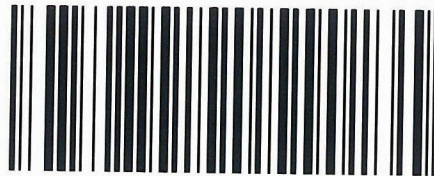




Ashfield Council



PCU042469

12 March 2013

Major Projects Unit
Department of Planning & Infrastructure
23-33 Bridge Street
Sydney 2000

Department of Planning
Received
13 MAR 2013
Scanning Room

Attention: Helen Mulcahy, Senior Planner
Metropolitan and Regional Projects South

Dear Ms Mulcahy

**78-90 Old Canterbury Road, Lewisham
MP08_0195 MOD 1 – Proposed Amendments to Concept Plan Approval**

Thank you for the opportunity to provide comments on the proposed amendments to the concept plan approval for the above application.

Council has strong concerns about the proposed amendments to the 'western internal road' adjacent Buildings A and B, and the proposed 'dual use' of the ground level floors of Buildings A, C and E along the Hudson Street open space area, for the following reasons:

The urban design outcome for development sites adjoining the proposed light rail corridor (future GreenWay) is very important. These sites will form the background to the GreenWay, and also the future pedestrian link between Hudson Street, including the bridge over the Lewisham West light rail station, and Smith Street, Summer Hill. It is expected that a large number of people will use these areas. This part of the GreenWay and the pedestrian links which will be created through the Lewisham Towers and Flour Mills proposals will provide a major public benefit and have been well supported by the local community.

The current concept plan approval makes reference to the vehicular basement entry being concealed from public view by being under Building B and accessed off the 'western internal road'. This would allow any future Development Application (or Project Application) to sensitively treat the architecture of the western elevations of Buildings A and B plus the flat roadway and 3m wide verge area, and so address appropriately the interface with the GreenWay corridor. This is very important since the area will spatially enclose 9 to 10 storey buildings either side of the GreenWay.

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Ashfield Council to discuss the letter with Council staff using the Telephone Interpreter Service.

CHINESE

重要说明

本信件包含重要信息。如果您不理解信中的内容，请让亲友为您翻译成中文，或前往艾士菲市议会通过电话传译服务向市议会员工询问信中的内容。

ITALIAN

IMPORTANTE

Questa lettera contiene informazioni importanti. Se non capite, chiedete ad un parente o a ad amico di tradurla oppure rivolgetevi al Comune di Ashfield per discutere della lettera con il personale del Comune attraverso il Servizio di Interpretariato Telefonico.

GREEK

ΠΡΟΣΟΧΗ

Η επιστολή αυτή περιέχει σημαντικές πληροφορίες. Αν δεν καταλαβαίνετε το περιεχόμενό της, παρακαλώ ζητήστε από ένα συγγενή ή ένα φίλο να σας το μεταφράσει ή ελάτε στο Δημαρχείο του Ashfield να συζητήσετε την επιστολή με το προσωπικό του Δήμου χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

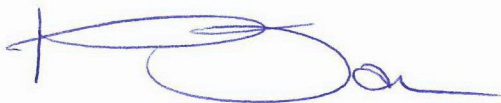
The amendment to the concept plan proposes the internal at grade road along the western boundary of the site (adjacent Buildings A and B) be replaced with a long length of road containing ramps leading down to the basement levels. It is relevant in assessing this to note that the surrounding and nearby areas is potentially subject to flooding as has been pointed out by various civil engineering reports submitted for the Flour Mills concept plan and submissions and concerns raised by Sydney Water. This means that for public safety reasons there might be a need to elevate in the future the entry level of the ramps (which would provide access to the basement levels), in order for the ramp entry to be above any floodplain level.

Noting the above, the proposal to turn the 'western internal road' into a type of utilitarian service road/area is objected to, due to the likely potential for a very poor urban design and visual impact outcome. This will result from vehicular driveways and ground level openings for the ramps, potentially large exposed structural wall embankments and fencing, or future amendments which may require raised roadway levels to address any flooding issues.

The current concept plan approval for the public open space area along Hudson Street requires Buildings A, C, and E to have commercial uses fronting this space in order to 'activate' this area and to provide surveillance for public safety and urban design reasons. It is anticipated that there will be large numbers of people using this pedestrian route, including residents from Summer Hill and other parts of Ashfield. The proposed amendment to have the ground level commercial areas become a 'dual use' in order to allow for their use as residences is therefore objected to, as this would be contrary to best practice principles for activation of the Hudson Street open space corridor.

Council trusts the above comments will be taken into consideration in the assessment of the proposed amendments to the concept plan.

Yours faithfully,



Phil Sarin
Director Planning & Environment