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Phil Pick

From: Sharon Armstrong
Sent: Monday, 17 January 2011 9:32 AM
To: Phil Pick
Subject: FW: Objection to the proposed development of Lewisham Towers

From: Thomson, C (Cassie) [mailto:Cassie.Thomson@rabobank.com]
Sent: Monday, 17 January 2011 9:32 AM
To: Sharon Armstrong
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
 Major Project Assessment Department of Planning
 GPO Box 39,
 SYDNEY
 NSW
 2001
 Email:
 plan_comment@planning.nsw.gov.au

17 January, 2011

**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 propose 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 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

18/01/2011

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: Cassandra El-Azzi

ADDRESS: 14 Elizabeth Avenue, Dulwich Hill, NSW, 2203.

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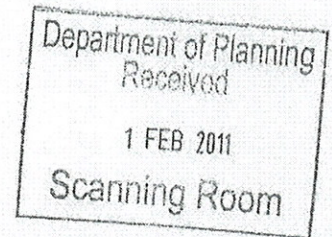
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24 January 2011

Ms Amy Watson
Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2000



Dear Ms Watson

RE: Revised concept plan – 'The Lewisham Estate Masterplan – Amendments to Part 3A Application'

I am writing to feedback my concerns on the revised Demian concept plan for the Lewisham Estate.

I have previously written to the Minister for Planning, Infrastructure and Lands: the Honourable Tony Kelly MLC and my local MP for Marrickville: Carmel Tebbutt MP expressing my concerns over the proposed project and I hope it isn't too late to feedback in relation to the Environmental Assessment.

As a resident of Lewisham since 2003 I support developing the industrial site for residential use. However I don't believe that the proposed development is suitable for the area or is in the interest of current Lewisham residents.

The proposed development has some key differences from the Council's approved masterplan for the entire McGill Street Precinct:

- 1) Traffic – The existing streets are not able to handle the current flow of traffic yet both the short and long term proposals from Demian involve reducing the traffic flow and make no provision for the additional volume of cars stemming from the 400 unit development.
- 2) Height and density of the buildings – Demian is proposing a development of 400 units with a combination of 9 and 2.5 storey buildings and a floor space ratio greatly increased from the council's masterplan. A development of this size is not in keeping with the existing houses in the area that are generally single and double storey and will tower over the landscape.
- 3) Public green space – Instead of a green park the developer is proposing public green space in between buildings and a substantially smaller green boulevard with the rest of the green space to be completed by future developers. This is not satisfactory green space for the inhabitants of the development, nor does it enhance the area for existing residents.

Further more the plans presented by Demian are misleading as they suggest that space outside the proposed site would be green space when this is out of their control.

When considered in light of additional development of the remaining land including the Summer Hill Mills an additional several thousand people would reside in the space without any increased provisions for road or park space.

I believe this development should comply with Marrickville Council's Masterplan for the McGill Street precinct to ensure the design is revised to deliver an appropriate development for this site and the neighbourhood.

Yours sincerely

A handwritten signature in dark ink, appearing to read "Amy Kitchener".

Amy Kitchener
65 Victoria Street, Lewisham NSW 2049
E: amykitchener@y7mail.com

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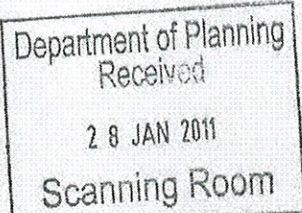
ATTENTION: Director, Metropolitan Projects

Major Project Assessment

Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au



28 Dec 2010
... December, 2010



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

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- 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 : DON'T MAKE US ANOTHER CHATSWOOD

Just how crazy are the 'greens' at Marrickville Council?
This is a clear example of the council's over mindless quality of
life - new & old canberrys roads need less traffic
not more!

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

NAME:

Anna Hinder

ADDRESS:

7 Seart St
Petersham NSW 2049



PCU018972

er 2010

21 January 2011

ATTENTION: Director, Metropolitan Projects

Major Project Assessment

Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

Department of Planning
Received
31 JAN 2011
Scanning Room

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

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

It is difficult to see why this type of development should not be dealt with by the relevant Council

G. E. Adams

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

NAME: GAYLE ADAMS ADDRESS: 11 ELIZABETH AVE
DULWICH HILL
NSW 2203