



Amy Watson - Application MP08_019, 78-90 Old Canterbury Rd, Lewisham.

From: greg newall <greg.newall@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 12/02/2011 10:10 PM
Subject: Application MP08_019, 78-90 Old Canterbury Rd, Lewisham.

I object to the proposal on the grounds that:

- it is overdevelopment of the site;
- will worsen traffic in a n already traffic-saturated area;
- will harm nearby shop businesses ;
- the district has supermarkets and shops already within short walking distance;
- public open space is poor as compared to Marrickville Council's scheme for the site;
- the access to the proposed light rail station is nowhere near as attractive at the council's plan provides.

It'll create a wind-funnel area, shaded, unpleasant "open spaces" of little use to the general public or the complex's residents.

C'mon NSW state planners, you can create better than this greedy ambit claim by the developer.

Greg Newall
20 Carrington St
Lewisham, 2049

9564 3307 (h)
0425 774 681 (m)
greg.newall@gmail.com

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

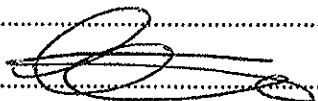
RE: Application No: MP08_0195 78-90 OLD CANTERBURY ROAD, LEWISHAM CONCEPT PLAN

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 :

This plan is totally inappropriate! Let's not continue with badly planned construction in the inner west.

Alex Hurst  *14-2-11*

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

NAME: *Alex Hurst*

ADDRESS:

23 Nowranie St

Summer Hill 2130

Laraine Deer
Craig Malyon
69 Victoria St,
Lewisham NSW 2049

Attention: Director Metropolitan Projects
Major Project Assessment
Dept of Planning

RE: Application No MP08_0195 78 Old Canterbury Road, Lewisham Concept Plan

I do hereby make an objection to the concept plan noted above 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 over development 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 super market is not warranted. There are more than adequate shopping facilities (including four supermarkets) within 15 minutes walk of this site at Summer Hill, Leichhardt Marketown, Dulwich Hill, Petersham and along with many more small greengrocers, and variety stores. One does not have to walk or drive very far to access products and any kind. Some of these sites (eg Lewisham station shops) are under-utilised at the present time and more competition would not help them at all.

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 of green space is not usable for pedestrian or park activities. It is a DIVIDED STREET with trees in the middle. How can that be adequate space for all those residents. Open space requirements should be met within the boundaries of the development. As per the plan any open space is pathways and or private courtyards. Another problem is the shadows during winter will fall for most of the day on the divided street – another reason why it will not be used by the public. In winter the pathways and accessway around the buildings will become wind tunnels and highly undesirable for public use.

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 sp.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 developers control.

This is one the last remaining large areas of land that can be re-developed into a residential site. This highly sensitive position is of the utmost importance as it is the juncture for a number of new developments in the area. These being the Flour Mills site (historical value) the new light rail service (commuter importance) and the greenway (bike and walking paths joining the Cooks River to the Hawthorne Canal). The buildings should be NO TALLER than the Flour Mill site, the concept plan is totally out of scale with the surrounding community.

The greenway and access to the light rail will be highly utilized by commuters and young families. This area also has a growing population of children nearing teenage (high school) years. (most primary schools in the area are already FULL) There is also the need for a day care facility – this is a relevant service that is needed and could be part of the new development. The needs of all age groups should be taken into consideration when planning outdoor spaces in this site.

Traffic conditions are already extremely difficult. If I try to leave Victoria Street between 8 – 9am I know that I am in for a long wait to get from Toothill st and then along Old Canterbury Road to Parramatta Road. This will be exacerbated by the addition of at least 400 odd new vehicles' entering this congested area. There is no guarantee that any new work will be approved for the surrounding roads so we can only work with the existing road system.

Furthermore it would make good sense to create pathways between the new light rail stop and Lewisham railway station. This runs right through the proposed concept plan and there has been no consideration of this problem. I look forward to seeing the completion of the McGill Street Development, however it is essential that THIS DEVELOPMENT REFLECTS THE RELEVANT ARCHITECTURAL, SOCIAL, HISTORICAL AND CULTURAL SIGNIFICANCE OF THE AREA.

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

Yours sincerely,
Laraine Deer and Craig Malyon.



From: Glenda Pontes Depose <glitagrrl@netspace.net.au>
To: <information@planning.nsw.gov.au>
Date: 13/02/2011 8:52 pm
Subject: objection

Hi there,
I just had a look at the plans online and here are some of my suggestions.
I grew up in the area and am now raising a family here, so I know a lot of the new and old local residents.
My suggestions are based on concerns raised by locals and my view of the local community's needs.

All of the residents protesting this development mention the chain supermarket, traffic and the height as their three main concerns.

Lewisham has always been multicultural, and proud of its heritage. There are a lot of streets where all the houses have their original facades restored, showing the local community appreciates heritage architecture. The Lewisham Estate should be sympathetic to the existing architecture of the area and reflect the interests and culture of the locals.

Historically Lewisham has never had a shopping centre as Dulwich Hill and Petersham had them.

I suggest merging the positive aspects of both.
Instead of a large chain supermarket, have three smaller type for example a Portuguese or Italian style Deli, a Greek or Lebanese Fruit and Vege Mart and an Asian store.
Local residents of all ethnic backgrounds enjoy this type of shopping, and it would be sympathetic to local history.
A medium sized supermarket is smaller than 3 thousand square metres, that size is a large supermarket also known as a superstore according to supermarket size guidelines.

Traffic could be affected by hundreds of new residents and visitors if not planned properly.
Has underground car thoroughfare being explored for the internal road?
Car access to Lightrail should be limited or discouraged.
If 3 of 5 residences will be affordable housing perhaps if that figure is raised to 70% or higher there will be a chance of residents owning less cars and making less of an impact on local traffic problems.
Again, if the large supermarket is avoided, shoppers will be encouraged to leave their car at home and the traffic problem minimised.

Excessive height should be avoided, as it has been on the residential side.
The 6 storey building on Old Canterbury Road should not be higher than the others, specially as that side of the road is raised higher than the other side.
The bridge on Old Canterbury Road will have a great view of the Greenway and the green public spaces, a building next to it should not be 6 storeys high.
Height near the Old Canterbury Road Bridge should be limited to the current height of existing buildings.

Do trees along Smith St and Longport St have to be removed for construction?
Existing trees should be preserved as they will have a big impact on the surrounding green spaces as they are already established.
Will the paths and grounds be permeable?

Glenda Pontes Depose
PO BOX 96
Dulwich Hill 2203 NSW

176

Amy Watson - Late submission for Application No: MP08-0195 at 78-90 Old Canterbury Rd, Lewisham.

From: "Jillian Grove" <jilliangrove@optusnet.com.au>
To: "Amy Watson" <amy.watson@planning.nsw.gov.au>
Date: 15/02/2011 1:26 PM
Subject: Late submission for Application No: MP08-0195 at 78-90 Old Canterbury Rd, Lewisham.
CC: "Carmel Tebbutt" <marrickville@parliament.nsw.gov.au>
Attachments: late submission.doc

Dear Ms Watson,

Please find attached a late submission regarding the above Concept Plan which is currently on exhibition with the proponent reviewing submissions as I write this. Please note that the State MP for Marrickville has publicly stated that she has negotiated for the acceptance of late submissions due to the holiday break. As a result I am cc the above to her office.

kind regards

Jillian Grove

Jillian Grove
113 Victoria Street,
Lewisham,
Sydney 2049.

Director, Metropolitan Projects,
Department of Planning,
GPO Box 39
Sydney NSW 2001
Email: amy.watson@planning.nsw.gov.au

February 15, 2011.

Dear Sir/Madam,

Re: Application No: MP08-0195 at 78-90 Old Canterbury Road, Lewisham.

I am writing this late submission (additional to a previous submission already submitted) to express my objections to omissions just discovered contained in the Annexure F – Environmental Investigations Report making up part of the overall EA report for the above Concept Plan currently still on exhibition as I write (with the proponent reviewing submissions) prior to referral to the PAC for determination.

Specifically:

- I note that while historical title searches and legal title searches are included in the body of the Environmental Investigations Report and in Annexure C of that report, the searches included relate to only **PART** of the lands integral to the **overall Concept Plan** being proposed.
- **MISSING** from the report but **materially factually relevant** to the proposed concept plan addressed in the EA report are – Lots, 6/977044, Lot 7/977044 & Lot 8/977044. Details of ownership of these lots have not been included. These are material facts that are entirely relevant and their omission may be intended to mislead.

I refer also to page 27 of the EA Report prepared by Lindsay Fletcher that:

- *“The proponent of the concept plan... (identified in the DGR’s as Tony Owen, NDM Architects and Planners).... also holds ownership over 3 sites located in the north-eastern corner of the McGill Street Precinct”.*
- Taken at face value this statement is demonstrably false in fact. Additional parcels of land (owned but not disclosed and validated with title searches by the developer) are surely material facts relevant to any determination and their omission is likely to seriously mislead PAC appointees in their deliberations.

I respectfully ask the Department of Planning to seek these additional records from the proponent/developer of the concept plan particularly in light of the fact that this Part 3A proposal is being referred to the PAC for final determination.

Sincerely,

Jillian Grove
113 Victoria St,
Lewisham 2049