

ATTENTION: Director, Metropolitan Projects

3. 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 :

The traffic in this area is already extreme & experiences very heavy peak periods with congestion & traffic backed up to Tebutt St, Leichhardt most afternoons. This development is just too large & in the wrong place.

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

NAME: Donna Bowen

ADDRESS: 20 Hill St
Dulwich Hill
2203

(162)

13/1/11

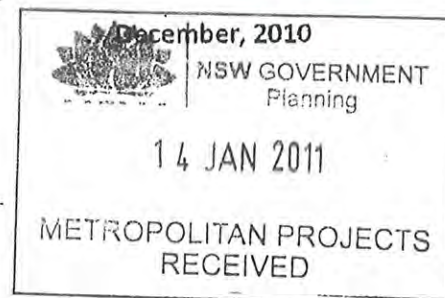
AS

ATTENTION: Director, Metropolitan Projects / *Larry Watson*

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: *FRAN RODDA*
JOHN RODDA.

ADDRESS: *6 DENLON ROAD*
LEWISHAM 2079

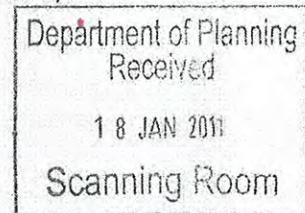


PCU018658

163

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.
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 **grossly excessive, akin to that of a major town centre**. 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 metre 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.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print):

Address:

Susan Lynch
Susan Lynch

76 Denison Road Lewisham 2049

22 Spencer Street
SUMMER HILL NSW 2130

19 January 2011

Department of Planning
23-33 Bridge Street,
GPO Box 39
Sydney NSW 2000

By email: amy.watson@planning.nsw.gov.au

Dear Ms Watson,

Re: Submission on 78-90 Old Canterbury Road, Lewisham (MP08_0195)

I am a fully qualified civil engineer with 12 plus years experience in the construction industry for both private and government sectors and I am extremely concerned about the impact of this proposal on my local area. I am not opposed to development and I understand the need for urban consolidation as set out in the Metropolitan Strategy for Sydney.

This plan is not consistent with the Master Plan commissioned by Marrickville Council and completed by Hassell ("the Hassell Master Plan") which struck a sensible balance between the need for development and appropriate urban planning outcomes. The major points where the two plans differ (and thus my major points of contention with this proposal) are as follows:

- The Floor Space Ratio (FSR) of your proposal is 3.5 and thus well in excess of the densities proposed by the Hassell Master Plan of 1.7:1.
- The park land shown in the Hassell Master Plan was situated completely within the property boundary yet the plans displayed show the park land partly located on other people's land. In those circumstances Lewisham Estate has no power or authority to ensure that any such park land is constructed and contained on that land. As such, the plans on display are extremely misleading.
- The Hassell Master Plan had low level commercial/ residential usage facing the park to create a sense of active usage of the area to promote security. The plans on display have a nine storey building abutting this park land which provides no set back.
- The plans on display indicated that one of the commercial premises would be a supermarket such as IGA. The Hassell Master Plan contained smaller, niche-type commercial premises which would have less traffic generation than a supermarket. There are plenty of supermarkets in the area and one in this development is gratuitous. Also, there is no guarantee that the supermarket would be a small type such as IGA. A larger supermarket chain like Coles or Woolworths would, in all likelihood, be attracted to such an area, thus vastly increasing the traffic. This area is already a bottleneck and does not need any further increase in traffic.

- The Hassell Master Plan has one block at nine storeys yet the proposal on display has much more than this at the highest level of nine storeys.

The Hassell Master Plan provides an adequate level of detail for Master Planning of the area and is a well thought out and presented document

Lewisham Estate holds the biggest amalgamated landholding within the proposed redevelopment area yet it is not prepared to incorporate any substantial green space into its development. It has kindly incorporated the green space on the land owned by others. Yet this land must be consolidated and turned into a development site in order to realize its potential for the long term.

I am happy to discuss the matters raised in this letter and may be contacted on 0409 222 952.

Yours sincerely,

Lindsay Baker

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.
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 **grossly excessive, akin to that of a major town centre**. 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 metre 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.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print):

Address:

Stevan Bagby
84 VICTORIA ST
LEWISHAM NSW 2049



PCU018702

166

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.
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 **grossly excessive, akin to that of a major town centre**. 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 metre 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.
- In the interim, we request that concept plan MP08-0195 be refused.

Yours sincerely

Signature:

Name (Print):

Address:

Penelope Bayly
Penelope Bayly

**84 Victoria St
LEWISHAM NSW 2049**

Department of Planning
Received
19 JAN 2011
Scanning Room

167

Amy Watson - Application No.MP08_0195 78-90 Old Canterbury Road, Lewisham

From: "Lynne Jones" <lynnejones@optusnet.com.au>
To: <information@planning.nsw.gov.au>
Date: 19/01/2011 6:36 PM
Subject: Application No.MP08_0195 78-90 Old Canterbury Road, Lewisham
CC: <marrickville@parliament.nsw.gov.au>

Regarding the Environmental Assessment currently on exhibition I would like to lodge my objection to this matter.

I can't comprehend that such a plan would be considered as submitted. Anyone who travels on Old Canterbury Road, Lewisham on weekdays between 7-9am or 4-7pm would be aware of the regular traffic bottlenecks often stretching from Railway Crescent back to Junction road intersection and in the other directions from this intersection. This area just would not cope with any more traffic which would eventuate if the plan goes ahead.

As a bus commuter I believe our buses would be even more unreliable trying to navigate the congestion. The light rail and railway would cater for some extra commuters but it would be a drop in the ocean compared with road traffic volume. Heaven help us when the buildings are under construction with all the trucks and noise associated with it.

There is insufficient space allowed for any extra residents in this area. People need to be able to safely access open spaces for children to play and families to enjoy time together.

Please do not allow this proposal to proceed. Consider people already living and commuting in this area.

Lynne Jones