



Amy Watson - MP 08_0195

From: <malcolmhatch@compuserve.com>
To: <amy.watson@planning.nsw.gov.au>
Date: 15/12/2010 3:52 PM
Subject: MP 08_0195

Malcolm Hatch
12 Spencer Street, Summer Hill, NSW 2130
phone: (02) 9797 0246 e-mail: malcolmhatch@compuserve.com

Dear Amy,

I write to express my opposition to the proposed development at 78 – 80 Old Canterbury Rd, Lewisham. (MP 08_0195)

The proposed development for 9 story tower blocks, other high density housing & shopping centre is very concerning to all the residents in our street that i have spoken to. As we are directly to the West and very close to the development site the height and position of the proposed tower blocks will shield us from morning sun. The overshadowing of a huge area of existing housing in Edward St, Smith St, Chapman St & Spencer St, Summer Hill is not acceptable. The solar access and light levels will be permanently reduced requiring use of additional lighting. This will be especially noticeable during the winter months.

The development of high density housing & commercial properties at this location will be disastrous for the local roads and create peak hour gridlock. Old Canterbury Road (via Tebbutt St and Darley Rd onto the City West link) is a major feeder route into & out of the city. Longport St and Railway terrace are also used as a commuter route to and as a relief route when the traffic on Parramatta Road becomes heavy. The junction of Old Canterbury Road, Longport Street & Railway Terrace already suffers with significant delays at peak hours and there is no scope to widen these roads due to existing housing and the railway line. The area's road infrastructure simply could not handle the significant increase in traffic such high density housing & commercial properties would create and a development of this size, in this location, is completely inappropriate.

Additionally, there will be another significant increase in housing density in the same area when the existing flour mill is developed, further exacerbating the traffic problems. The area does not benefit from any large areas of open green space or parks and the proposed development does not include sufficient green space.

I understand that increasing inner city housing is important to prevent Sydney's expansion but a development of this magnitude is not an appropriate use of this site. It will adversely affect the current residents of the area and create traffic chaos.

In light of the above i strongly urge you to reject the Lewisham Estate development application & to restrict any future development at this site to a maximum height of 2-3 stories and with a greater green space to buildings ratio.

Yours faithfully,

Malcolm Hatch (voter)



Amy Watson - Online Submission from Andrew Hosking (other)

From: Andrew Hosking <hosko@hotmail.com>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 11/12/2010 3:04 PM
Subject: Online Submission from Andrew Hosking (other)
CC: <assessments@planning.nsw.gov.au>

I predict that most of the occupants of the building will be unable to use cars on a regular basis, because the local roads are often grid locked during the morning peak.

Is it appropriate to approve a project of this size and density, with this many car spaces, when you are fully aware that the roads will not be able to cope with additional traffic ?

On a positive note, this project will therefore undoubtedly create a significant number of additional patrons for the light rail project and the existing railway.

Name: Andrew Hosking

Address:
45 Dover Street, Summer Hill

IP Address: cpe-124-189-81-228.azsz1.clt.bigpond.net.au - 124.189.81.228

Submission for Job: #2923 MP08_0195 - Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=2923

Site: #1835 78-90 Old Canterbury Road, Lewisham
https://majorprojects.onhiive.com/index.pl?action=view_site&id=1835

Amy Watson

E: amy.watson@planning.nsw.gov.au

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From: <jimkerr@exemail.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 5/12/2010 9:27 am
Subject: RE: Application No: MP08_0195 78-90 Old Canterbury Road, Lewisham Concept Plan

ATTENTION: Director, Metropolitan Projects

As a resident of Summer Hill I am extremely concerned at the implications of sending the referred Concept Plan to the Government for direct approval.

I object to the above Concept Plan for which an Environmental Assessment is currently on exhibition, for what it appears to concede to a particular developer in opposition to what I would consider fair planning outcomes.

In particular, the currently proposed number of residential buildings seems to be a gross over-development of the site that cannot benefit either the purchasers of those units or the surrounding community. It is completely at odds with a carefully reasoned increase in housing density in the area.

The provision of public open space, on the evidence of the plan, does not hold any regard for any families that might buy into the development. The surrounding area is already one of the most densely populated suburbs in Sydney with regard to parks and recreation.

I would also like to inquire whether the impact on an already highly trafficked and often gridlocked surrounding street layout has been duly considered. My perception is that the insertion of 400-1000 cars per hour (depending on the ill thought out supermarket) into this corner of 2 busy streets - often reduced to one lane by legitimate parking - may be detrimental to morning and afternoon traffic already slowed to a crawl.

It would be great to see that Marrickville Council and the community's planning for this area is not impeded or pre-empted in the service of other aims. This Concept Plan should be rejected.

Kind Regards,

Jim Kerr & Judy Blundell
28 Wellesley St.
Summer Hill, 2130

**Amy Watson - app no: MP08_0195 78 Old Canterbury Road Lewisham**

From: Karen karen <contactkw@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 2/12/2010 8:32 PM
Subject: app no: MP08_0195 78 Old Canterbury Road Lewisham

Dear Sir/Madam

I strongly object to the concept plan. The height of the proposed buildings is TOTALLY out of keeping with the size and character of the buildings in our local area. We moved here because of its unique characteristics and do not wish to see it affected by such a large scale development. Furthermore, the roads adjoining the site are already blocked with traffic during peak hour. This developments should NOT go ahead.

Karen Websdale
4/12 Kensington Road
Summer Hill 2130

**Amy Watson - Online Submission from Mike Garwell (object)**

From: Mike Garwell <mgarwell@csc.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 2/12/2010 3:16 PM
Subject: Online Submission from Mike Garwell (object)
CC: <assessments@planning.nsw.gov.au>

I am greatly opposed to this proposed development. We are already choked with too much traffic in this area and this development will make the situation far worse. The traffic at peaktime is already a nightmare.!! Plus the impact to the local retailers will be catastrophic. We simply do not want, or need a Supermarket. Summer Hill and Leichhardt shops serve us very well thank you. Finally I moved to Lewisham specifically because it did not have 9 storey monstrosities built on it. I cannot believe this proposal is even under serious consideration. This whole project is ridiculous and totally disproportionate to the surrounding area. I implore you, our elected representatives to reject these proposals.

Name: Mike Garwell

Address:
14 Jubilee Street
Lewisham
2049
NSW

IP Address: csc-chd-syd-3-cgen-pub.aust.csc.com - 20.139.226.71

Submission for Job: #2923 MP08_0195 - Mixed Use Development
https://majorprojects.onhiive.com/index.pl?action=view_job&id=2923

Site: #1835 78-90 Old Canterbury Road, Lewisham
https://majorprojects.onhiive.com/index.pl?action=view_site&id=1835

Amy Watson

E: amy.watson@planning.nsw.gov.au

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**Amy Watson - Online Submission from Anthony Hood (object)**

From: Anthony Hood <ant_home@optusnet.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 2/12/2010 2:59 PM
Subject: Online Submission from Anthony Hood (object)
CC: <assessments@planning.nsw.gov.au>

I have studied the key documents in this submission. While I support redevelopment of the site, I am very concerned about a number of issues:

- I strongly oppose the development of a supermarket and fruit barn at the site. The Retail Assessment report seemed not to consider fully or downplayed the negative impact of a new supermarket and fruit barn on existing retailers at Summer Hill and Leichhardt Marketplace. Both of these centres will be easily accessible - Summer Hill is only five minutes walk away.
- I am very concerned about the traffic on Old Canterbury Rd, especially during the morning peak around the intersection of Longport St, which is already very congested. The Traffic Report acknowledges this problem but does not offer a satisfactory solution. This needs to be addressed before the development is allowed to proceed.

Yours sincerely,

Anthony Hood

Name: Anthony Hood

Address:
14 Windsor Rd
Dulwich Hill
NSW 2203

IP Address: c114-77-194-202.rivrw3.nsw.optusnet.com.au - 114.77.194.202

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Amy Watson

E: amy.watson@planning.nsw.gov.au

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Amy Watson - Online Submission from Glenn Carter of Private (object)

From: Glenn Carter <glenn@ampco.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 2/12/2010 11:56 AM
Subject: Online Submission from Glenn Carter of Private (object)
CC: <assessments@planning.nsw.gov.au>

This complex is far too big. Parking will be a major problem. All units only have 1 parking space, most units have 2 or more occupants, and nowadays everyone has a car. The extra cars will park in the visitors bays or on the street, taking away parking for local residents, as most houses in the inner west do not have off-street parking. The developers must down-scale the project and provide total parking for all occupants. Developers think of profit, Government should think of the local community, we are already a tightly packed area, compared with the outer suburbs we have a high-density population. Also do we need another Shopping Mall, this will destroy local Main Street shops, and kill of any sense of community. This project cannot rely on other proposals out of their control to solve/meet their planning shortfalls.

Government MUST see sense on this and future developments like this, and not let it proceed.

Government should represent its constituents not oppose them, Government is elected by the people, take notice of their voice on this proposal.

Name: Glenn Carter
Organisation: Private

Address:
30 Dulwich Street
Dulwich Hill
NSW 2203

IP Address: daus146046-2.gw.connect.com.au - 203.63.130.25

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Amy Watson

E: amy.watson@planning.nsw.gov.au

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**Amy Watson - Online Submission from Helen Stasa (object)**

From: Helen Stasa <helsta@gmail.com>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 1/12/2010 3:53 PM
Subject: Online Submission from Helen Stasa (object)
CC: <assessments@planning.nsw.gov.au>

Dear sir/madam,

I wish to register my STRONG objection to the proposed project.

Whilst I accept that the area around the McGill St precinct could do with some improvement, I believe that the size and scale of the proposed development is completely out of keeping with the character of the neighbouring area.

My objections are as follows:

- 1) Summer Hill and Lewisham consist primarily of single or double storey dwelling houses, mainly from the early 1900s, and a series of modern buildings up to 9 storeys high is completely out of keeping with the style of the area. Such a development might be great for Parramatta or Rhodes, but not here. One need only look at the Trio development in Annandale to see a similarly incongruous new development in an old suburb. It is an eyesore.
- 2) Summer Hill has a vibrant shopping village which will be destroyed by the opening of a huge supermarket. This will lead to the Summer Hill shopping strip becoming a veritable waste land, which would be a massive shame.
- 3) Traffic around the area is already congested and overcrowded. One need only travel down Smith St on a weekday morning, and see a line of stationary cars stretching from the roundabout at Carlton Cres up to Lackey St. A development of this size would introduce hundreds of extra cars, simply adding to the congestion.
- 4) The Allied Mills site will soon be redeveloped as well. I strongly believe that the DAs should be considered together, given their close proximity to one another.
- 5) The development grossly exceeds Council's masterplan suggestions for floor space ratio, and does not contain sufficient open space.
- 6) There are already a lack of amenities for existing Summer Hill residents- finding a childcare space for your child is unbelievably hard, and the schools and public transport are at breaking point. Introducing hundreds of more people to the area will simply worsen this problem, and make life unbearable for both existing residents and new arrivals.

I would suggest that the developer put further consideration into the size of their proposal, and generate a masterplan which better conforms to community expectations.

Name: Helen Stasa

Address:

Unit 1/52 Smith St
Summer Hill NSW 2130

IP Address: www-cache5.usyd.edu.au - 129.78.64.105

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Amy Watson

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Amy Watson - NO LEWISHAM TOWERS - application MPO8_0195 78-90 OLD CANTERBURY RD, LEWISHAM

From: "Silvia" <silviastuckey@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 1/12/2010 10:37 AM
Subject: NO LEWISHAM TOWERS - application MPO8_0195 78-90 OLD CANTERBURY RD, LEWISHAM

From: Silvia [mailto:silviastuckey@optusnet.com.au]
Sent: Wednesday, 1 December 2010 10:35 AM
To: 'brad.hazzard@parliament.nsw.gov.au'; 'linda.burney@parliament.nsw.gov.au'
Cc: 'editor@innerwestweekly.com.au'; 'innerwestcourierletters@couriernews.com.au'
Subject: NO LEWISHAM TOWERS

Good morning,

As a local resident in Lewisham I would like to voice my objection towards the proposed development of the old Silo towers, on Old Canterbury Road. This development will ruin our quiet neighbourhood and encourage more development in this already congested area.

The area around Old Canterbury Road, and West St and all the neighbouring residential streets are already struggling to keep up with peak hour traffic, and weekends are no less busy. Introducing such a huge development will ruin the village lifestyle and serenity enjoyed by all the residents that bought into this area because of the quietness.

This development will put us up there with the urban ugliness of Hurstville. We don't need that in this area. This area is full of heritage and that should be the paramount task that the local councils and government undertakes, to maintain and preserve the local history of the area, and not make it some cheap tacky overdeveloped eyesore.

Thank you
Silvia Stuckey

Mike Fleming

From: Sharon Armstrong
Sent: Wednesday, 1 December 2010 11:44 AM
To: Mike Fleming; Kate Mackaness
Subject: FW: NO LEWISHAM TOWERS

From: Silvia [<mailto:silviastuckey@optusnet.com.au>]
Sent: Wednesday, 1 December 2010 10:26 AM
To: Sharon Armstrong; marrickville@parliament.nsw.gov.au
Subject: NO LEWISHAM TOWERS

Good morning,

As a local resident in Lewisham I would like to voice my objection towards the proposed development of the old Silo towers. This development will ruin our quiet neighbourhood and encourage more development in this already congested area.

The area around Old Canterbury Road, and West St and all the neighbouring residential streets are already struggling to keep up with peak hour traffic, and weekends are no less busy. Introducing such a huge development will ruin the village lifestyle and serenity enjoyed by all the residents that bought into this area because of the quietness.

This development will put us up there with the urban ugliness of Hurstville. We don't need that in this area. This area is full of heritage and that should be the paramount task that your office undertakes, to maintain and preserve the local history of the area, and not make it some cheap tacky overdeveloped eyesore.

Thank you
Silvia Stuckey

**Amy Watson - Lewisham towers development**

From: "Embetex" <david@embetex.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 29/11/2010 12:22 PM
Subject: Lewisham towers development

**Director, Metropolitan Projects
Dept of Planning**

**re Application No:MP08_0195
78-90 Old Canterbury Road, Lewisham Concept plan.**

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

The number of residential buildings propose, with their height ranging up to nine(9) stories and containing some 400 flats/unites, is a gross over development of the site. It provides for a density and scale that is completely at odds with the established character of the surrounding area. The proposed retail/commercial floor space is excessive and the 2800 sq metre is not warranted. There are more than adequate shopping/retail facilities within 15/20 min walk of the site (summer Hill village, Leichhart market town, Dulwich shops and Petersham), lewisham shops are a 5 min walk.

The open space planned is grossly inadequate. The developer wants the residents/retail operators/staff to use the land south of Hudson street, beyond his site and on land he does not control. The proposed 900sq.m green strip is just that, a divided street with very few trees! The open space needs should be met on site for the number of residents. The adjoining and nearby main roads are already heavily used, and at certain time gridlocked. there appears to be no allowance for the residents car/transport requirements. Also not much thought regarding trucks supplying the commercial aspects of the site.

Marrickville council and the communities planning for this area should not be impeded or pre-empted. This concept plan should be rejected.

**Regards
David Karonidis
3 Moonbie street
Summer Hill 2130**