

151

ATTENTION: Director, Metropolitan Projects

... 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 :

I FULLY SUPPORT THE ABOVE COMMENTS
THIS IS AN EXTRAORDINARY OVERDEVELOPMENT OF
THE SITE WITHOUT MAJOR ROAD CHANGES. EVEN
WITH ROAD CHANGES EXTRA SHOPS THAT WILL
UNDERMINE THE VIABILITY OF THE EXISTING "VILLAGE"
Marrickville Council and the community's planning for this area should not be impeded or pre-empted – this
Concept Plan should be rejected. SHOULD BE REMOVED.

NAME:

ADDRESS:

37 PROSPECT RD
SUMMER HILL 2130

PHIL TUCKERMAN

Director, Metropolitan Planning
Major Projects Assessment
Department of Planning
GPO Box 39,
SYDNEY NSW 2001

5 January 2011

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

Dear Sir/Madam,

As long term residents of McGill Street, Lewisham, we are writing to register our objection to the above referenced Concept Plan, for which an Environmental Assessment is currently on exhibition. Our objections are as follows;

- Unworkable traffic impact from the proposed Concept Plan (from both the projected Supermarket and excessive residential accommodation). 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.
- McGill Street is NOT suitable as loading dock entrance as proposed for the suggested Supermarket. McGill Street is zoned residential parking on one side and only has enough width to support standard cars passing in one direction at a time while cars are parked.
- 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 (both current AND the proposed Master Plan for the area).
- 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 village shops and jobs at Summer Hill similarly would equally face significant competition from this proposed Supermarket – competition that in this instance would not be healthy but impossible to match. This would destroy the heart of these business districts.
- And finally, and most importantly, the current Concept Plan has been developed in a vacuum, without any consultation with the current residents in the direct surrounding streets (and the flow-on impact into the broader community). There is no reference within the Concept Plan regarding how the unlivable negative impacts of this site on its surrounding family homes in McGill Street can be minimized. This needs to occur BEFORE any such Concept Plan can be entertained any further. In complete contrast, Marrickville Council has undertaken significant community consultation with all stakeholders to develop a Plan that is sensitive to the integrity of the area's esthetics, function capabilities and growing residential needs.

Marrickville Council and the community's planning for this area should not be impeded or pre-empted; this Concept Plan should be rejected. The citizens of Lewisham and surrounding suburbs do not need nor want such a grossly inappropriate development, therefore this Concept Plan should be rejected outright.

Regards

Marc Carter & Penny Miles
11 McGill Street, Lewisham (mob: 0417 412 376)



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4 January 2010

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

Dear Sir/Madam

Re: Application No. MP08_0195 79-90 Old Canterbury Road, Lewisham Concept Plan

I write to register my concern regarding the above development which I understand will shortly come under consideration by the Department of Planning.

I am a resident of Summer Hill, a suburb adjacent to the development, so am familiar with the site and the surrounding streets. Whilst I support in principle the use of this site for housing I am concerned about the extent of the development currently proposed and the negative impact I feel this level of development will have on the local communities and environment.

My concerns relate to the following:

Traffic congestion

This is already an area gridlocked by traffic in peak hour. Whilst it is reasonable to expect some of the complex residents will commute by rail or bus, there will still be a significant number of cars added to this load by a development of 400 units and supermarket. I fail to see the merit of approving a development of this size before the chronic problem of traffic congestion that already exists in this area is addressed.

Parking

I understand the developer's response to traffic concerns is to introduce a concept of "suppressed parking" to the development, providing minimum parking facilities in an effort to discourage car visits to the complex. Given the affection Sydney residents have for their motor vehicles and unwillingness to leave them at home, greater pressure on street parking in the area will surely result from this development. Supermarket customers shopping for their weekly shopping will be disinclined to walk or catch public transport.

Impact on local shopping centres

The proposed retail commercial floorspace of 6,300 sq.m is excessive and as the area is already well served by four supermarkets (Leichhardt Market Town, Summer Hill, Dulwich Hill and Petersham] the inclusion of another seems unnecessary. The retail sector is already suffering in the current economic climate, particular small local shopping centres such as Summer Hill and Dulwich Hill; they need our support, not more competition.

I hope you will take these comments into account when considering this development and those of other residents who share these concerns.

Yours sincerely,



Sarah Drury
7/14 Prospect Road
Summer Hill NSW 2130
T: 02 9797 6422

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From: Alan Outhred <alan_outhred@yahoo.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 11/01/2011 10:07 pm
Subject: Application No. MP08_0195: 78-90 Old Canterbury Rd, Lewisham: Concept Plan

Re: Application No. MP08_0195: 78-90 Old Canterbury Rd, Lewisham: Concept Plan

Firstly, my apologies for making this submission after the 7th January deadline; however I would like to draw some issues to your attention.

Regarding the "Retail Assessment Report", I was very surprised to find that it took into consideration Ashfield Mall at a distance of approximately 2 Km and Marrickville Metro at approximately 3 Km, but made no mention of Leichhardt Marketplace at a distance of only 1 Km. Any survey of the existing residents of Lewisham I'm sure would find that they make greater use of Leichhardt than of the other two. Given this glaring omission, I cannot see how this report can provide any useful advice on the likely retail expenditure patterns. Indeed, the first paragraph of section 6.2 "Impact Assessment" states that "there is currently no full-line supermarket readily available in the estimated catchment area", completely ignoring the presence of both Woolworths and Aldi at Leichhardt. The following paragraphs then proceed to ignore the Summer Hill shopping centre, which also contains a Franklins supermarket significantly less than 1 Km away (and quite a wide range of other shops, contrary to subsequent assertions, including three fruit and vegetable vendors). The impact of 6000-9000 sq m of retail space including 3500-4000 sq m supermarket space on all of these existing facilities is likely to be substantial, and in particular there is a real possibility that the "Summer Hill Village" could be gutted by this development - to the detriment of all existing and future residents. The report's conclusions, in particular that "little impact could be expected on the smallest centres" (does this include Summer Hill?), I believe are completely unsupportable.

The "Traffic Report" essentially acknowledges that the intersection of Old Canterbury Rd with Longport St and Railway Terrace is already a morning-peak disaster area, into which the vehicular traffic generated by the proposed development would be funnelled. It offers no real solutions, falling back on some totally unrealistic/impractical modifications to Longport St at the proposed car park access point, which is virtually at the crest of the road, along with a string of four sets of traffic lights in less than 500m on Old Canterbury Road as the likely ultimate requirement. The idea that anyone will be able to safely turn right from the exit ramp into Longport St (as presumably the majority will want to do) at any time during the morning peak is ludicrous. The car park access would also make it much more dangerous for pedestrians to cross Longport St, wherever the pedestrian island is located. Further, no suggestions about improved pedestrian access to either Lewisham or Summer Hill stations are made. (The fanciful sketch at the end of the "Site Plans, Designs" seems to imply that a pedestrian overbridge will be built across Old Canterbury Rd at William St, though there is no other reference to it.)

Overall, the quality of the Concept Plan submission seems surprisingly poor, and hardly in keeping with the proposed scale of the development. I would urge you to reject it, and send them back to the drawing board.

Yours sincerely,

Dr Alan Outhred

10 Dover St,
Summer Hill NSW 2130
Ph: 9799 8731 (h)

0413 271 149 (m)
email: alan_outhred@yahoo.com.au

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Amy Watson - Fwd: objection to the proposed development of Lewisham Towers

From: <ElectorateOffice.Marrickville@parliament.nsw.gov.au>
To: <amy.watson@planning.nsw.gov.au>
Date: 14/01/2011 9:49 AM
Subject: Fwd: objection to the proposed development of Lewisham Towers

>>> "Louise Malone" <LMalone@reedgroup.com.au> 14/01/2011 9:34 am >>>
To The Hon Tony Kelly MLC, NSW Planning Minister,

I am writing to object to the proposed development of Lewisham Towers.

ATTENTION: Director, Metropolitan Projects

14 January, 2011

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**

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- ☐ The adjoining and nearby main roads are heavily used and gridlocked t 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.
- ☐ Whenever there is heavy rainfall the intersection at Old Canterbury Road and Railway Terrace floods at the water main that is under the road. More people without supporting infrastructure will only make this flooding occur more often.
- ☐ More residents without sufficient parking will cause an overflow into surrounding streets so my street will not be quiet anymore.

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

NAME: Louise Malone

ADDRESS: 27 Wellesley Street, Summer Hill, NSW, 2130.

Louise Malone

Accountant

The Reed Group

Level 3, 41 McLaren Street, North Sydney NSW 2060

PO Box 6395, North Sydney NSW 2060

Reception 02 9955 0399

Facsimile 02 9955 8812



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Amy Watson - objection to the proposed development of Lewisham Towers

From: "Louise Malone" <LMalone@reedgroup.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 14/01/2011 9:39 AM
Subject: objection to the proposed development of Lewisham Towers

To The Hon Tony Kelly MLC, NSW Planning Minister,

I am writing to object to the proposed development of Lewisham Towers.

ATTENTION: Director, Metropolitan Projects

14 January, 2011

Major Project Assessment Department of Planning

GPO Box 39,

SYDNEY

NSW

2001

Email:

plan_comment@planning.nsw.gov.au

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

NAME: Louise Malone

ADDRESS: 27 Wellesley Street, Summer Hill, NSW, 2130.

Louise Malone

Accountant

The Reed Group

Level 3, 41 McLaren Street, North Sydney NSW 2060

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Amy Watson - object to the proposed development of Lewisham Towers

From: "Duminy, J (Jean)" <Jean.Duminy@rabobank.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 14/01/2011 9:53 AM
Subject: object to the proposed development of Lewisham Towers

To The Hon Tony Kelly MLC, NSW Planning Minister,

I am writing to object to the proposed development of Lewisham Towers.

ATTENTION: Director, Metropolitan Projects

14 January, 2011

Major Project Assessment Department of Planning

GPO Box 39,

SYDNEY

NSW

2001

Email:

plan_comment@planning.nsw.gov.au

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- ☐ More residents without sufficient parking will cause an overflow into surrounding streets so my street will not be quiet anymore. Each unit should have at least 1 parking space allocated.


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


NAME: Jean Duminy


ADDRESS: 27 Wellesley Street, Summer Hill, NSW, 2130.


Jéan Duminy
Technical Lead Support Specialist

ITI Wintel Infrastructure
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Darling Park Tower 3
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Amy Watson - objection to the proposed development of Lewisham Towers

From: "Duminy, J (Jean)" <Jean.Duminy@rabobank.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 20/01/2011 9:56 AM
Subject: objection to the proposed development of Lewisham Towers

To The Hon Tony Kelly MLC, NSW Planning Minister,

I am writing to object to the proposed development of Lewisham Towers.

ATTENTION: Director, Metropolitan Projects

14 January, 2011

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**

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

NAME: Jean Duminy

ADDRESS: 27 Wellesley Street, Summer Hill, NSW, 2130.

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Amy Watson - Application No: MP08_0195 (78—90 OLD CANTERBURY ROAD LEWISHAM)

From: "Ian Whiteley" <Ian.Whiteley@email.cs.nsw.gov.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 17/01/2011 8:01 AM
Subject: Application No: MP08_0195 (78—90 OLD CANTERBURY ROAD LEWISHAM)
CC: <marrickville@parliament.nsw.gov.au>

ATTENTION:Director, Metropolitan Projects

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

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- ☐ The adjoining and nearby main roads are heavily used and gridlocked at peak periods. I have often witnessed dangerous traffic conditions as a result. 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.
- ☐ This is a unique area of the Inner West, it is a quiet peaceful residential area where high rise residential developments have been limited and done in a tasteful manner such as the Waratah Flour Mills. We do not

want to see this area head in the same way as Burwood or Strathfield where every available space is having residential towers constructed.

□ The train system at Lewisham is already beyond capacity at peak times and will be worsened by this development. The Light Rail Development will also service this precinct, but from my understanding will be used more as a hop-on / hop-off short distance tram service rather than a commuter service to the city. Therefore, will not reduce the excessive patronage on Inner West Train Line.

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

Yours sincerely,

Ian Whiteley

Ian Whiteley
48 Weston Street
Dulwich Hill NSW 2203



Amy Watson - Objection to Application No. MPO8-O195 78-90 Old Canterbury Road, Lewisham

From: Rehle Cheney <rehle@hotmail.com>
To: <information@planning.nsw.gov.au>
Date: 15/01/2011 9:03 AM
Subject: Objection to Application No. MPO8-O195 78-90 Old Canterbury Road, Lewisham

Attention: Director, Metropolitan Projects
 Major Project Assessment
 Dept of Planning
 GPO Box 39 Sydney 2001

I object to the above Concept Plan for the following reasons;

*The number and height of the storeys of the proposed residential buildings are quite out of scale with the size of such a small suburb as Lewisham and therefore a gross overdevelopment of this area. Furthermore the consequent introduction of some 800 - 1000 new residents creates a population density quite undesirable for the same reason.

*The proposed retail commercial space is not only excessive but also unnecessary as existing shopping facilities are closeby in Summerhill and Dulwich Hill, Petersham and Market town. Certainly the retailers in the former areas will be adversely affected by the proposed competition. The traditional "corner shops" could not survive.

*The provision of public open spaces cannot be taken seriously. The developer wants the needs of his 1000 or so future residents and retailer/office users to be met on land SOUTH of Hudson St. beyond his site 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 for recreational activities.

*My most serious concern is with the impact of increased traffic resulting from such a proposal. Already peak hour traffic down Railway St. and adjoining roads is congested. Nothing has been proposed to cater for cars and trucks coming to and from the new residential and the 6,300sq.m. of supermarket, shops and offices. Long term solution to these problems will require further redevelopment South of Hudson St. beyond the developer's control involving considerable expense and rethinking for local and state government authorities.

I wish to make further comment about this concept plan:

I have lived in Lewisham for the last 30 years and the traffic congestion has increased markedly in Toothill St. Old Canterbury Rd. and side streets such as Victoria Street where I live, and the impact of what is proposed for development on Old Canterbury Road introducing some 100 new residents and their cars requires no great imagination.

I am unable to see any real long term benefits to the present or future residents of Lewisham and Summerhill. Noise pollution and car exhaust fumes are already at sufficient levels. Planning authorities will face additional problems created by the implementation of such an oversized development. The only clear beneficiaries of such development are the developers themselves. Not only will the character of Lewisham disappear but the impact on surrounding suburbs will be considerable in the near future and in the long term.

MARRICKVILLE COUNCIL AND THE COMMUNITY'S PLANNING FOR THIS AREA SHOULD NOT BE IMPEDED OR PREEMPTED-

THIS CONCEPT PLAN SHOULD BE REJECTED.

NAME R.K.Cheney

ADDRESS

58 VICTORIA ST.,
 Lewisham, 2049

159

From: hamish russell <hamrusse@yahoo.com>
To: <information@planning.nsw.gov.au>
CC: <marrickville@parliament.nsw.gov.au>
Date: 16/01/2011 12:12 pm
Subject: Attention: Director, Metropolitan Projects
January 2011.

16th

Attention: Director, Metropolitan Projects
Major Project of Planning
GPO Box 39, SYDNEY, NSW, 2001.
Email: plan_comment@planning.nsw.gov.au
Re: Application No: MPO8_0195 78-90 Old Canterbury Rd, Lewisham Concept Plan

16th January 2011.

I object to the above Concept Plan, for which an environmental assessment is currently on exhibition for the following reasons.

The extreme high density of the proposed development is ludicrous. The lack of green spaces as for trees, grassed areas and play areas for families is extraordinary. It appears that the short term gain of developing a high density development has taken precedence over consideration of what it would be like to actually live in an environment almost totally devoid of access to space in which to be associated with trees, grass, a place to read a book in fresh air outside or a place to take the kids to play. It is a very sad direction to take the proposed residents. The opportunity to create a liveable environment in which to exist appears to be being missed. My concern is that people will not actually want to live there but be forced to live there because it is the only place to live where the cost of renting is low (because of the unfavourable living conditions). Surely this outcome is not what people or the surrounding community actually want.

Secondly, the lack of realistic planning for the likely increased traffic is disappointing. Already it is recognised that the wait at the intersections of Railway Terrace and both Old Canterbury Rd and West St is unacceptable. Following reading the plan, the lack of realistic planning for the inevitable increase in road traffic across these intersections and surrounding areas could at best be described as unrealistic wishful thinking.

I would appreciate that a more commonsense, thoughtful and moderate approach to the future development of the proposed site be undertaken. This is a beautiful location with so much potential for a very nice medium density development that residents and the surrounding community support and are proud of. The development of this site should be undertaken with the realisation that this is a permanent development rather than just an opportunity for short term gain for developers. This place needs to be a place where people actually want to live!

For the sake of future residents and the surrounding community, this Concept Plan should be rejected. In this day and age surely we can do better? I do hope common-sense prevails !

Yours sincerely,

Name: Hamish Russell Address: 35 Victoria St, Lewisham, NSW, 2049.

Attention: Director, Metropolitan Projects

16th January 2011.

Major Project of Planning

GPO Box 39, SYDNEY, NSW, 2001.

Email: plan_comment@planning.nsw.gov.au

Re: Application No: MPO8_0195 78-90 Old Canterbury Rd, Lewisham Concept Plan

I object to the above Concept Plan, for which an environmental assessment is currently on exhibition for the following reasons.

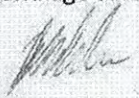
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Yours sincerely,



Name: Hamish Russell

Address: 35 Victoria St, Lewisham, NSW, 2049.

ATTENTION: Director, Metropolitan Projects

8... 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 :

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

NAME:

Jo Price

ADDRESS:

59/10 Terry Rd
Dulwich Hill 2203