

**ITEM MAYORAL MINUTE: MORTLAKE DEVELOPMENT:
CONCEPT PLAN UNDER PART 3A**

Department Executive Services

Author Initials: AT

REPORT

The 402 unit development proposed for Hilly Street, Mortlake by Mortlake Consolidated Pty Ltd was exhibited and notified for 59 days from 4 October to 2 December 2011. As a result of the exhibition and submissions received the development has been modified slightly. Number of units has reduced from 402 to 391. Gross floor area reduced from 39,340m² to 38,458m², and Floor Space Ratio has reduced from 1.42:1 to 1.4:1. Maximum height of the project has reduced by 6 metres.

A detailed report providing the results of the consultation process has been provided to Council for response. The report will not go on public exhibition.

The process going forward is that a response will be made to the applicant's report, and a public meeting will be held by the Planning Assessment Committee (PAC) at which all objectors will be invited to speak. It is anticipated that the public meeting will be held in early 2013.

The concerns raised by Canada Bay Council concerning high floor space ratio and resultant high traffic generation have not been resolved by the modification to the project. The Council's position is based on the likely precedent effect of the development which will generate traffic to unsustainable levels. The proponents for the development by contrast are relating the proposed traffic generation to the calculated historical traffic levels when the peninsula was dominated by industry. In addition, the proponents are assuming the West Connex project will proceed resulting in less non-local traffic on local streets.

In my view the project has not reduced in scale sufficiently to warrant support from Council. In addition the concerns raised in respect of traffic generated by the project remain, with no effective solution being offered.

RECOMMENDATION

THAT Council maintain its opposition to the Mortlake Part 3A Concept Application (MP10_0154) on the grounds of;

- Excessive densities which do not comply with City of Canada Bay Planning Strategy for the Mortlake Peninsula;
- Excessive traffic generation which will adversely impact on local amenity,
- The project is contrary to the Metro strategy philosophy of high density developments being located on transport hubs.

Note: The NSW Department of Planning's report can be found at:-
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4206

