27th December 2010

Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Director, Metropolitan Projects

By email: plan_comment@planning.nsw.gov.au

Dear Sirs

Application No: MP08_0195 at 78-90 Old Canterbury Road, Lewisham

I am writing to express my concerns regarding the above Concept Plan which is currently on exhibition as part of its Environmental Assessment, namely:

1. The Lewisham site is directly adjacent to the Summer Hill Allied Mills site (recently accepted by the Minister for Planning as a Major Project under Part 3A and exhibited on the Department's site) yet as the two sites are being developed independently the NSW Department of Planning will not consider the *combined impact* of both developments on Summer Hill and Lewisham.
2. There has been no independent traffic impact study of the Lewisham site or the combined sites – initial estimates from ARUP (commissioned by the developer of the Summer Hill site) suggest that both developments will generate more than 3,500 extra cars on the road every day. Yet Old Canterbury Road is already at capacity according to the developers' own statements.
3. The number of residential dwellings (400+) including up to 9 storey buildings is a gross over development of the Lewisham site. The surrounding neighbourhoods are largely made up of two storey terrace houses, and as such the proposal is at odds with the established and valued character of the surrounding locality.
4. There is limited open space, no plans for parks or other amenities (childcare, health services, schools) – but combined these sites may add between 1,500-3,000+ extra people to the area. Further, the proposed green space for the Lewisham site appears to be on land outside the boundaries of the actual site, namely on an existing street.
5. The proposed retail and commercial space for the Lewisham site is excessive. Given that there are four supermarkets and more than adequate shopping facilities within walking distance of the Lewisham site, it is inappropriate to incorporate a 2,800 square meter supermarket.
6. There are no plans for any extra public transport, other than the light rail extension (assuming this goes ahead) from the Lewisham site, despite the dramatic increase in population.
7. There has been little genuine engagement and consultation with the local communities or local councils.

As a result, I call on the Minister for Planning and NSW Government to:

- Undertake an independent study to assess the joint traffic impact of the Lewisham and Summer Hill sites.
- Scale back the current plans for massive high rises on the Lewisham site to ensure the development is sustainable in terms of traffic, transport, open space and local amenities.
- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.

Yours sincerely K. Herrion

Name: K Herrion
Address: 117 VICTORIA ST,
LEWISHAM 2049

112

December 2010

Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Director, Metropolitan Projects

By email: plan_comment@planning.nsw.gov.au

Dear Sirs

Application No: MP08_0195 at 78-90 Old Canterbury Road, Lewisham

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- Scale back the current plans for massive high rises on the Lewisham site to ensure the development is sustainable in terms of traffic, transport, open space and local amenities.
- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.

Yours sincerely

Name: TIM NOWLAND
Address: 117 VICTORIA ST
LEWISHAM.

113

28 December 2010

Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Director, Metropolitan Projects

By email: plan_comment@planning.nsw.gov.au

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- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.

Yours sincerely Mhh

Name: Margaret Hession
Address: 117 Victoria ST
Lewisham 2049

114

4th January 2011

Director, Metropolitan Projects,
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir,

Application No: MP08_0195 at 78-90 Old Canterbury Road, Lewisham

I am writing to express my objections and concerns regarding the above Concept Plan which is currently on exhibition as part of its Environmental Assessment, namely:

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- Undertake an independent study to assess the joint traffic impact of the Lewisham and Summer Hill sites.
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- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print): JAMES COONEY

Address: 107 VICTORIA ST LEWISHAM

115

4th January 2011

Director, Metropolitan Projects,
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir,

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- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature: Paul Cooney

Name (Print): PAUL COONEY

Address: 107 VICTORIA ST
LEWISHAM 2049

116

4th January 2011

Director, Metropolitan Projects,
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir,

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- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print): HEATHER ROGERS

Address: 107 VICTORIA ST, NEWTOWN NSW 2049

117

28 December 2010

Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Director, Metropolitan Projects

By email: plan_comment@planning.nsw.gov.au

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- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.

Yours sincerely

Name: Sean Hession
Address: 117 VICTORIA ST
LEWISHAM

(118)

4th January 2011

Director, Metropolitan Projects,
Department of Planning
GPO Box 39
Sydney NSW 2001

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- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print): Murray Henwood

Address: 111 Victoria St
Lewisham
NSW 2049

119

5 January 2011

~~December, 2010~~

ATTENTION: Director, Metropolitan Projects

Major Project Assessment

Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 OLD CANTERBURY ROAD, LEWISHAM CONCEPT PLAN

I object to the above Concept Plan, for which an Environmental Assessment is currently on exhibition, for the following reasons:

- The number of residential buildings proposed, with their height ranging up to nine (9) storeys, and containing some 400 flats, is a gross overdevelopment of this site. It provides for a density and scale which is completely at odds with the established and valued character of the surrounding locality.
- The proposed retail/commercial floorspace is excessive and the 2,800 sq metre supermarket is not warranted. There are more than adequate shopping facilities (including four supermarkets) within 15-20 mins WALK of this site, at Leichhardt Marketown, Summer Hill, Dulwich Hill and Petersham. The neighbourhood shops at Lewisham Station (5 mins walk) need some support, not competition.
- 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 boulevarde' 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 :

Even the most cursory observation of current traffic flow makes it perfectly plain that "gridlock" is a correct description of the current, i.e. existing situation. Signage restrictions! What a joke. Were Connell-Wagner asleep when they wrote the report?

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

NAME: John HERRICK

ADDRESS: 18 KENSINGTON RD SUMMER HILL

120

24 January 2011

Attention: Director, Metropolitan Projects,
Department of Planning
GPO Box 39
Sydney NSW 2001

Attention: Director, Metropolitan Projects

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As a result, I call on the Minister for Planning and NSW Government to:

- Refuse Concept Plan Application No. MP08_0195 (78-90 Old Canterbury Road.
- Undertake an independent study to assess the joint traffic impact of the Lewisham and Summer Hill sites.
- Scale back the current plans for massive high rises on the Lewisham site to ensure the development is sustainable in terms of traffic, transport, open space and local amenities.
- Consider the combined impact of the Lewisham and Summer Hill sites when assessing these applications.

Yours sincerely

S. Brennan

Name: S.L. BRENNAN

Address: 82 VICTORIA ST
LEWISHAM 2049