

OUR REF: P3570.750-02
YOUR REF:

23 December 2010

Sam Haddad
Director General
NSW Department of Planning
GPO Box 39
SYDNEY NSW 2001

Attention: Amy Watson

Dear Mr Haddad

**CONCEPT PLAN APPLICATION UNDER PART 3A OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT 1979 FOR A MIXED USE DEVELOPMENT AT
78-90 OLD CANTERBURY ROAD, LEWISHAM (MP08_0195)**

An Environmental Assessment Report, prepared on behalf of Lewisham Estates Pty Ltd, to accompany a concept plan application under Part 3A of the Environmental Planning and Assessment Act 1979 has recently been forward to council for the proposed mixed use development at 78-90 Old Canterbury Road, Lewisham. The concept plan and associated Environmental Assessment Report are on public exhibition between 17 November 2010 and 7 January 2011.

Council at its meeting of 14 December 2010, considered an assessment report prepared by Council officers and external consultants on the proposed development. Council resolved to make a submission to the Department of Planning based on the content of the report. Council further resolved, inter alia, to request the following:

- *the Department of Planning seek amendment to the applicant's concept plan for the subject site to be consistent with the McGill Street Precinct Masterplan adopted by Council; coordinate an infrastructure plan for the McGill Street Precinct; coordinate affordable housing contributions for development within the McGill Street Precinct.*
- *the proposal for the Allied Mills site (2-32 Smith Street, Summer Hill) be considered by the same Planning Assessment Commission (preferably with the same chair and members) as the subject application.*

I also draw your attention to the attached correspondence from Colston Budd Hunt and Kafes Pty Ltd who have been engaged by Council to review the traffic impacts of the concept plan. The preliminary assessment identifies significant impacts with the proposal, questions the practicality of proposed mitigation measures and recommends a

significant traffic issues a meeting should be held between the Councils, DoP and RTA. In this respect, we note that neither the proponent nor the DoP attended the RTA's SRDAC meeting concerning the traffic impacts of the development on 1 December 2010. Accordingly, given the significant traffic issues involved with the proposal and wider precinct, Council requests that an extension to the 7 January 2011 exhibition period be granted to enable Council's traffic study to be finalised and the above mentioned meeting to be conducted. It is anticipated that the full traffic study will be completed in mid January 2011 and that this would inform the agency meeting.

Further to Council's resolution please find attached Council's submission.

For further enquiries please contact Marcus Rowan, Manager Planning Services on 9335 2274.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ken Hawke', with a long, sweeping horizontal stroke extending to the right.

Ken Hawke
Director, Planning and Environmental Services