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P.O. Box 428
SUMMER HILL NSW 2130

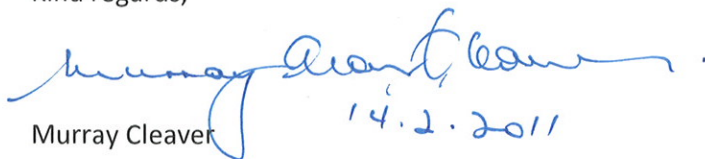
Director, Metropolitan Projects
Major Project Assessment
NSW Department of Planning
GPO Box 39, Sydney NSW 2001

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

I object to the proposal as detailed in the above referenced 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 community and will have a detrimental impact on the community in many ways such as traffic generation, rubbish generation and general unattractiveness. The people of the local community should not have to cop this trash.
- The proposed retail/commercial floor space is excessive and the 2,800 sq metre supermarket is not warranted. There are a number of more than adequate shopping facilities (including four supermarkets) within 20 mins walk of this site, at Leichhardt Marketown, Summer Hill, Dulwich Hill and Petersham. The neighbourhood shops at Lewisham Station (5 mins walk) do need some support, not competition. A social impact assessment of the proposal by an unbiased agent would quickly identify some of the major problems proposed by this over-development.
- The provision of public open spaces is grossly inadequate. The open areas shown between the buildings are likely to be access ways and private courtyards, not usable public spaces. Open space needs should be met on-site.
- 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 coming to and leaving the 400 units and 6,300 m² 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.

Kind regards,


Murray Cleaver 14.2.2011



NSW GOVERNMENT
Planning

15 FEB 2011

METROPOLITAN PROJECTS
RECEIVED

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Feb 12th, 2011
...December, 2010

ATTENTION: Director, Metropolitan Projects

Major Project Assessment

Department of Planning

GPO Box 39, SYDNEY NSW 2001

Email: plan_comment@planning.nsw.gov.au

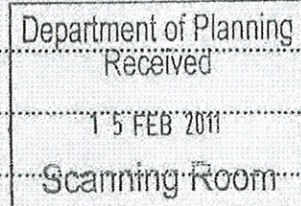


RE: Application No: MP08_0195 78-90 OLD CANTERBURY ROAD, LEWISHAM CONCEPT PLAN

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:

MS S MOLESWORTH

ADDRESS: 417 GOWER ST
SUMMER HILL
NSW 2130.