

**ITEM                    MAYORAL MINUTE: MAJOR PROJECT CONCEPT  
PLAN FOR RESIDENTIAL DEVELOPMENT, HILLY  
STREET, MORTLAKE**

**Department        Executive Services**

**Author Initials: AT**

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**REPORT**

I wish to alert the Canada Bay Community, and in particular the residents of Mortlake, Breakfast Point and Concord, that a public meeting will be held at 4.00pm on Thursday 2 May 2013 at the Canada Bay Club to discuss the proposal to approve the Concept Plan for the Hilly Street project. Interested residents can register to speak at the meeting up to 1.00pm on Monday 29 April 2013.

The council has previously expressed its strong opposition to this project which is proposing:

- 391 apartments
- A floor space ratio of 1.4:1
- Car parking for between 702 car spaces
- 15 building envelopes ranging from 3 – 7 storeys.

The Planning Assessment Commission (PAC) is recommending approval to this Concept Plan on the grounds that:

- The proposal provides additional dwellings in the inner-west,  
Comment: The City of Canada Bay Council has already met its housing targets under the Metro strategy. The Director General's Assessment Report references "updated housing targets" which "are not currently available". This is a change of rules without any consultation with the affected Authority, being the Council.
- The proposal will provide 5867m<sup>2</sup> of publicly accessible open space,  
Comment: Of this space, 3395m<sup>2</sup> will be dedicated public open space, in the location of the seawall, with the balance of 2,472m<sup>2</sup> being owned by a future Owners Corporation with public access via right of way.
- The sea-wall will be upgraded/repared and dedicated to Council,  
Comment: Ongoing maintenance and repair of the seawall will be Council's responsibility.
- The bus stop on Whittaker Road will be upgraded,
- Employment opportunities during construction and operation of the development.  
Comment: Employment generated will be primarily short term only.

Council has previously expressed strong opposition to this project on the grounds that:

- This project is being dealt with under Part 3A even though the Liberal Government "repealed" Part 3A almost 2 years ago.

- Council's studies show that the local road network is not capable of handling the level of traffic that will be generated
- The project is located on a peninsula with inadequate public transport infrastructure available to handle this density of development.
- The FSR, height, and parking provision are all in breach of Council's adopted LEP and DCP for Mortlake.

Comment: This proposal now appears to have a higher FSR than Breakfast Point which has a global FSR of 0.67:1 when roads and open space are included.

### **RECOMMENDATION**

THAT Council notify the local community of the PAC meeting and invite all interested persons to register and attend on 2 May 2013 to voice their opposition to this gross overdevelopment.

