

### **Reasons For Objecting To Modification Request Application for MP09 0219**

1. The application request for additional dwellings and storeys will further worsen over development and increases density, both of which are undesirable.
2. The additional dwellings and storeys will cause further unnecessary environmental degradation, particularly noise and air pollution.
3. The traffic congestion, particularly on Bowden Street, Constitution Road, Underdale Lane and Belmore Stree will get worse.
4. **Object to the removal of the B2A condition** in the approved Concept Plan. As stipulated in the B2A condition, a minimum of 3000 square metres of contiguous open spaces is to be provided prior to the issue of the Occupational Certificate for Stage 1. The Planning Assessment Commission in its wisdom has been crystal clear as to the timing the delivery of a minimum of 3000 square metres of contiguous open spaces and the developer would need to comply with this B2A condition before the issuing of Occupational Certificate for Stage 1. There is no justification for the removal of the B2A condition.
5. The additional dwelling and storeys will vastly improve the bottom line of the developer at the expense and against the interest of the community.
6. As the application for additional dwellings and storeys is solely profit motivated, it does not constitute a good reason to increase the approved 207 units to 246 units. In fact, it is really an abuse of the process and the developer should be informed as such.