To:** <grahame.edwards@planning.nsw.gov.au>  
**Date:** 12/1/2011 10:18 AM  
**Subject:** Submission Details for John Taylor  
**CC:** <assessments@planning.nsw.gov.au>

 Department of Planning

Disclosable Political Donation: no

Name: John Taylor  
 Email: jandntaylor@bigpond.com

Address:  
 508/17 Peninsula Drive

Breakfast Point, NSW  
 2137

**Content:**

My wife and I (John and Nancy Taylor) strongly object to this proposed development on numerous grounds, which are reflected in the fact that it does not comply with the City of Canada Bay Local Environmental Plan 2008.

The proposed development significantly exceeds height limitations for such a residential development, the proposal being for nine-storey buildings of 30 metres in height, which is two and a half times greater than the regulations would permit. Its proposed floor space would be very nearly double that permitted by the regulations.

The proposed development, with 402 apartments, would significantly increase traffic movements throughout the peninsula, resulting in serious traffic congestion for those entering and departing.

Parking problems already existing on Tennyson Road and within Breakfast Point would be further exacerbated. The proposed development would add a large number of vehicles to the area with a detrimental impact on the residents.

The bulk and scale of the nine-storey buildings would be likely to present a development that is incompatible with the character of the foreshore and an eyesore to the residents of Tennyson Road overlooking the bay.

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.

IP Address: cpe-139-168-161-54.ins10.woi.bigpond.net.au - 139.168.161.54

Submission: Online Submission from John Taylor (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=23852](https://majorprojects.affinitylive.com?action=view_diary&id=23852)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**John Taylor**

E : jandntaylor@bigpond.com

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## Grahame Edwards - Submission Details for Ian Thomas

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**From:** Grahame Edwards  
**To:** [grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au)  
**Date:** 12/2/2011 12:18 PM  
**Subject:** Submission Details for Ian Thomas  
**CC:** [assessments@planning.nsw.gov.au](mailto:assessments@planning.nsw.gov.au)

---



Disclosable Political Donation: no

**Name:** Ian Thomas  
**Email:** [ithomas@dapro.com.au](mailto:ithomas@dapro.com.au)

**Address:**  
130 Tennyson Rd

Mortlake, NSW  
2137

**Content:**

Had a very good look at the plans and overall, it's an enormous improvement on the derelict or severely degraded buildings that currently occupy much of the sites. Infrastructure that is part and parcel of the project is, in fact, quite delightfu'l

Ian Thomas

IP Address: cpe-58-173-73-69.cqzc1.ken.bigpond.net.au - 58.173.73.69

Submission: Online Submission from Ian Thomas (support)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=24034](https://majorprojects.affinitylive.com?action=view_diary&id=24034)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Ian Thomas**

E : [ithomas@dapro.com.au](mailto:ithomas@dapro.com.au)

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

## Grahame Edwards - FW: Application No. MP10\_0154 Canada Bay

---

**From:** Grahame Edwards  
**To:** plan\_comment@planning.nsw.gov.au  
**Date:** 11/23/2011 12:40 PM  
**Subject:** FW: Application No. MP10\_0154 Canada Bay  
**CC:** council@canadabay.nsw.gov.au

---

### 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

We strongly object to this project as it is currently proposed. In principal however we 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:

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.

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.

We live close to the Mortlake ferry and in the mornings 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.

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.

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.

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

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.

We agree that development is required for this site(s), but please let's be sensible and manage it carefully and not ruin this most valuable and peaceful area of the Sydney harbor foreshore

Regards

Lyn Thompson  
3/24 Hilly Street  
Mortlake NSW 2137

Mavis Thompson  
4/24 Hilly Street  
Mortlake NSW 2137

## Grahame Edwards - Submission Details for Matthew Turnbull

---

**From:** Grahame Edwards  
**To:** grahame.edwards@planning.nsw.gov.au  
**Date:** 11/11/2011 4:53 PM  
**Subject:** Submission Details for Matthew Turnbull  
**CC:** assessments@planning.nsw.gov.au

---



Disclosable Political Donation: no

**Name:** Matthew Turnbull  
**Email:** matthewjturnbull@gmail.com

**Address:**  
 25/17 Orchards Avenue

Breakfast Point, NSW  
 2137

**Content:**

I reject the project.

- 1) The development at Breakfast Point has already been compromised by developers increasing the number of residential allotments without keeping open spaces, nor addressing parking.
- 2) Would need increased public transport options.

IP Address: 14-200-12-119.static.tpgi.com.au - 14.200.12.119  
 Submission: Online Submission from Matthew Turnbull (comments)  
[https://majorprojects.affinitylive.com?action=view\\_diary&id=22208](https://majorprojects.affinitylive.com?action=view_diary&id=22208)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development  
[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake  
[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

**Matthew Turnbull**

E : matthewjturnbull@gmail.com

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**Grahame Edwards - mp10 0154 residential development**

---

**From:** Grahame Edwards  
**To:** mark.schofield@planning.nsw.gov.au  
**Date:** 11/11/2011 5:23 PM  
**Subject:** mp10 0154 residential development  
**CC:** angelo.tsirekas@canadabay.nsw.gov.au

---

As as resident of Concord i wish to be more informed on the proposed 3a development at western mortlake. Not enough information seems to notified to us at Cabarita. please extend the exhibition period for longer than 17 November for this reason and the impact of traffic/ development this will add to an already overloaded peninsula.

Yours Sincerely

M Underwood

SP.

Mr S & Mrs A Vassallo  
24 Anderson Road.  
Concord NSW 2137

9<sup>th</sup> November, 2011

Attention Director  
Metropolitan and Regional Projects-South  
Major Project Assessments.  
Department of Planning & Infrastructure.  
GPO BOX 39  
Sydney NSW 2001



**Redevelopment Application No. ( MP10\_0154 )**

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

We are against the abovementioned development of more residential buildings in the area.

As these will only add to the traffic congestion that we are now experiencing.

Yours sincerely,

A handwritten signature in dark ink, appearing to be "Salvatore &amp; Anna Vassallo". The signature is fluid and cursive, written over a light blue horizontal line.

Salvatore & Anna Vassallo





## Planning & Infrastructure

28 October 2011

Contact: Grahame Edwards  
Phone: (02) 9228 6441  
Fax: (02) 9228 6455  
Email: [grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au)

Mrs A & Mr S Vassallo  
24 Anderson Road  
CONCORD NSW 2137

Our ref: MP10\_0154

Dear Sir/Madam

**Subject:** Concept Plan for a residential redevelopment comprising 14 buildings ranging in height from 3 to 9 storeys, containing approximately 402 apartments, basement car parking, and associated streetscape and public domain works at 21-31 Edwin Street, 16-22 Bennett Street, 1 Northcote Street, and 14-22 Hilly Street, Mortlake (MP10\_0154)

Mecone, on behalf of Mortlake Consolidated Pty Limited, has submitted an Environmental Assessment (EA) for the above proposed project.

The public exhibition period for this project has been extended until **Friday 2 December 2011**. The EA may be viewed on the Department's website ([majorprojects.planning.nsw.gov.au](http://majorprojects.planning.nsw.gov.au)) or during regular business hours at:

- Department of Planning & Infrastructure, Information Centre, 23-33 Bridge Street, Sydney;
- City of Canada Bay Council, 1A Marlborough Street, Drummoyne; and
- Concord Library, 60 Flavell Street, Concord.

If you wish to make a submission on the project, it must reach the Department by close of business on **Friday 2 December 2011**.

For further details on how to make a submission, please see overleaf.

Persons lodging submissions are required to declare reportable political donations (including donations of \$1000 or more) made in the previous two years. For more details, including a disclosure form, go to [www.planning.nsw.gov.au/donations](http://www.planning.nsw.gov.au/donations).

Under section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General is required to provide copies of submissions received during the exhibition period, or a report of the issues raised in those submissions, to the Proponent and other interested public authorities. It is Departmental policy to also place a copy of your submission on the Department's website. If you do not want your name to be made available to the Proponent, these authorities, or on the Department's website, please clearly state this in your submission.

Your contact officer for this proposal, Grahame Edwards, can be contacted on (02) 9228 6441 or via email at [grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au). Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Michael Woodland  
Director, Metropolitan and Regional Projects South

RP(2)

~~REDACTED~~

SP.

AMENDED VERSION  
OF ORIGINAL SUBMISSION.

**RE; PART 3A CONCEPT PLAN  
RESIDENTIAL PROJECT MORTLAKE  
(MP10\_0154)**

Having attended the Public Meeting at Massey Park Golf Club, on Monday 7<sup>th</sup> November, I object to this plan, and I am seriously concerned by the over overdevelopment of the Mortlake Area. I have been a resident in this area for the past 30 years and when the original plans for redevelopment were discussed, the area was to be of medium density housing only, a fact that has been forgotten or discarded in the intervening years.

To call this a "Concept Plan" and to compare it to the Breakfast Point Development, is on the part of Mortlake Consolidated Pty Ltd, ambitious, as their development in contrast, has neither the community facilities nor the open space ratios required for the number of proposed residents.

My main concern is as follows:-

**Traffic and Transport:**

Hilly Street is the only access to Mortlake Point. At the entrance to Hilly Street where it meets Bertram Street, there is a round- a- bout, and the roadway narrows considerably. From this point until McDonald Street, on the right of the street, there is a Ballet School, a factory, and the entrance to the Car Park of the Palace Hotel, on the left there is private housing. The Public Buses have trouble negotiating this area.

It was stated at the meeting that residents would use the public transport system, as this would reduce to number of cars using the area, this concept has not worked in the Rhodes Area and they have a train station, I cannot see them using the current system in Mortlake as it takes approx. 30 – 40 minutes to reach a rail station from the Mortlake area by bus. To compare the numbers to the days when AGL was functioning is a myth as there were trams that ran to the AGL site co-ordinated with their shift changes to carry the workers.

Since AGL has closed heavy transport has been limited to trucks carry building materials and removal vans in the area.

The narrowing of Bennett and Edwin Streets is blatant public land grab to increase the open space area ratios, I presume, and would be better used for on street parking for visitors and the residents.

**Environment:**

This Residential Project of 400 units is on the foreshore of Majors Bay. This is a shallow bay (apparently you can walk across it a low tide) off the Parramatta River. Its mangrove trees on the edge of the water have been protected under the law and it has taken many years for their regrowth. The subsequent return of water birds to the area has been a delight to watch and I feel this project will place undue pressure on a very fragile environment.

I have waited for years for the Bay Walk to be developed, may be this time.

L. Valtwies  
10 Hilly Street  
Mortlake NSW 2137

November 30, 2011

**DEPARTMENT OF PLANNING**  
**GPO Box 39**  
**Sydney NSW 2001**

Dear Sir,

I write in support of the Majors Bay Residential Development (Project number MP10 0154).

I believe that this plan for redevelopment should be permitted to go ahead, as the design has minimal impact and is in keeping with other developments in the area. The buildings will provide for some much needed housing in Sydney and they are not overbearing but are in keeping with the scale of other developments such as Breakfast Point. It is also good for the residents and for the area that the development will also incorporate upgrades to the local streets, parks and trees, and will help with the traffic and parking problems in Mortlake.

Thank you for the opportunity to present my opinions on the merits of this proposal.

Sincerely,



Lyn Valtwies

SP

H. Valtwies  
10 Hilly Street  
Mortlake NSW 2137

November 30, 2011

**DEPARTMENT OF PLANNING**  
**GPO Box 39**  
**Sydney NSW 2001**

Dear Sir,

I write in support of the Majors Bay Residential Development (Project number MP10 0154).

Having viewed the plans for the development I am of the opinion that the project should be allowed to proceed. This area especially along Hilly Street is in need of redevelopment and I believe the best option for the area is this proposal. It was apparent from the Information Evening that a good deal of work and planning has gone into the proposal for this development, and it will also provide benefits to the broader community such as the greening of the streets and foreshore parks. I also support the proposed heights of the buildings.

Thank you for the opportunity to present my opinions on the merits of this proposal.

Sincerely,



Hermann Valtwies

**From:** <parisv@optusnet.com.au>  
**To:** <plan\_comment@planning.nsw.gov.au>  
**Date:** 12/2/2011 5:02 pm  
**Subject:** development proposal MP10\_0154

Attention:

Director, Metropolitan & Regional Projects - South.

With regard to development proposal MP10\_0154.

The size & density of this concept plan is overwhelming & not in keeping with the streetscape of the immediate area. It should be 'toned down.'

The floor to space ratio would exceed what council currently permits.

The area has already been impacted enormously, with increased density of housing, industry & traffic with the incorporation of Breakfast Point.

Regards,  
Paris Venetis  
5 Tennyson Rd.  
Concord.

**ATTN:** Director, Metropolitan and Regional Projects - South

**Name :** Anthony & Vicki Vulic

**Address:** 153 Majors Bay Rd Concord

**Application name:** Residential redevelopment at 21-31 Edwin St, 16-22 Bennett St, 1 Northcote St, and 14-22 Hilly St Mortlake

**Application Number:** MP10\_0154

**I object to the this proposal on the following grounds –**

1. Traffic congestion. This area is already suffering traffic congestion. Adding more cars on the road is –
  - a. Dangerous
  - b. An inconvenience to residents. I find it hard to get out of my driveway as it is let alone adding 400 – 1000 additional cars on the road in this area. What is being done to address the addition of these vehicles on our roads
2. Streetscape. We currently don't have any 9 storey residential buildings in the area. There has been a lot of development allowed by the council with the Cabarita/Breakfast Point area but at least this development is within 3-4 storeys. These proposed building should fit within the existing streetscape. Not stand out !

**Anthony & Vicki Vulic**

**Grahame Edwards - Majors Bay Residential Development MP 10\_0154**

---

**From:** SANDRA WAKEHAM <sandrawakeham@yahoo.com.au>  
**To:** "grahame.edwards@planning.nsw.gov.au" <grahame.edwards@planning.nsw.gov.au>  
**Date:** 11/30/2011 7:43 PM  
**Subject:** Majors Bay Residential Development MP 10\_0154

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We are against the development for the following reasons

1. The current FSR is 0.75 : 1 and the proposed FSR is 1.43 : 1  
This is nearly double the current accepted FSR in the area
2. The height limit for the area is 3-4 stories the proposed is up to 9 stories  
  
This will result in too many units in a small area which will end up with traffic jams as they are planing to narrow some of the surrounding streets.
3. The 9 story building will look out of place on such a small narrow peninsular and will set a precedence for other developers to do the same along the narrow peninsular
- 4 There is only one bus service in the area which would not cope with the increase volume of residents.
- 5 The queue for the punt to cross the river in peak hour is already becoming a problem with traffic so when you add into the area another thousand people where do they go.
6. There seems to be inconsistency in the documentation as to what they are going to build and where they are going to build it.

In summary this development as it is proposed would have a disastrous impact on the quite life of the residents in the area and should be refused.

Regards

Graham Wakeham and Sandra Wakeham  
402/1 Orchards Ave Breakfast Point

PS We have never made a contribution to the Labor or Liberal Parties or any candidate

Cynthia Wearne

106/10 Peninsula Dr

Breakfast Point NSW 2137

1/12/11

RE: Development Application Number MP10\_0154 for proposed development at Mortlake

I would like to submit my objection to the proposed plan for redevelopment of the Mortlake peninsula in its current form. Whilst I agree that the area should be developed, the proposed development on a small peninsula is not appropriate. The planned proposal is overdevelopment. My reasons for this include:

- Height of the development-buildings should be limited to a height of preferable 3-5 storeys. The area consists mostly of single level and dual level houses and to add 9 storey buildings to this would make it an incongruent streetscape.
- Number of proposed units- the number of additional occupants in this small area would be environmentally disastrous. 402 apartments would be a minimum of 600 people mostly all with cars. What infrastructure is planned to cater for such a large influx of people? Where is the green-space, where are the recreational sites?
- Traffic management – with so many more people comes so many more cars and pollution. It is a peninsula with extremely limited road access. No extra roads can be built. Where are the cars supposed to go? Where will they park if they have more than one car per unit?
- Breakfast Point is an example of a poor decision to allow tall buildings in the estate. They are an eyesore here and the parking issues it has caused is problematic.

History should have taught us to learn from previous mistakes. Do not permit another area to be overdeveloped. Has anyone thought of the social impact it would have on the residents of such an overcrowded community? Have the number of hospital beds been increased, the number of nursing home beds etc to cater for the additional increase? The Federal, State and local governments are already stretched in this area and do not have the funding to cater for the residents that are already here.

I recommend that the developers submit an alternative proposal which considers not just the best way of maximizing the money in their own pockets but that considers that we are talking about real people and how this will impact on their lives and the local environment.

Yours sincerely



Cynthia Wearne



## Grahame Edwards - Submission Details for ian west

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**From:** Grahame Edwards  
**To:** [grahame.edwards@planning.nsw.gov.au](mailto:grahame.edwards@planning.nsw.gov.au)  
**Date:** 12/11/2011 10:33 AM  
**Subject:** Submission Details for ian west  
**CC:** [assessments@planning.nsw.gov.au](mailto:assessments@planning.nsw.gov.au)

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Disclosable Political Donation: no

Name: ian west  
Email: [ianwest8@bigpond.com](mailto:ianwest8@bigpond.com)

Address:  
204 (1-9) admiralty drive

breakfast point, NSW  
2137

**Content:**

My objection is centred around the following issues. 1 Lack of meaningful consultation in regard to effective notification to those particularly affected and time to digest detail. 2 Non compliance with Council Environment Plan 2008. in regard to 4 main areas. ( a.) floor space ratio. far in excess of 0.75 :1. This will mean that this concept plan will most likely result in a final number far in excess of 402. (B) Height of the residence. The proposed height of the 9, 6, and 4 storey buildings exceed the 3 storey 12metre height in councils L.E.P. (c) Traffic management. This must be dealt with in terms of the whole peninsula.. (d) concept plan lacks much if any details on the number and configuration of residents visual impacts and landscaping.

IP Address: [cpe-124-176-119-223.lns8.ken.bigpond.net.au](http://cpe-124-176-119-223.lns8.ken.bigpond.net.au) - 124.176.119.223

Submission: Online Submission from ian west (object)

[https://majorprojects.affinitylive.com?action=view\\_diary&id=23903](https://majorprojects.affinitylive.com?action=view_diary&id=23903)

Submission for Job: #4206 MP10\_0154 - Majors Bay - Residential Development

[https://majorprojects.affinitylive.com?action=view\\_job&id=4206](https://majorprojects.affinitylive.com?action=view_job&id=4206)

Site: #2330 Majors Bay, Mortlake

[https://majorprojects.affinitylive.com?action=view\\_site&id=2330](https://majorprojects.affinitylive.com?action=view_site&id=2330)

ian west

E : [ianwest8@bigpond.com](mailto:ianwest8@bigpond.com)

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

8

48/21 Tennyson Road,  
Breakfast Point. N.S.W. 2137.

29. 11. 2011.

**Department of Planning & Infrastructure,  
23-33 Bridge Street,  
Sydney. N.S.W. 2000.**

**Attention: Director, Metropolitan and Regional Projects – South.**

**Dear Sir,**

**Re: Application Number MP10\_0154  
Residential Development, Mortlake.**

**We thank you for your letter dated 28 October, 2011 re the above Concept Plan. However, we must object to the insufficient time allowed "to make a submission on the project" which "must reach the Department by close of business on Friday 2 December 2011." A project of the dimensions of this concept plan requires more time than you have allowed.**

**Be that as it may, we believe the Concept Plan is essentially a local community matter, and should not involve a department of the State Government. Whilst we agree development of the general area covered by the Concept Plan is desirable, we strongly object to the Department of Planning and Infrastructure becoming involved under Part 3A of the Environmental Planning and Assessment Act. Part 3A has been abolished, and, in our opinion, this Concept Plan should be referred back to the Council of the City of Canada Bay for resolution in accordance with that Council's Environmental Plan.**

**We understand Canada Bay Council has already told the proponent, Mortlake Consolidated Pty Ltd, that the floor-to-space ratio at double that allowed under the Council's planning regulations was unacceptable. Therefore, your Department should reject the proponent's application received by you for the same reason.**

**Other objections which come to mind include:**

**1. the increased traffic congestion created by more private and commercial vehicles, trucks, and Government buses – and emergency service vehicles – using streets on the peninsular which were not designed to service such additional volume created by some 402 residents and families living in the area using probably an extra 500 – 600 motor vehicles, less the vehicles already used by existing residents/occupiers.....and do not forget other building will continue in the area and attract more and more traffic.**

**Street maintenance will increase, and some streets will be unsuitable for the increased volume of traffic e.g. Hilly Street has drains across it at intersections.**

2. the Council's planning regulation for building height has been greatly exceeded. This is another reason for your Department rejecting the Concept Plan .

It is all very well for developers to move into an area, construct buildings, hopefully to their own specifications, then move away, but the community suffers if the whole process is not properly controlled by the local authority, in this case, the Canada Bay Council.

Preparing a development submission to present to council is obviously an expensive and lengthy exercise, but it must be prepared in accordance with the Council's Environment Plan.

Under the circumstances, the Department's rejection of the above Concept Plan would be greatly appreciated.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'R. K. White'.

R.K. White.

A handwritten signature in dark ink, appearing to read 'B. P. White'.

B.P. White.

## Mark Schofield - Planning Feedback - Western Mortlake

---

**From:** Samantha Zammit <mrszammo@hotmail.com>  
**To:** <mark.schofield@planning.nsw.gov.au>, <angelo.tsirekas@canadabay.nsw.gov.au>  
**Date:** 1/3/2012 12:32 PM  
**Subject:** Planning Feedback - Western Mortlake  
**CC:** <neil.kenzler@canadabay.nsw.gov.au>

---

Hi Mark,

I realise that I am late entering into this debate, but I cannot let this feedback slide. I am **very** disappointed to learn that there is a large development being planned in Western Mortlake and this is being approved and managed by the State Liberal Gov't without any consideration to local residents.

The whole reason that I voted Liberal in this past election was to get rid of the corruption and debacle that was going on with Frank Sartor and the power that he took away from the local councils to make deals with developers to get plans through approval process that had been knocked back by local councils. It was totally wrong and criminal that someone in the public office was allowed to do that for so long.

I believe that you are following in Frank's footsteps and maintaining control even though we had been advised that Part 3A was dead.

Why are you pressing ahead with the Part 3A application for Western Side of the Mortlake peninsula?

You have not been completely honest in your disclosure on what areas you are considering as part of this development. Why is this? Are you also now doing deals with Developers who care **NOTHING** for the local residents?

Do you live in this area? Do you understand the impact? Do you care?

I have got to ask you with all of these new residents moving into this area.....what about the infrastructure to support these residents. A local article was published in the paper a year or so back advising that Concord/Mortlake area was going to increase by 10K residents with current planning records and construction in Breakfast Point.

But have we seen new roads? NO

Have we seen new hospitals? NO

Have we seen new schools being built? NO

Where are the new public transport systems to support all of these new residents?

With this new development in Mortlake we will have thousands of new cars coming out of Mortlake every day and where are they going to drive to? Up Hilly Street to an already over congested intersection at Bray's Road where there has already been a school kid hit by a bus last year and then out down through Cabarita Junction which is turning out to be a very very busy roundabout with daily queues now to move through the roundabout in peak times. Or down through residential streets out through Norman Street and then onto Concord Rd where most mornings traffic is back 1 km from the intersection with Homebush Bay drive.

You guys only think about REVENUE. More land rates, more taxes, more rates for Council. You have NO care for existing people nor our needs. I thought that a liberal Gov't was going to improve. Was going to rid us of corrupt Gov'ts who wasted millions and millions of tax payers' dollars yet sent our State into debt. I don't understand why we now don't have change on Part 3A.

We are already suffering from decisions made by Frank Sartor around the Breakfast Point development. It was passed through residents with a fixed agreement on % of commercial to residential property and agreements around density and high rise levels. But post the development going through the Developers requested ammendments to increase density and increase high rises and reduce the % of commercial property and there was nothing that the existing residents could do other than live with it. And now we have a similar situation with Mortlake a huge development area.

Do you people actually care about the future of Sydney? Do we want to see high rises all along Sydney's waterfront? Surely not.

I would like to see the road/traffic studies that were conducted around the proposed plan.

I would also like to understand why you are proposing to increase height in Western Mortlake development from current 3-4 stories to 9 stories? What is the justification for this?

I would also like for you to explain, with some common sense, why you think this developer wanted to negotiate with you vs negotiate with the Local Council?

I am sick and tired of the bullshit that goes on with politicians these days. I have wanted labour out for years and years. The rot set in with that incompetent Bob Carr who now earns a fat pension from tax payers and has a cushy job with a private organisation on top. Him and all of his front bench people should be put in jail for what they have done to NSW over 10 yrs.

Are you guys going to be any better?

It appears in this particular scenario that you are not.

If it wasn't for people like Neil – the only council member that does anything good in my opinion in this area.....this scenario would continue to go on unnoticed.

Samantha Zammit