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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:

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 nor of 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, nearly double that of Marrickville Council's McGill St masterplan. 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.
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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.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Su Hanfling

Name (Print):

Su Hanfling

Address:

111 Victoria St Lewisham NSW 2049.

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27 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

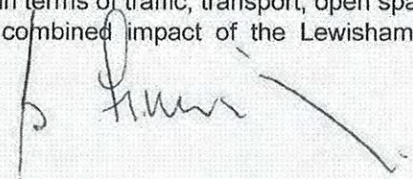
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Yours sincerely



Name:
Address:

BARBARA FINNERTY

86 VICTORIA ST
LEWISHAM 2049

ATTENTION: Director, Metropolitan Projects

4. December, 2010

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 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 :

Transport services are already over stretched. Trains are over crowded and I often have to stand until Central. This is a small neighbourhood centre not a regional centre areas like Burwood & Strathfield & Rhodes are not somewhere that I have chosen to live

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

NAME: Christine Tonner ADDRESS: 77 Victoria Street
Lewisham NSW 2049

I have lived in this area for 31 years and am not happy with this proposed overdevelopment

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

Tom Uren

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

NAME: TOM UREN

ADDRESS: 8 GILCHRIST PLACE
BIRLITON 204.

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The development will aggravate peak hour traffic problems on Carlton Crescent which is already bad as it is now

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

NAME: Tuan Tran

ADDRESS: 30/98 Carlton Crescent
Summer Hill 2130

4th January 2011

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Department of Planning
GPO Box 39
Sydney NSW 2001

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Yours sincerely

Signature:

Name (Print):

Address:

PODESTA
BROWNS PODESTA
115 VICTORIA STREET
LEWISHAM 2043

127

4. December, 2010

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Major Project Assessment

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NAME: Olga Kruzdeff

ADDRESS: 1 Davis St, Dulwich Hill

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Name: KATE T GARDNER
Address: 120 CONSTITUTION RD
DULWICH HILL, 2203

129

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Yours sincerely

Signature:



Name (Print):

JORDAN TAIT

Address:

115 VICTORIA STREET
LEWISHAM 2049

64 Old Canterbury Road
LEWISHAM NSW 2049

Attention: Director Metropolitan Projects
Major Project Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001.

4 January 2011

Dear Sir/Madam,

Re: Application No: MPO8 _ 0195 78-90 Old Canterbury Road, Lewisham Concept Plan

As an owner/resident in the block surrounded by William, Brown, & Longport Streets and Old Canterbury road, an area adjacent to – but not included in – the above Concept Plan, I am alarmed and concerned at the implications of this proposal. If it is allowed to go ahead as described, it will inflict severe and unwelcome changes to residential and shopping precincts in the neighbourhood I have lived in since September 1992.

Let me be clear, I do not object to reasonable development proposals for the commercial area adjacent to the block in which I live but, so many aspects of this Concept Plan are not reasonable. My objections are listed below:

- I object** to the density of the residential development proposed in this Concept Plan: it is excessive, and virtually doubles the FSR proposed in Marrickville Council's LEP for the McGill Street Precinct. It will provide a battery-cage type of residential development that bodes ill for the harmonious integration of existing residents and new owners.
- I object** to the inclusion of a large underground supermarket and the extensive provision of other commercial space. A supermarket of the size proposed is uncalled for in an area that is well serviced by several substantial retail centres within walking distance at Summerhill, Leichhardt Market Town, Norton Street shops, Petersham and Dulwich Hill.
- I object** to the lack of public and private open space in the developer's concept plan: It pays scant regard to the parkland proposed in the Marrickville LEP that links the Lewisham area through to the shopping precinct in Summer Hill via the proposed redevelopment of the Mill site on the Ashfield Council side of the light rail corridor currently under construction. Similarly the token private spaces within the massed residential units is insulting.

The inevitable outcome of this Concept Plan will be an increase in traffic density that will further clog major highways during morning and evening peak hours.

Most residences within the minor streets do not have on-site car parking, forcing owners to use street parking, which is also favoured by some train travellers who use available street parking while they work in town.

In addition, traffic provisions shown by the Concept Plan for both William and Brown streets will create a virtual traffic merry-go round, and will certainly not enable those who own cars in the non-amalgamated 'Island' to continue parking in William Street, or the widened area on Longport Street before the Brown Street turn-off. Where are they supposed to park? – Old Canterbury Road has never been an option, and access for deliveries, taxis etc will be an even greater problem for the residences on the Old Canterbury Road street frontage.

I object to the findings of the lengthy traffic study that extol the 'excellent' public transport amenities in the area. During peak hours, both the 413 bus service and the trains are loaded to capacity by the time they reach Lewisham, and frequently do not stop to pick up passengers.

During the day, there are only two 413 buses per hour: the train service is more frequent, but not necessarily more convenient.

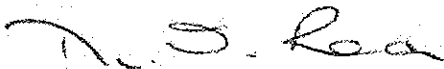
I object to the lack of realistic on-site parking options for residential car owners in the Concept Plan: the limited road access within the site seems totally inadequate to enable residential and commercial traffic to flow freely.

In fact, the traffic impact of this Concept Plan will unfairly disadvantage residents in McGill Street to the south as well as the corner block on Old Canterbury Road/ Longport Street – which are both outside the Concept Plan's area.

I am disappointed that the Concept Plan proposed by the developer has missed the opportunity to provide an interesting and innovative residential solution to replace an outdated commercial area. Instead, the developer's Concept Plan seems to have cherry-picked the general ideas proposed by the Marrickville LEP, leaving out the most attractive parts, doubling the residential density, and slotting in an oversized supermarket plus additional commercial premises.

I ask the Planning Commission to reject the Concept Plan as proposed.

Yours sincerely



Ms Margaret I. Rea