

Helen Mulcahy - Re: the Application to Modify Major Projects MP08 0195 78/90 Old Canterbury Road Lewisham

From: Maris Rea <maris.rea@gmail.com>
To: <Helen.Mulcahy@planning.nsw.gov.au>
Date: 4/14/2013 10:52 AM
Subject: Re: the Application to Modify Major Projects MP08 0195 78/90 Old Canterbury Road Lewisham

Dear Ms Mulcahy,

Re: the

Application to Modify Major Projects MP08 0195 78/90 Old Canterbury Road Lewisham

I write as a (dismayed) resident in the unamalgamated block on the corner of Old Canterbury Road and Longport Street, and a member of the No Lewisham Towers Committee.

The on-line plans provided by Meriton in its attempt to modify conditions set by your department and the PAC is extremely concerning. The imposition of these conditions is the only thing that will bring some heart to a poor development

Like most members of the public without proper architectural knowledge, it is difficult to interpret the full intent of the modifications sought in the published plans. Yet this appears to be the only opportunity we local residents have to influence a better outcome. This is completely unacceptable, especially considering the developer (Meriton) is likely to seek future amendments to suit its financial advantage.

I am in favour of redeveloping the run down commercial area encompassing part of the Marrickville Council's LEP for the McGill Street Precinct : but surely, in this desirable residential area we could have a top quality development that will enhance rather than detract from the living conditions of existing and future residents.

Despite the State Government's published promise to remove the Part 3A system (done) and provide a planning process that is more open and transparent, we have developer friendly options of Voluntary Arrangement Proposals allowing future alterations over which the local community will have no say.

Aside from my strong opposition to the removal of the various modifications imposed on this development, there is the added complication of a similar high-rise proposal for the Summer Hill Mill site on the other side of the light rail line. Together these will virtually double the existing population. Yet no attempt has been made to consider the joint impact this will have on local infrastructure or on roads and traffic in the area.

Although we are served by rail and bus services (with the future prospect of the light-rail line), the build up of through traffic in peak hours is already stressing the system: with the likely influx of new residents from both developments, the general transport options will be chaotic at peak hours.

I urge the Department to closely monitor the compliance of the developer in ensuring that the conditions imposed by the Department and the PAC are fully adhered to.

Sincerely

Ms M.I. Rea

64 Old Canterbury Road,

LEWISHAM 2049