

Attention: Director, Metropolitan Planning

Major Projects Assessment

4 Dover Street

Department of Planning

Summer Hill

GPO Box 39

NSW 2130

SYDNEY NSW 2001

Dear Sir/Madam,

RE: Application No. MP08\_0195 78-90 OLD CANTERBURY ROAD, LEWISHAM CONCEPT PLAN

I have already signed and sent you the 'form' letter objecting to the above proposed development. I stand by that letter and support the submission presented by David Rollinson on behalf of the 'No Lewisham Towers' (NLT) group I am a member of the NLT but I am not qualified in town planning and am unable to mount technical arguments regarding the proposed development. Rather, I am a concerned member of the community and write to re-iterate my objection to the gross overdevelopment sought in the above application.

I have been involved in this imbroglio since before the inception of the McGill Street development application (cited above), having sought and obtained an interview with Allied Mills when it became clear that they intended to sell and or develop the Mungo Scot flour mill site which is adjacent to McGill Street.

We tried at the time to encourage the company to engage with the community to get a result satisfactory to them and the community. We made much of the fact that, by and large, Allied Mills had been a good corporate citizen and it would be a great pity if they were to leave the community with a bad development and a sour taste after such a long time in the community.

We referred to the Waratah Flour Mill development as an excellent model upon which to base a re-development of the site. They listened politely but refused to engage giving the reason that they could not deal with community groups but only with appropriate authorities. Community groups feel powerless in the face of such obstruction and bureaucracy. A win-win deal was sought and a door was firmly shut in our face.

Soon after these events the proposals for the McGill Street development started to become public knowledge. A community group was formed to consider these activities and a campaign was initiated to alert the community to the impending developments. Notwithstanding these somewhat heroic efforts it is my opinion that the community is largely unaware of the



significance, size and shape of what is about to befall them. You are now the "appropriate authority" referred to by Allied Mills and I believe it is your responsibility to achieve a level of public awareness that is right and proper for our democracy.

The developments – McGill Street and Mungo Scot - taken together are no less than a significantly sized country town being imposed onto an already dense local government area.

I live within a stone's throw of these developments and witness on a daily basis the grid-locked traffic congestion that already exists. The existing traffic infrastructure is stretched to the limits and cannot withstand increased pressure upon it. You may be aware of the recent fire in the mattress factory in the McGill Street precinct that completely destroyed that property. Luckily the incident occurred mid-afternoon for had it occurred during morning or evening peak hour emergency vehicles would have been hard pressed to attend with consequent risk to life and limb. This risk will be greatly exacerbated if the proposed development goes ahead as access to and from the site is totally constrained by existing infrastructure.

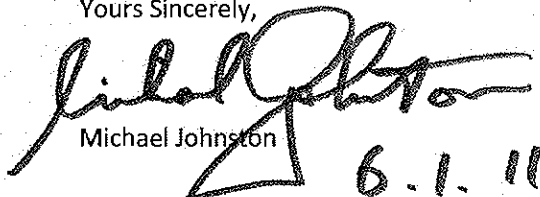
The common sense position is that the whole site represented by the above cited development application and the proposed Mungo Scot development should be considered together. We sought such an outcome from the 'appropriate political authorities' but have been rebuffed. It is extremely ironic that such a sensible proposition cannot get off the ground when proposals such as Barrangaroo get Rolls Royce process consideration. 'Appropriate authorities' seem to find a way to progress some developments and not others, in spite of the common sense that may attach to them.

Very few members of our community are aware of the detail contained in the above application. Most confuse it with the Mungo Scot development. Most retailers in Summer Hill rub their hands in glee at the prospect of more customers as a result of the increased population but they are utterly unaware of the provisions for expanded retail on the site. This additional retail provision is simply not required in our community and will suck the oxygen out of the Summer Hill village as well as providing an even greater traffic nightmare.

The group of which I am a member is not opposed to development but rather is strenuously opposed to over development. Our suburb is testimony to the mistakes made by our forbears. Much of valuable heritage has been lost and in its place are three and four story blocks of flats that wholly occupy the site and which have created extreme pressure on roads, parking, parks and gardens and public amenity. Let us not have a repeat and regrettable performance with regard to these developments, especially that dealing with the above application.

I urge you to reject the application.

Yours Sincerely,

  
Michael Johnston  
6.1.11



ATTENTION: Director, Metropolitan Projects

6<sup>th</sup> December, 2010

Major Project Assessment

Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)

RE: Application No: MP08\_0195 78-90 OLD CANTERBURY ROAD, LEWISHAM CONCEPT PLAN

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- The provision of public open spaces is grossly inadequate. The developer wants the needs of his 1000 or so future residents and retail/office users to be met on land SOUTH of Hudson St., beyond his site and on land he doesn't control. The proposed 900sq.m. 'green boulevard' is just that – a divided street with trees down the middle! Open space needs should be met on-site. The open areas shown between the buildings are likely to be accessways and private courtyards, not usable public spaces.
- The adjoining and nearby main roads are heavily used and gridlocked at peak periods. The suggested line-marking and signage restrictions reflect what the traffic already does – nothing is proposed to cater for the cars and trucks to and from the 400 units and 6,300 sq. m. of supermarket, shops and offices. The long-term traffic measures are far from certain as they require redevelopment of sites and street changes SOUTH of Hudson St., again beyond the developer's control.

I wish to make some further comments about this Concept Plan :

*This development is equivalent to transposing a whole country town into an already dense suburb. The <sup>infrastructure</sup> ~~infrastructure~~ investment in roads etc does not match its scale. We are already well provided with retail space. Traffic will be a nightmare. The recent fire at the mattress factory could have been tragic if it had occurred during peak hour.*


Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME:

Michael Johnston

ADDRESS:

4 Dover Street, Summer Hill, 2130





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... December, 2010

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I wish to make some further comments about this Concept Plan :

As as a home-owner on the Lewisham/Dulwich Hill border, I am extremely concerned with the increased traffic that will be generated by this development. The adjoining has very heavy traffic in peak hour AND through much of the day + weekends. Medium density housing is good - massive developments are ridiculous in this area.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: *Suzanne Coppy*

ADDRESS: *13/71 The Boulevard, Dulwich Hill, NSW 2203*



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... December, 2010

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I wish to make some further comments about this Concept Plan :

We desperately need to preserve "village" suburbs in the Inner West. We do not need/want another Ashfield or Strathfield; that's why we buy in these lovely small areas without hi-rise

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME:

KERRIE BARNETT

ADDRESS:

9/7 GROSVENOR CRE  
SUMMER HILL 2130



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I wish to make some further comments about this Concept Plan :

*LEICHHARDT MARKETOWN AND SUMMERHILL  
ARE LOVELY SHOPPING PLACES, IT WOULD  
KILL THE VILLAGE OF SUMMERHILL IF  
ALLOWED.*

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: *Colleen DREW*

ADDRESS: *16 BRIGHTON ST,  
PETERSHAM. 2049.*

*W*



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I wish to make some further comments about this Concept Plan :

*MORE THAN ADEQUATE SHOPPING CENTRES IN THE AREA. TALK ABOUT TRAFFIC GRIDLOCK AT PEAK HOURS – EVEN AT NORMAL TIMES AT THE TRAFFIC LIGHTS. ABSOLUTE NO ENTRY TO CANTERBURY RD.*

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME:

*L. DREW*

ADDRESS:

*68 BRIGHTON ST,  
PETERSHAM. 2049*



ATTENTION: Director, Metropolitan Projects

9. December, 2010

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I wish to make some further comments about this Concept Plan :

I have serious concerns about the strain on local infrastructure, such as schools & transport, once this development occurs.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: Kim Catley

ADDRESS: 23 Barker St  
Lewisham, 2049



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I wish to make some further comments about this Concept Plan :

The proposed plan has not taken into consideration the surrounding areas, congestion of traffic & impact on the local shopping centres & residents. There will be major traffic issues on already busy residential streets.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: Nikki & Nando Barbosi ADDRESS: 5 Hugh Avenue Dulwich Hill



27 November  
December, 2010

ATTENTION: Director, Metropolitan Projects

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Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: [plan\\_comment@planning.nsw.gov.au](mailto:plan_comment@planning.nsw.gov.au)



PCU017290

Department of Planning  
Received  
1 DEC 2010  
Scanning Room

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I wish to make some further comments about this Concept Plan :

This development would be completely incompatible with the 'village' atmosphere of Summer Hill - it is out of scale for the area and ~~will~~ cause significant disruption to local residents.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: Catherine Deakin

ADDRESS: 31 Gower St  
Summer Hill NSW 2130



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- Increased truck noise will be a nightmare to live with
- I don't mind a development, but absolutely oppose one on this scale.
- Parking in the area is already inadequate, & inadequate provisions have been made by the developer.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: MICHAEL FLOWER  
HOLLY DORMOR

ADDRESS: 36 OLD CANTERBURY  
ROAD  
LEWISHAM 2049.



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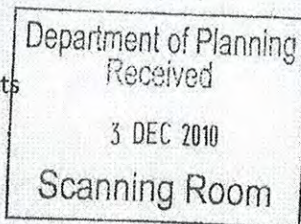
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I wish to make some further comments about this Concept Plan :

I am concerned about the proposed additional number of people that will be added to the area and how <sup>social</sup> infrastructure - schools, libraries, parks - will be upgraded to deal with all these extra people in the local area.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this Concept Plan should be rejected.

NAME: Mary Stewart

ADDRESS: 3 Dover Street  
Summer Hill  
NSW 2130