

## Mark Brown

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**From:** Marjorie Ferguson <marjorie.ferguson@canadabay.nsw.gov.au>  
**Sent:** Wednesday, 25 June 2014 4:43 PM  
**To:** Mark Brown  
**Cc:** Fiona Gibson  
**Subject:** Mod Request for 44-46 Walker Street Rhodes (Mod 4 MP 10\_0105 75W)

**Importance:** High

Hi Mark/Fiona

My apologies for not sending any response to you both sooner. I was under the impression that another officer was looking at it but that was a mistake on my part!

We do have a concern about the common rooms being converted to retail for the following reasons:

- Common rooms are important for residents to hold meetings, small gatherings etc., not all of which can take place in the open space areas as suggested by the applicant. This building will accommodate many residents and common areas are important spaces particularly rooms that face onto open space. It is not always reasonable to expect residents to use the proposed community centre.
- The new residents of the Bridgehill Development on Shoreline Drive are trying to reverse a decision made (by Council) to convert common areas to retail spaces. The residents are arguing that they bought units off the plan on the assumption that there were common areas available. I am not sure if the units of the subject site have been sold (off the plan) but it is a situation that ought to be considered.

Regards

Marjorie

### Marjorie Ferguson

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