

**From:** Greg Frith <Greg.Frith@optusnet.com.au>  
**To:** <Helen.Mulcahy@planning.nsw.gov.au>  
**Date:** 4/9/2013 7:32 am  
**Subject:** Application to Modify Application to Modify Major Projects MP08 0195 78/90 Old Canterbury Road Lewisham 78/90 Old Canterbury Road Lewisham

Dear Ms Mulcahy,

I am a resident of McGill Street, Lewisham and I have recently been informed that the developer for the above project has requested a watering down of the conditions attached to the concept plan approved by the PAC last year.

The current concept plan gives the applicant generous concessions on top of the newly gazetted Marrickville LEP 2011 and the developer was or should have been well aware of the current conditions attached to the concept plan when they recently purchased the properties. The application to modify major project MP08 0195 78/90 is just a greedy grab to increase the profits of the developer at the expense of the community.

In particular, I am concerned that the developer as requested modification to the condition regarding architectural design. This is a very important condition and will affect the amenity of the community for years to come. The developer will come in, build the proposed new buildings, take his profits and leave the community to live with the result. Thus it is vital that the new development be of the highest architectural quality for the benefit of those who purchase the new properties and the existing community.

I also have concerns regarding the changes to the access to the development basement car park to Hudson Street and in particular how this will impact on pedestrian access to the new light rail station and increased traffic to both the Hudson and McGill Street intersections with Old Canterbury Road. Hudson Street is to form the main vehicular and pedestrian access route to the new light rail station currently under construction. The proposed modified position of the car park access will have a major impact on the pedestrians accessing the light rail station. Furthermore, both the Hudson Street and McGill Street intersections have serious sight distance issues for traffic entering and leaving the site.

This development along with the Allied Mills site in Summer Hill has the potential to create a high quality living environment. The community is reliant on the Department of Planning and Infrastructure to ensure quality outcomes for the community. This project has been deemed important enough to be granted "Major Project" status and with this has been granted certain privileges (e.g. increased FSR, increased building heights etc.), therefore, as a Major Project it should also be held up to the highest standards.

Regards,  
Greg Frith  
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