

Lewisham Estate – Community Consultation Report

Prepared for Lewisham Estate Pty Ltd

August 2010

urbis



Urbis Social Planning and Social Research team has received ISO 20252 certification, the new international quality standard for Market and Social Research, for the provision of social policy research and evaluation, social planning, community consultation, market and communications research.

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Executive Summary

Lewisham Estate Pty Ltd is seeking approval for the development of residential, commercial and retail uses at 78-90 Old Canterbury Road, Lewisham, which forms part of the McGill Street precinct.

In May 2010, Lewisham Estate Pty Ltd engaged Urbis to conduct community and stakeholder engagement activities in accordance with the *Department of Planning's Major Project Community Consultation Guidelines (2007)* to address Director General Requirement Number 14 as outlined in the DG requirements dated 16 March 2009 (MP 08_0195).

The objective of the consultation was to:

- Invite participation, ideas and feedback from key stakeholders regarding the Concept Plan;
- Identify key issues to inform site detailed design and future consultation and planning;
- Allow the planning process to consider community and member values and interests;
- Communicate feedback from the community and key stakeholders to the project consultant team;
- Provide a report to the consent authority as part of the Concept Plan application.

As such, this report outlines consultation activities and feedback received during the consultation period. It is important to note that the feedback contained in this report cannot be denoted as being statistically representative of opinion within the local community. It has been compiled as part of a statutory planning process for the Part 3A Major Project application.

Consultation Process and Activities

The following targeted stakeholder engagement activities formed part of the consultation process and provided opportunities for people in the local community to comment and provide feedback on the proposal. Consultation activities were undertaken over a 2 month period from 25 May, 2010 to 28 July, 2010.

Consultation activities with key stakeholders and the local community included:

- **Notification letters** and invitation to meet with key stakeholders – letters were distributed on 25 May, 2010, 17 June 2010 and 24 June 2010 to:
 - State and Federal Members of Parliament (MPs)
 - NSW Minister for Planning
 - Director-General of Department of Planning
 - Marrickville Councillors
 - Marrickville Council General Manager
 - Greenway Sustainability Project Committee
 - Ashfield Council General Manager
- **Community newsletters** – Two community newsletters distributed to local residents in Summer Hill, Dulwich Hill and Petersham including Summer Hill and Petersham shopping strips. The second newsletter was also distributed to the Centre Management at Marrickville Metro, Ashfield Mall and Leichhardt Marketplace. (Newsletter 1 – approx 2,500 distributed on 27 and 28 May, 2010 and Newsletter 2 -approx 2000 newsletters distributed on 7 July 2010).
- **Project website** – launched 25 May, 2010 and updated throughout the consultation period.
- **Community feedback form** – posted on the website
- **Set-up of a 1800 number and designated email address** lewishamestate@urbis.com.au

- **Individual meetings and/or presentations** with local and state government agencies, key community groups and issue-specific groups (eg, Greenway Sustainability Project).
- **Community Information Session** - held 17 July 2010, 10am – 1pm, attended by approximately 70 people.

Summary of Consultation Findings

Approximately 2,500 households and businesses were notified throughout the consultation period of the proposed Lewisham Estate Concept Plan via community newsletter. They were invited to comment, ask questions and attend a Community Information Session. Throughout the consultation period, a total of 50 community feedback forms, 7 emails (without feedback forms attached) and 6 telephone calls to Urbis (as of 4 August 2010) were received. One letter was received from Eco Transit Sydney. In addition, 77 members of the local community attended the Community Information Session.

There were aspects of the concept plan that the community liked, as well as suggestions about what they would like to see included. This feedback is elaborated on in Sections 3.2.1 and 3.2.2.

Amongst the comments stating what people liked about the Concept Plan were:

- *Invigoration of neighbourhood by provision of new housing and re-use of industrial site*
- *Modernising and clearing of a dilapidated site*
- *A green link from Summer Hill across the Light Rail line and into Lewisham*
- *Intensification of use along future Light Rail line thus making Light Rail more feasible*
- *Inclusion of retail*
- *Trees and greenery*
- *The landscaping and public open space*

In addition, the following was said by the local community in terms of would like to see included as part of the proposal are:

- *More public open space areas*
- *Community garden space*
- *Traffic management plan and attempts to mitigate traffic congestion*
- *Sufficient parking*
- *Childcare centre, children's playground and cycle paths*
- *Local community centre or space for recreational use, meetings etc*
- *A greater sense of community space and integration into the streetscape and character of Lewisham and Summer Hill*
- *A variety of building forms- not a single estate uniformity*

The following is a summary of what the local community said in relation to their concerns relating to the Concept Plan:

Height and scale of the development

- That the height of the development will not keep with the current streetscape and character of surrounding areas
- The maximum height of the development should be (suggestions ranged from) two- six storeys
- The FSR is of concern and should reflect that of the Hassell Masterplan

Traffic and transport management

- Traffic congestion is already a problem in the area and will only be exasperated by increased retail and residential development
- There will be significant traffic impacts, particularly on Old Canterbury Road, Longport Street, William Street and Railway Terrace
- Traffic management and contiguity between Lewisham station, the proposed tram line and the proposed development
- There is no certainty around the realisation of the Dulwich Hill light rail station
- Lewisham Station is inadequate to cater for an increase in population (ie, poor pedestrian linkages from the site and no wheelchair access)
- The proposed internal street/road network has poor linkages and flows
- The inability of existing narrow streets such as Hudson and McGill Streets to carry two lanes of traffic
- Concerns about the proposals traffic projections that suggest the development will have little traffic impact

Amenity impacts

- Noise and pollution arising from increased use of site and traffic
- Overshadowing and visual impacts of the development on neighbouring residents
- Parking in the area is already a challenge and will worsen following development
- Destruction of local communities and heritage including Lewisham, Dulwich Hill, Summer Hill, Haberfield and Petersham

Community and public open spaces

- Poor provision of public and green space within the concept plan
- The lack of usable private and public green space
- Poor provision of sports and recreation areas for adults and children, especially a children's play ground
- The provision of open space and parkland is not consistent with the Hassell Masterplan for Marrickville Council
- The reliance on other landowners to achieve open space objectives

Retail impact

- Retail (particularly a supermarket) is not necessary in the area. There is sufficient retail in the area to cater for an increased population including Leichhardt Marketplace, Ashfield Mall. Additional retail will impact on village shopping at Summer Hill and Petersham and locally owned and operated businesses

Access and pedestrian links

- There is no pedestrian crossing proposed at the end of the 'Boulevard' at Old Canterbury Road opposite Henry Street.
- Lack of pedestrian links to the proposed light rail and no real consideration of the links between Summer Hill and Lewisham centres

Community consultation process and provision of information

- Some residents felt that there had been limited community consultation to date to inform concept plans and that the information available was limited.
- Residents were concerned that the proposed plans made assumptions about land use on surrounding sites beyond the control of the developer (especially the green boulevard and traffic solutions)
- Residents were concerned that the material on display was lacking in objectivity
- Many residents were concerned about the transparency of the Part 3A process, and favoured adherence to Marrickville Councils planning controls.

Refer to Section 3.3 for responses provided by the project consultant team including: Tony Owen Partners, Traffix and Don Fox Planning.

Next Steps

Following review of the Major Project Application by the Department of Planning, the Environmental Assessment will be placed on public exhibition for a period of 30 days. At this time, Urbis will notify key stakeholders and a number of community members (who provided contact details) engaged in the consultation process that the application is publically available.

Consultation with the local community will continue as deemed necessary post-lodgement of the Environmental Assessment with the Department of Planning. Any input received at this time will be forwarded to the Department of Planning and reviewed by the proponent during the post- exhibition review of submissions and prior to the proponent preparing a Preferred Project Report and Revised Statement of Commitment (which includes responses to the submissions received).

1 Introduction

Urbis was engaged by Lewisham Estate Pty Ltd to conduct community and stakeholder engagement activities in accordance with the *Department of Planning's Major Project Community Consultation Guidelines (2007)* to address Director General Requirement Number 14 as outlined in the DG requirements dated 16 March 2009 (MP 08_0195).

This document provides a summary of consultation activities undertaken as part of the preliminary planning process including analysis of issues raised by key stakeholders and the local community during the consultation process and associated responses.

Urbis has conducted a transparent consultation process that enables a range of views to be heard and systematically captured. We routinely communicated the outcomes to the consultant and project management teams so that the planning process could consider suggestions where appropriate.

This report is provided as part of the Environmental Assessment submitted for the proposed Major Project (described below).

1.1 The Proposal

We understand Lewisham Estate Pty Ltd has acquired 13,000m² of land at the former Packrite site, bounded by Old Canterbury Road, Longport Street and the rail line in Lewisham (Marrickville LGA), and is seeking Concept Plan approval under Part 3A of the Environmental Planning and Assessment Act 1979, for a mixed use development on the site comprising residential, commercial and retail land uses and for associated public domain improvement works.

The proposal includes demolition and construction of a mixed use development comprising basement car parking, residential, commercial and retail uses generally in accordance with the building envelopes, floor space ratio (FSR) and land uses detailed in the *McGill Street Precinct Master Plan* prepared by Hassell for Marrickville Council.

The Concept Plan is for buildings ranging in height from 4 to 9 storeys with a maximum overall FSR of 3.5:1. Public domain changes include the creation of new streets, open space areas and pedestrian access points.

The staged development will include:

- Residential units with open space, parks, pedestrian paths and vehicular access.
- Retail facilities including a supermarket and speciality shops.
- Commercial office space for major uses such as a medical centre, childcare centre, gymnasium.
- Basement car parking.
- An internal road and pedestrian network to serve individual buildings, which will form part of the public road network.

Approval for the construction of the proposed development will be the subject of future Project Applications to the Department of Planning or Development Applications to Marrickville Council (to be determined). Once submitted, these applications will be subject to standard *assessment* processes including public consultation.

1.2 Our Approach – Guiding Principles

The following leading practice principles for community engagement have guided consultation for the project:

- Independence, accountability and transparency - Why is it important that it is Urbis that conducts the consultation, rather than the Lewisham Estate Pty Ltd? Urbis stakes its reputation on maintaining our independence in the process – it is vital to the success of community consultations

to ensure there are no perceived conflicts of interest. This is critical for the process as our report on the consultation is intended to provide the consent authority with a clear and unbiased account of community sentiment.

- Consultation not marketing - Our role is not to advocate for any particular project outcome, but to engage, provide information, and record what we hear.
- Promoting good outcomes for all - Given that a proposal of this scale will always have a series of risks associated with it, successful management of the planning and assessment process requires a well implemented communication and engagement process where key stakeholders, community groups and individuals are considered. Identification and careful management of the specific conflicts that may arise is an important part of ensuring good outcomes for all.
- Informative and enhance the understanding of all people and groups involved throughout the consultation process.

1.3 Objectives

The consultation strategy undertaken by Urbis has been guided by the following objectives, aimed at:

- Ensuring that factual information about the concept plan is available to people with an interest.
- Allowing the community and relevant stakeholders to provide input and have a say.
- Identifying potential planning directions - consultation introduces fresh perspectives, seeks to consider the full complement of impacts, and identifies new design possibilities.
- Providing important information to promote a transparent and inclusive decision making process - taking a pro-active and inclusive approach to the development process that demonstrates a commitment to transparency.

The objective of the consultation was to:

- Invite participation, ideas and feedback from key stakeholders;
- Identify key issues to inform site detailed design and future consultation and planning;
- Allow the planning process to consider community and member values and interests;
- Communicate feedback from the community and key stakeholders to the project consultant team;
- Provide a report to the consent authority as part of the Concept Plan application.

As such, this report outlines consultation activities and feedback received during the consultation period. It is important to note that the feedback contained in this report cannot be denoted as being statistically representative of opinion within the local community. It has been compiled as part of a statutory planning process for the Part 3A Major Project application.

2 Summary of Consultation and Communication Activities

This section describes the consultation activities undertaken as part of the stakeholder and community engagement process. The consultation and communications process was designed to meet the Director-General's Requirements (DGRs) and the *NSW Department of Planning Guidelines for Major Project Community Consultation*.

2.1 Stakeholder analysis

Stakeholder analysis was conducted to identify key individuals and groups to be engaged. The following questions and factors were considered.

- Scope of the concept plans
- The nature of the proposal
- Statutory notification/consultation requirements associated with the proposal
- Who is likely to be directly affected by the proposal?
- The resources available to the community engagement process
- Who is likely to be interested in the matter?
- Whose involvement is likely to be important to this matter?
- Level of complexity of the overall process or the issues concerned

The stakeholder identification process consisted of a desktop mapping process complemented by input from key stakeholders including the State Member of Parliament and Marrickville Council officers.

The following stakeholder were identified for consultation:

- State and Federal Members of Parliament (MPs)
- NSW Minister for Planning
- Director-General of Department of Planning
- Marrickville Councillors
- Marrickville Council General Manager
- Greenway Sustainability Project Committee
- Ashfield Council General Manager
- Local residents and community members
- Local shopping strips in Summer Hill and Petersham
- No Lewisham Towers Resident Action Group

2.2 Stakeholder engagement and participation

The following targeted stakeholder engagement activities formed part of the consultation process and provided opportunities for people in the local community to comment and provide feedback on the proposal. Consultation activities were undertaken over a 2 month period from 25 May, 2010 to 28 July, 2010.

Consultation activities with key stakeholders and the local community included:

- **Notification letter** and invitation to meet with key stakeholders – letters were distributed on 25 May, 2010, 17 June 2010 and 24 June 2010 to:

- State and Federal Members of Parliament (MPs) – The Hon. Carmel Tebbutt and The Hon. Anthony Albanese
- NSW Minister for Planning, The Hon. Tony Kelly
- Director-General of Department of Planning, Sam Haddad
- Marrickville Councillors
- Marrickville Council General Manager
- Greenway Sustainability Project Committee
- Ashfield Council General Manager

This letter provided details of the proposal, consultation activities proposed and an invitation to meet with the consultant team to discuss the concept plan and consultation process (and to seek further input regarding additional consultation).

▪ **Community newsletter –**

- Newsletter 1 - Approximately 2,500 newsletters were distributed on 27 and 28 May, 2010 to local residents in Summer Hill, Dulwich Hill and Petersham (See Appendix A for Distribution Catchment).
- Newsletter 2 - Approximately 2,000 newsletters were distributed on 7 July 2010 to local residents in Summer Hill, Dulwich Hill and Petersham (including the Summer Hill and Petersham shopping strips) with details on the application process and an invite to residents to a Community Information Session to be held on 17 July 2010. Additional newsletters were also sent to the Centre Management of Marrickville Metro, Ashfield Mall and Leichhardt Marketplace.

▪ **Project website –** launched 25 May, 2010 and updated throughout the consultation period

▪ **Community feedback form –** posted on the website

▪ **Set-up of a 1800 number and designated email address** lewishamestate@urbis.com.au

▪ **Individual meetings and/or presentations to**

- State Member for Marrickville, the Hon. Carmel Tebbutt – 11 June 2010
- Marrickville Council officers– 21 June 2010
- No Lewisham Towers Residents Group – 28 June 2010
- Marrickville Council Councillors – 5 July 2010
- Transport NSW – June/July 2010
- Greenway Sustainability Project Committee members – 23 July 2010
- Eco Transit Sydney – 23 July 2010
- Greenway Steering Committee – 9 August 2010

▪ **Community Information Session –** held on 17 July 2010, this 3 hour drop-in session took place at the Petersham RSL and provided residents with the opportunity to view more detailed plans and materials of the Lewisham Estate Concept Plan. Consultants (including traffic and retail/economic) were present on the day to respond to questions and concerns raised. Marrickville Council, Councillors and The Hon. Carmel Tebbutt were also invited to attend.

Table 1 (below) provides detail on the consultation techniques and tools implemented; the purpose for these techniques; those stakeholders engaged and the timing of each engagement tool.

SUMMARY OF CONSULTATION AND COMMUNICATION ACTIVITIES

Table 1 – Community engagement process

Technique/tool	Purpose	Stakeholders engaged	Timing
Project website	<ul style="list-style-type: none"> To provide stakeholders with an accessible and user-friendly avenue to obtain detailed information about the concept plan process including amendments made to the previous plan as a result of stakeholder input. To inform stakeholders of the consultation process and the various methods by which they could comment on the proposal or obtain further information. 	All	Project website live at 25 May, 2010
Notification Letter	<ul style="list-style-type: none"> To inform key stakeholders of the proposed concept plans for the Lewisham Estate and the community engagement process. To provide key stakeholders with the opportunity to meet and be briefed by the project consultant team on the proposal and to offer input and advice relating to the consultation process. 	<ul style="list-style-type: none"> State Member for Marrickville, the Hon. Carmel Tebbutt Federal Member for Grayndler, the Hon. Anthony Albanese Marrickville Council General Manager Marrickville Council Councillors NSW Minister for Planning, The Hon. Tony Kelly Director-General of Department of Planning, Sam Haddad Greenway Sustainability Project Committee Ashfield Council General Manager 	25 May 2010 17 June 2010 24 June 2010
Community Feedback Form	<ul style="list-style-type: none"> To seek guided community input and feedback on the concept plan with questions offering respondents the opportunity to comment on their likes/dislikes, concerns and preferences regarding the concept plan and future development of the site. 	All who accessed the website and who attended the Community Information Session	Available from 25 May, 2010
Newsletters	The newsletter was produced to ensure that all neighbouring residents and community in the local area were informed of: <ul style="list-style-type: none"> The proposed project application; The process being followed with respect to the project application and environmental assessment; and How the residents and members of the surrounding area 	All residents and local businesses located with a 500m-700m radius of the subject site	27 and 28 May, 2010

SUMMARY OF CONSULTATION AND COMMUNICATION ACTIVITIES

Technique/tool	Purpose	Stakeholders engaged	Timing
	<ul style="list-style-type: none"> could comment on the project or obtain further information. As an invite to the Community Information Session 		
One-on-one stakeholder meetings and presentations	<ul style="list-style-type: none"> To inform specific stakeholders on the project application process, concept plans and consultation activities. 	<ul style="list-style-type: none"> State Member for Marrickville, the Hon. Carmel Tebbutt Marrickville Council officers No Lewisham Towers residents group Greenway Sustainability Project committee member Marrickville Councillors Transport NSW Eco Transit Sydney Greenway Steering Committee 	<ul style="list-style-type: none"> Urbis and members of the project consultant team briefed/presented to: <ul style="list-style-type: none"> Carmel Tebbutt's office on 11 June, 2010 Marrickville Council officers on 21 June, 2010 5 members of the No Lewisham Towers residents group on 28 June 2010 Project Manager and Coordinator of the Greenway Sustainability Project on 23 July 2010 Marrickville Councillors on 5 July 2010 Greenway Steering Committee on 9 August 2010 <p>The project consultant team also engaged with Transport NSW in June/July 2010. Urbis were not present at this meeting.</p>
Community Information Session	<ul style="list-style-type: none"> The purpose of these public 'open days' or information sessions is to provide an opportunity for members of the public and stakeholder groups to gain information about the development of the site and to provide input to the planning process. The session was held for 3 hours at the Petersham RSL Club, where the community were able to view information (primarily in poster format) about the planning process and proposed development, talk with key consultants (including traffic and retail/economics) and provide feedback, comment and ideas. 	<ul style="list-style-type: none"> Local community 	Saturday 17 July, 2010 from 10am to 1pm at Petersham RSL Club

SUMMARY OF CONSULTATION AND COMMUNICATION ACTIVITIES

Technique/tool	Purpose	Stakeholders engaged	Timing
	<ul style="list-style-type: none"> The open day provides an opportunity to interact with local residents informally on a one-to-one basis, giving everyone a turn to talk and to focus on the particular issues that interest them. 		

3 Consultation Outcomes

This section provides a broad summary of what we heard throughout the consultation process. It highlights the perceived benefits and limitations of the Lewisham Estate Concept Plan and details the key concerns and issues raised by key stakeholders and the local community. The findings in this section are not definitive; rather they present the views and opinions disclosed by participants involved throughout the consultation period.

3.1 Community and Stakeholder Participation

The consultation catchment (located at Appendix A) included approximately 2,500 local residents and local retailers and businesses at Summer Hill and Petersham shopping strips. In addition, local and state government agencies, local resident action groups, and other special interest groups were also actively engaged during the consultation period.

The following table provides a summary of overall participation and feedback during the consultation period:

Table 2 – Summary of community participation and feedback (as of 4 August 2010)

Participation and Feedback Method	Number of People Consulted
Community Feedback Forms/ Letters	50
Phone calls to Urbis	6
Emails to Urbis (excluding feedback forms sent via email)	7
Key Stakeholder Letters	1
Attendance at Community Information Session	77

3.2 Community Feedback

Feedback was received via email/fax, phone and Community Feedback Forms. Feedback forms offered stakeholders the opportunity to respond to a number of questions including:

- What three things do you like most about the Concept Plan that you have viewed?
- What three things do you like the least about the Concept Plan?
- What would you like to see included as part of the development?
- Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

It is important to note that the majority of feedback was received at and/or following the Community Information Session held on 17 July 2010. Prior to this, Urbis had received a total of 9 feedback forms, 6 emails and 5 phone calls.

Engagement with key stakeholder groups provided an opportunity for stakeholders to hear about the Concept Plan in detail, understand the key changes to the scheme, ask questions and provide comments and advice moving forward. Refer to Appendix B.1 for key stakeholder meeting minutes.

3.2.1 What people like most about the Concept Plan

Community members liked the following aspects of the draft concept plans:

- The reduction in height and scale from the earlier concept.
- Provision of additional open spaces and common areas which is responsive to the Hassell Masterplan prepared for Marrickville Council.
- Landscaping and provision of public open space.
- Revitalisation of an unused industrial precinct.
- Light rail station.
- The attempt to promote development and increased density.
- The inclusion of retail.

3.2.2 Additional considerations for inclusion in the development

A number of respondents also offered further input on what they would like to see included as part of the development. This included:

- Appropriate residential/commercial scale and design
 - Use of materials and finishes that reflect good design, especially for areas fronting public spaces and streets.
 - That the site incorporates a variety of building forms – not a single estate uniformity.
 - Affordable housing.
- Community facilities and open space
 - Childcare and aged-care facilities.
 - Community spaces for formal and informal gatherings, such as meeting rooms and halls.
 - Community services such as a library, post office, bank and health care centre.
 - Recreation and sporting facilities such as an aquatic centre, tennis courts and a soccer pitch.
 - The provision of usable and appealing green space for the community.
 - Public spaces for the creation and display of visual art, music and theatre performances.
 - Private open spaces with gardens between the buildings.
- Sufficient traffic management, transport and parking
 - Provision of sufficient parking spaces for all existing and new residents and visitors.
 - Provision of parking for Light Rail commuters.
 - Maintained secure cycleways.
 - Widened roads to cope with increased traffic flows.
- Sensitive landscaping and consideration for the natural environment
 - The on-site use of solar power, green energy and recycled water.
 - Energy efficient 'green' building practices.
 - Landscaping that includes the use of indigenous native plants that compliment the Greenway Project.
 - Space for a community garden.
- Appropriate retail facilities
 - Street level shops to increase market and social interaction.
 - Smaller niche- style commercial premises.
 - Low level commercial/residential usage facing the park to create a sense of activity and security.
- A holistic planning approach which considers land use on surrounding sites

- That the properties adjacent to the site at Longport Street and Old Canterbury Road be included in the redevelopment.

3.2.3 Summary of issues raised

Residents were generally concerned that the Lewisham Estate Pty Ltd Concept Plan was not consistent with the Marrickville Council McGill Street Precinct Master Plan.

The following comments were also made by residents:

- Height and scale of the development
 - 400 units is excessive
 - Allow only town houses on the site
 - Height of buildings should be a maximum of two storeys at Old Canterbury Road and six storeys further in to the site
 - Four storeys along Old Canterbury Road and Longport St is excessive
 - There have been references to a mini Chatswood or Strathfield as a result of the proposal
 - There is no gradual build up of density in surrounding areas to support the density proposed for the site
 - The size and design is out of character for the area and takes the focus away from the mill which has become a symbol of the suburbs working class roots
- Traffic and transport management
 - There is a lack of detail regarding traffic movements and potential impacts
 - There is a need for a traffic management plan that attempts to mitigate traffic congestion
 - A supermarket will see an increase in traffic flow as a result of customers and delivery vehicles
 - Peak hour traffic flows will make the area inaccessible
 - Traffic will also worsen in the Summer Hill retail precinct as a result of increased residents in the area
 - Forcing traffic to turn certain ways at intersections directs traffic around the site making it inaccessible
 - Construction traffic will hamper local and thoroughfare traffic
 - Underground parking is unnecessary
 - The short term solution at Hudson Street will create congestion
- Amenity impacts
 - The height of the nine and eight storey buildings will impede on the views from Summer Hill, altering the visual amenity and village character of the area
 - The increase in traffic congestion and insufficient parking will destroy the “village” character of the area
 - Lengthy periods of disruption during the construction phase of the development
- Community and public open spaces
 - There should be more green space that is integrated with the Allied Mills site green space
 - Green space needs to be useable and not just a thoroughfare
- Mixed use development and impact on retail

- There are already many empty business premises in Petersham - it is unreasonable to put at risk existing businesses
- Another supermarket is not needed- there is a need however for street-level small shops and public services
- Community consultation process and provision of information
 - Some residents found the artists impressions deceptive in the way they depict the height of the buildings and omit small details such as cars on the roads
 - Language and illustrations overtly sympathetic to development argument
 - Dishonesty and a lack of detail in regards to the *Traffix* report- especially the suggestion that traffic will remain relatively unchanged
 - Residents felt that the consultation process lacked transparency. There were concerns about who was informed about the Community Information Session
 - Some residents found the plans miss-leading- especially the use of the colour green to depict areas that are not open space
 - Some residents felt that in order to consult with the community, more detailed plans, and realistic images and statistics relating to the proposal needed to be presented. It was also felt that the plans should have been exhibited online prior to the Community Information Session.

Refer to Appendix B.2 and B.3 for community feedback forms, emails and phone inquiries received by Urbis during the consultation period.

3.3 Summary of Recurring Issues and Responses by Lewisham Estate Project Consultant Team

There were a number of recurring issues raised by local residents throughout the consultation period. The following matrix is a summary of what the local community said in relation to issues and concerns relating to the proposal. Responses/ comments to these concerns have been provided by the project consultant team (including *Tony Owen Partners*, project architects, *Traffix*, traffic consultants and *Don Fox Planning*, retail/economic assessment consultants).

Table 3 –Issues and responses matrix

Key Issue Raised	Lewisham Estate Pty Ltd's Response
Height and scale of the development <ul style="list-style-type: none"> ▪ That the height of the development will not keep with the current streetscape and character of surrounding areas ▪ The maximum height of the development should be (suggestions ranged from) two- six storeys ▪ The FSR is of concern and should reflect that of the Hassell Masterplan 	<ul style="list-style-type: none"> ▪ The proposed height of the Lewisham Estate Masterplan is similar to the height proposed by Marrickville Council for the site (Hassell Masterplan) which range from 2 to 9 storeys. The buildings to Canterbury Road matched the proposed 4 storeys on the opposite side of the road. The building heights progressively step up away from the existing urban fabric. ▪ There are significant setbacks to the greenways and the height is modulated such that 9m is a maximum height. ▪ The site is located in a depression and the overall proposed height is lower than some surrounding natural topography. ▪ The building setbacks and roads ensure that overshadowing does not occur.
Traffic and transport management <ul style="list-style-type: none"> ▪ Traffic congestion is already a problem in the area and will only be exasperated by increased retail 	<ul style="list-style-type: none"> ▪ The underlying premise of the traffic impact assessment is to maintain existing levels of service on the road network and this is achieved through

Key Issue Raised	Lewisham Estate Pty Ltd's Response
<p>and residential development</p> <ul style="list-style-type: none"> There will be significant traffic impacts, particularly on Old Canterbury Road, Longport Street, William Street and Railway Terrace Traffic management and contiguity between Lewisham station, the proposed tram line and the proposed development There is no certainty around the realisation of the Dulwich Hill light rail station Lewisham Station is inadequate to cater for an increase in population (ie, poor pedestrian linkages from the site and no wheelchair access) The proposed internal street/road network has poor linkages and flows The inability of existing narrow streets such as Hudson and McGill Streets to carry two lanes of traffic Concerns about the proposals traffic projections that suggest the development will have little traffic impact 	<p>localised improvements to the road network. For example, peak period parking restrictions, new traffic signals etc. The traffic demands are also moderated by improved public transport accessibility.</p> <ul style="list-style-type: none"> The tram station is will be provided with a drop-off facility. All pedestrian movements from the site to light and heavy rail stations will be via approved traffic facilities. William Street and Brown Street will be used in the same way as presently occurs (left-in and left-out movements only) and reliance on these streets is quite moderate. No heavy vehicle movements will occur on these routes which is an improvement. The roads can be widened to permit on-street parking if required (to be assessed at PA stage). William Street could be made one-way if necessary though this may reduce local accessibility for residents. Substantial additional on grade and basement visitor parking will be provided as part of the development.
<p>Amenity impacts</p> <ul style="list-style-type: none"> Noise and pollution arising from increased use of site and traffic Overshadowing and visual impacts of the development on neighbouring residents Parking in the area is already a challenge and will worsen following development Destruction of local communities and heritage including Lewisham, Dulwich Hill, Summer Hill, Haberfield and Petersham 	<ul style="list-style-type: none"> The acoustic studies identify measures to be adopted in the design to ensure acoustic amenity is maintained both for the proposed residences and impacts to existing adjoining properties. Due to the location of roads and rail lines and the locating of buildings, it is unlikely that there will be any significant impacts due to overshadowing to surrounding properties. Code requirements ensure adequate parking will be provided on site and in basement parking for demand generated by residential, commercial, retail and visitor needs. The design of the development will follow guidelines established by the heritage plan and management plan.
<p>Community and public open spaces</p> <ul style="list-style-type: none"> Poor provision of public and green space within the concept plan The lack of usable private and public green space Poor provision of sports and recreation areas for adults and children, especially a children's play ground The provision of open space and parkland is not consistent with the Hassell Masterplan for Marrickville Council The reliance on other landowners to achieve open space objectives 	<ul style="list-style-type: none"> A significant feature of the proposal is substantial new green spaces and public domain areas linked to the greenways and surrounding neighbourhoods. Total open space – 15,000m² Total sqm of combined central green park – 4470m² North and South green spaces linked to central park not separate. This allows more units to address open space and results in less overshadowing to central space
<p>Retail impact</p> <ul style="list-style-type: none"> Retail (particularly a supermarket) is not necessary in the area. There is sufficient retail in the area to cater for an increased population including Leichhardt Marketplace, Ashfield Mall. Additional retail will impact on village shopping at Summer Hill and Petersham and locally owned and operated businesses 	<ul style="list-style-type: none"> Economic studies suggest there is a high demand for local shopping to service this area without adversely impacting existing nearby centres. There is evidence of overtrading of supermarkets in the vicinity of the site suggesting a shortage of supermarket floorspace in the area. A new study has been prepared which is more comprehensive and investigates the potential impacts

Key Issue Raised	Lewisham Estate Pty Ltd's Response
	<p>of the retail component of the proposed development on other supermarket based shopping centres in the area. These investigations reveal that the proposed retail development is unlikely to impact on the capacity of outlets in other centres to continue to trade effectively. The proportion of redirected expenditure is not considered unreasonable, particularly as households within the Primary Trade Area for the proposed development do not comprise the sole source of trade for supermarkets in surrounding centres.</p> <ul style="list-style-type: none"> ▪ The fragmented land ownership and lack of space preclude significant redevelopment of the Lewisham shops. ▪ The Petersham centre is affected by the major roads which effectively divide the centre into 4 disconnected parts. This lack of connection together with no convenient car parking facilities could be reasons why a supermarket has not been established in this centre.
<p>Access and pedestrian links</p> <ul style="list-style-type: none"> ▪ There is no pedestrian crossing proposed at the end of the 'Boulevard' at Old Canterbury Road opposite Henry Street. ▪ Lack of pedestrian links to the proposed light rail and no real consideration of the links between Summer Hill and Lewisham centres 	<ul style="list-style-type: none"> ▪ The proposed master plan maximises the linkages between the site and existing urban fabric creating linkages to the greenways and light rail. This in turn anticipates linkages though the future Allied Mills site to Summer Hill centre. ▪ Discussions have occurred with the light rail authority and Council regarding possible solutions to better linkages from Lewisham station and the site and greenways. ▪ Linkages maximise connectivity to Council cycle routes. ▪ A network of pedestrian and cycleways throughout the site maximises access within the site and to residential addresses, open space and retail amenities.
<p>Community consultation process and provision of information</p> <ul style="list-style-type: none"> ▪ Some residents felt that there had been limited community consultation to date to inform concept plans and that the information available was limited. ▪ Residents were concerned that the proposed plans made assumptions about land use on surrounding sites beyond the control of the developer (especially the green boulevard and traffic solutions) ▪ Residents were concerned that the material on display was lacking in objectivity ▪ Many residents were concerned about the transparency of the Part 3A process, and favoured adherence to Marrickville Councils planning controls. 	<ul style="list-style-type: none"> ▪ The information provided on the web site and community newsletter constitutes a 'concept' plan rather than a refined development application. Detailed information on the number of units and proposed development occur following the concept plan approval stage. ▪ Marrickville Council has provided a concept Masterplan for the entire <i>McGill Street Precinct</i>, this was developed after significant community consultation and the master planning process was undertaken over a period of time. The Lewisham Estate Pty Ltd proposal is a Concept Plan – which responds to Council's Masterplan and reflects Councils stated objectives for the site and adopts their frameworks and guidelines. ▪ The current consultation process forms part of the application requirements for the Department of Planning Part 3A major projects. If the project is approved in concept, detailed plans (including details on unit numbers and actual buildings) will be lodged and there will be a subsequent consultation process.

4 Next Steps

Following review of the Major Project Application by the Department of Planning, the Environmental Assessment will be placed on public exhibition for a period of 30 days. At this time, Urbis will notify key stakeholders and a number of community members (who provided contact details) engaged in the consultation process that the application is publically available.

Consultation with the local community will continue as deemed necessary post-lodgement of the Environmental Assessment with the Department of Planning. Any input received at this time will be forwarded to the Department of Planning and reviewed by the proponent during the post- exhibition review of submissions and prior to the proponent preparing a Preferred Project Report and Revised Statement of Commitment (which includes responses to the submissions received).

Appendix A Key Stakeholder and Community Consultation Materials

A.1 Community Newsletters and Distribution Catchment

LEWISHAM ESTATE CONCEPT PLAN

78-90 OLD CANTERBURY ROAD, LEWISHAM

The logo for 'urbis' is located in the top right corner. It consists of the word 'urbis' in a white, lowercase, sans-serif font, set against a solid black rectangular background.

Lewisham Estate Pty Ltd is seeking approval from the Department of Planning for a Concept Plan for the site at 78-90 Old Canterbury Road, Lewisham

The Proposal

The proposal includes demolition and construction of a mixed use development comprising basement car parking, residential, commercial and retail uses. The proposal is a refinement of the building envelopes, floor space ratio (FSR) and land uses detailed in the *McGill Street Precinct Master Plan* prepared by HASSELL for Marrickville Council.

The staged development will include:

- Residential units with open space, parks, pedestrian paths and vehicular access.
- Retail facilities including a supermarket and speciality shops.
- Commercial office space for uses such as a medical centre, childcare centre, gymnasium.
- Basement car parking.
- An internal road and pedestrian network to serve individual buildings, which will form part of the public road network.

The Concept Plan is for buildings ranging in height from 4 to 9 storeys with a maximum overall FSR of 3.5:1.

The Application Process

Lewisham Estate Pty Ltd is applying for approval from the NSW Department of Planning under the Part 3A Major Projects application process. Part 3A of the Environmental Planning and Assessment Act requires the project to complete an Environmental Assessment (EA), including the identification of key environmental issues that will be addressed in the EA. Lewisham Estate Pty Ltd has selected a team of specialist consultants to assist them in undertaking the necessary studies to meet the Director-General's environmental requirements. They include specialists in:

- Transport and accessibility
- Ecological Sustainable Development (ESD)
- Economic impacts
- Visual aspects
- Heritage
- Public consultation

Following review of the Major Project Application by the Department of Planning, the EA will be put on public exhibition for a period of 30 days. During this time you will be able to access the specialist reports prepared as part of the EA and make a submission to the Director-General of the NSW Department of Planning.

This newsletter has been produced to ensure that all neighbouring residents and community in the local area are informed of:

- The proposed project application;
- The process being followed with respect to the project application and environmental assessment; and
- How the residents and members of the surrounding area can comment on the project or obtain further information.



SITE PLAN

Key Principles

Lewisham Estate Pty Ltd has identified a number of key principles for the proposal. They include:

- Provision of housing and employment opportunities.
- A mixed use zone including retail, commercial, shop-top housing and home offices to promote an active and diverse streetscape.
- Provision of a green boulevard to promote linkages through the site.
- North/south central public green spaces to provide amenity for the residential units.
- Provision of retail amenity to serve the local community.
- A village-type environment as a focus and amenity for Lewisham.
- Linkages to Lewisham Station and Dulwich Hill Light Rail.

Communication and Consultation – Have Your Say

Urbis, an independent Social Planning consultancy, has been engaged by Lewisham Estate Pty Ltd to consult and communicate with the local community and key stakeholders who have an interest in the proposal.

Our role is not to advocate for an outcome but to ensure that the planning process is informed by community and stakeholder views. Urbis will conduct a transparent consultation process that enables a range of views to be heard and systematically captured.

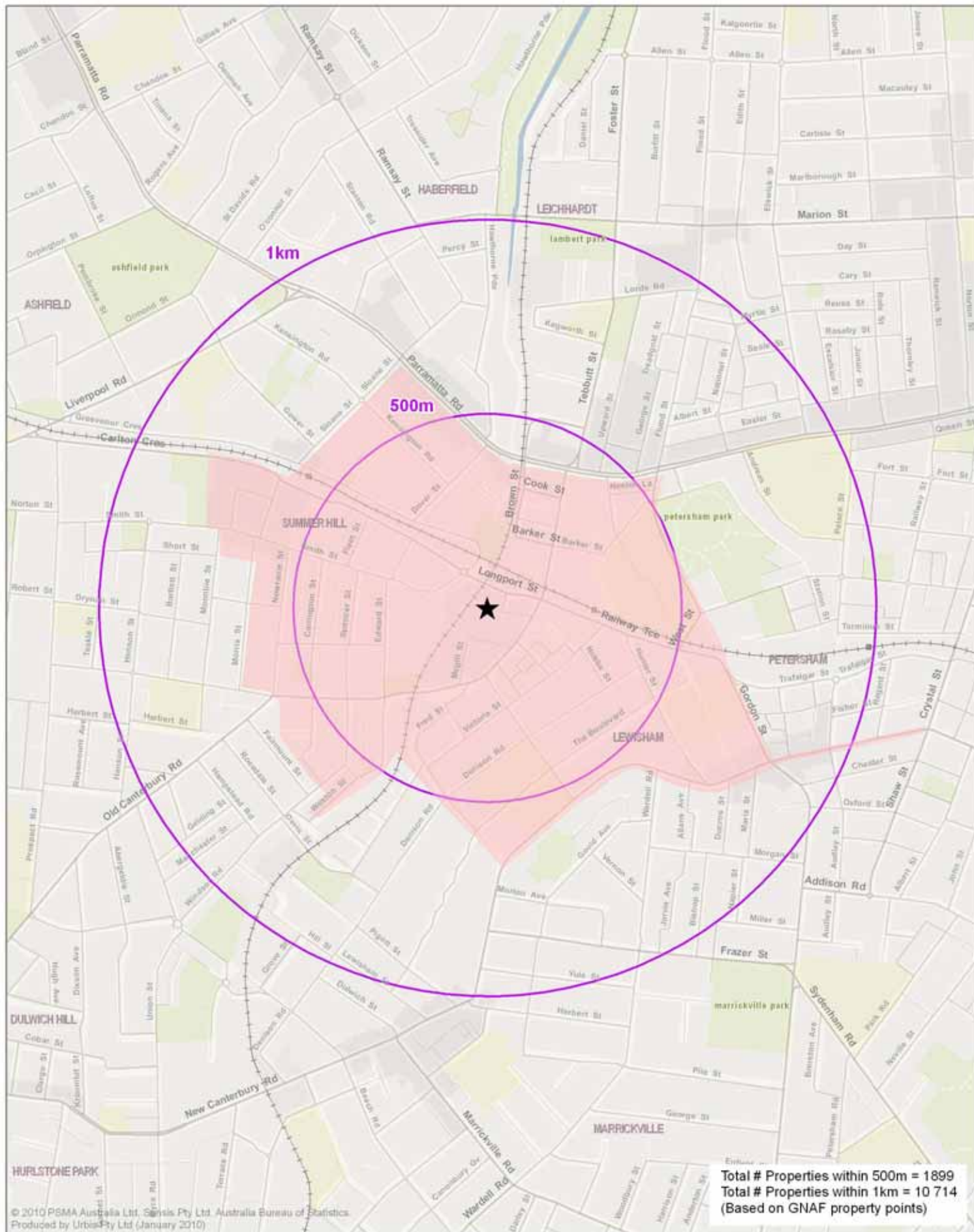
We will be collating comments received during the consultation process and relaying them to the project management team. We will then prepare a written report detailing the outcomes of the consultation process which will be appended to the Environmental Assessment when lodged with the Department of Planning.

To read more about the proposal and to have your say please visit: www.lewishamestate.com.au

To provide your comments on the proposal please complete the community feedback form, which can be downloaded from the website, and email or post to Urbis.

Address to: Lewisham Estate
Urbis
GPO Box 5278
SYDNEY NSW 2000
Fax: 02 8233 9966
Email: lewishamestate@urbis.com.au

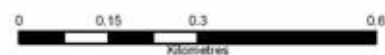
Should you have any further questions, please contact Urbis on 1800 244 863.



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★ 78 Old Canterbury Rd, Lewisham, NSW

Distribution Catchment



LEWISHAM ESTATE CONCEPT PLAN

78-90 OLD CANTERBURY ROAD, LEWISHAM

urbis

INVITATION TO A COMMUNITY INFORMATION SESSION

Lewisham Estate Pty Ltd is seeking approval from the Department of Planning for a Concept Plan for the site at 78-90 Old Canterbury Road, Lewisham.

You are invited to a Community Information Session – 17 July 2010

On Saturday, 17 July, 2010 the local community are invited to a drop-in session at the Petersham RSL Club to view the current concept plans, talk to the design and consultant team, ask questions and tell us what you think.

The sessions are open to all – drop in anytime

When: Saturday 17 July, 10am – 1pm (anytime)

Where: Petersham RSL Club – 7 Regent Street Petersham

These are drop-in sessions; there is no formal meeting, so come **ANYTIME** between 10am – 1pm.

The Lewisham Estate Concept Plan and Consultation Process

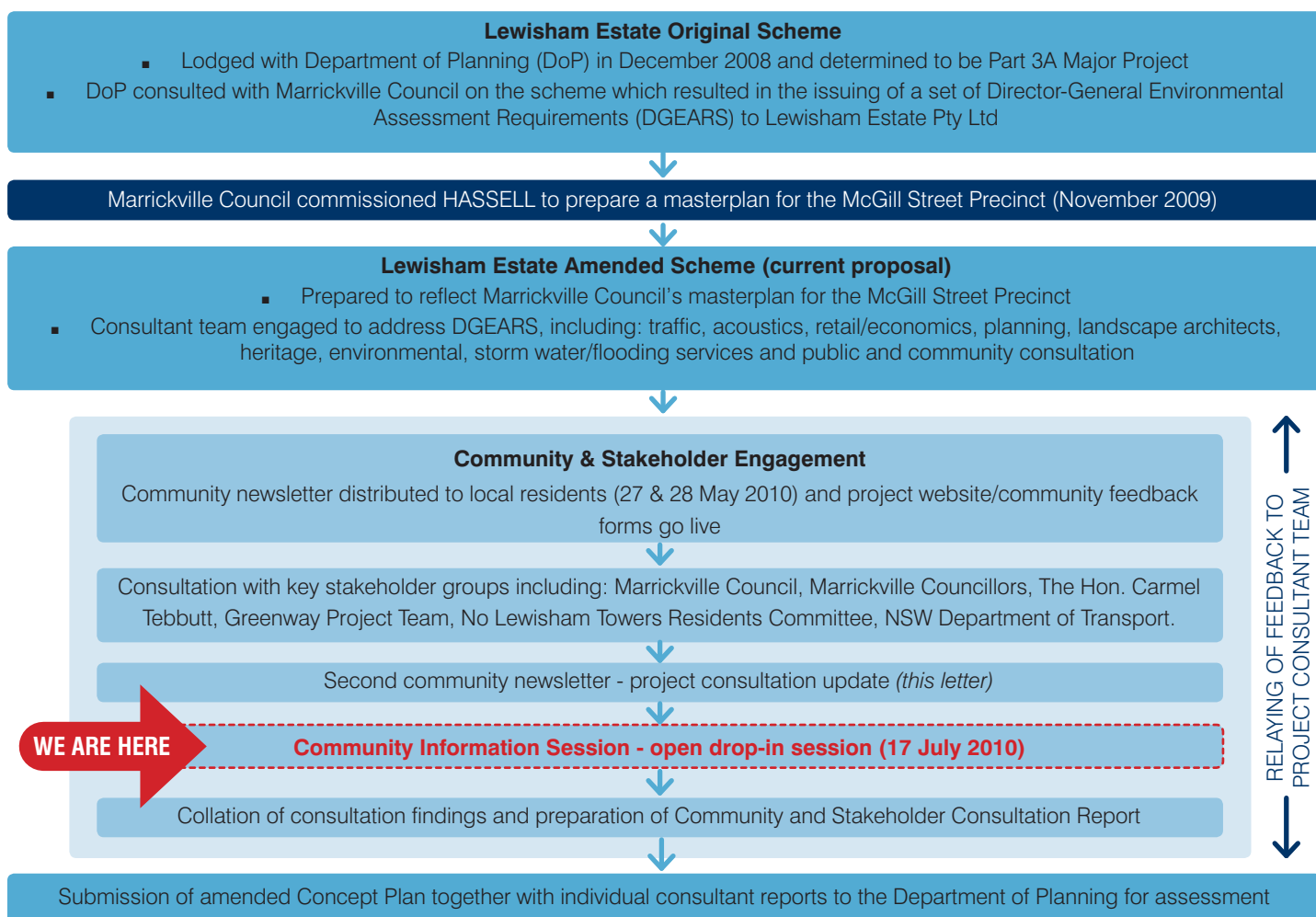
The Lewisham Estate Part 3A application is a Concept Plan that is being prepared to inform the future rezoning of the subject site. Lewisham Estate Pty Ltd owns a portion of the broader McGill Street Precinct (as shown below). Studies to date have been done to inform the capability of the site for redevelopment.

Approval for the construction of any proposed development on the site will be the subject of future individual Project Applications to the Department of Planning or Development Applications to Marrickville Council (to be determined). Once submitted, these applications will be subject to standard assessment processes including further public consultation.



Lewisham Estate Site Plan

The diagram below illustrates the overall **application process and consultation activities** undertaken to date.



Urbis have been collating comments received during the consultation process and relaying them to the project consultant team. The Community Information Session will form part of this process. We will then prepare a written report detailing the outcomes of the consultation process which will be appended to the Environmental Assessment when lodged with the Department of Planning.

Who is Urbis?

Urbis, an independent Social Planning consultancy, has been engaged by Lewisham Estate Pty Ltd to consult and communicate with the local community and key stakeholders who have an interest in the proposal.

Our role is not to advocate for an outcome but to ensure that the planning process is informed by community and stakeholder views. Urbis will conduct a transparent consultation process that enables a range of views to be heard and systematically captured.

Have your say

To read more about the proposal and to have your say please visit: www.lewishamestate.com.au

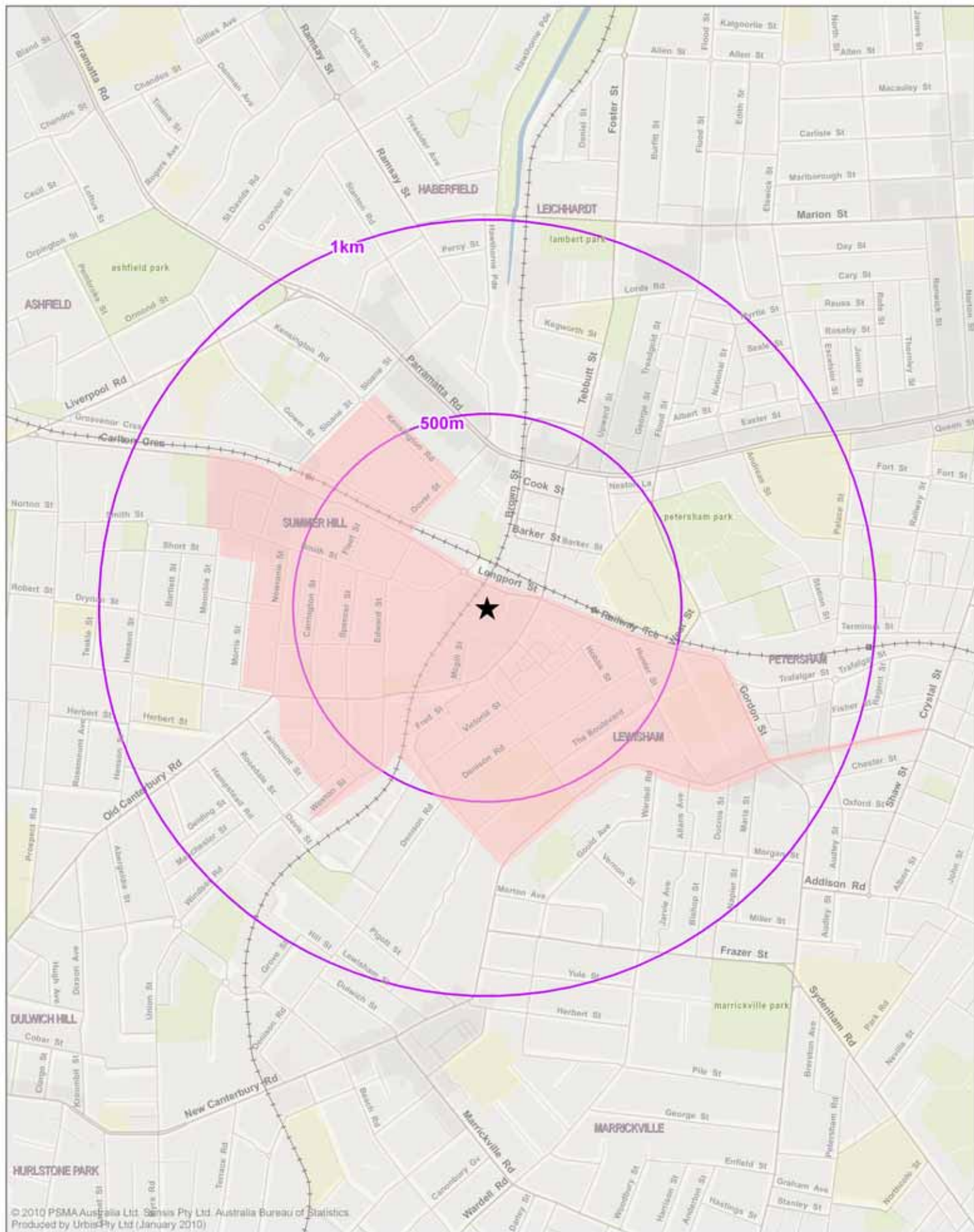
To provide your comments on the proposal please complete the community feedback form, which can be downloaded from the website, and email or post to Urbis.

Address to: Lewisham Estate
Urbis
GPO Box 5278
SYDNEY NSW 2000

Fax: 02 8233 9966

Email: lewishamestate@urbis.com.au

Should you have any further questions, please contact Urbis on 1800 244 863.



★ 78 Old Canterbury Rd, Lewisham, NSW

Distribution Catchment

A.2 Sample Community Feedback Form



Have your say about the Lewisham Estate Concept Plan

Please complete this form and return to registration desk or:

Post Lewisham Estate
 Urbis
 GPO Box 5278
 SYDNEY NSW 2000

Fax 02 8233 9966

Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____

- 2) _____

Lewisham Estate Concept Plan - Community Feedback Form

3) _____

What would you like to see included as part of the proposal?

1) _____

2) _____

3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name _____

Suburb _____

Are you a resident in the area?(*please tick*) ☐ Yes ☐ No

Are you a business operator in the area? (*please tick*) ☐ Yes ☐ No

Organisation (*if applicable*) _____

Do you own a property in the area, but live elsewhere? ☐ Yes ☐ No

Thank you for your feedback

A.3 Community Information Session Display Boards

THE PROPOSAL

Lewisham Estate Pty Ltd is seeking consent for rezoning to allow its development of 78-90 Old Canterbury Road, Lewisham.

They see the site and the McGill Street Precinct as an opportunity to create a vibrant and diverse village, reinvigorating a declining industrial area surrounded by residential uses. It is hoped that this village will become the focus of the surrounding neighbourhood, providing improved amenity and links to the Greenway. The proposal is for a mixed use development that includes retail, commercial, shop-top housing and home offices.

The Concept Plan features:

- **Approximately 400 residential units**, including affordable dwellings for key workers.
- Dedicated **commercial space, catering for a range of business sizes and types** - major uses such as a medical centre, childcare centre and gymnasium and home offices.
- **A neighbourhood-scale retail precinct** with a supermarket (such as IGA) and specialty shops (such as a bakery, café and newsagency).
- **Landscaped green space and parkland** – a surplus of open space for use by residents, workers and the local community.
- **Basement and street car parking** to cater for onsite residents, workers and visitors, as per statutory requirements.
- **An internal road and a pedestrian network** to facilitate access and circulation through the site.

The proposal includes demolition and construction of a development generally in accordance with the building envelopes, floor space ratio (FSR) and land uses detailed in the McGill Street Precinct Master Plan prepared by Hassell for Marrickville Council.



Site Plan

THE SITE

The subject site is comprised of 13,000sqm of land at the former Packrite site, bounded by Old Canterbury Road, Longport Street and the rail line in Lewisham. It is located in the Marrickville LGA, and is adjacent to the Lewisham train station and the Rozelle Freight line. It is currently zoned light industrial (4B).

The Lewisham Estate Pty Ltd site forms part of the broader McGill Street Precinct Master Plan which has been earmarked by Marrickville Council as a site most suitable for 'high density residential with some live/work flexibility and minor supporting retail and community service uses'.

The proposed rezoning that would allow for the scheme presented here is also in compliance with the draft Metropolitan South Subregion Strategy prepared by the NSW Government.

2.

WHAT IS A CONCEPT PLAN?

Pursuant to Section 75M of the Environmental Planning and Assessment Act, a concept plan:

- (a) *outlines the scope of the project and any development options, and*
- (b) *sets out any proposal for the staged implementation of the project*

A detailed description of the project is not required in a Concept Plan.

In accordance with this provision, authorisation is sought to submit a Concept Plan seeking approval for key development parameters, such as: land use, building envelopes, landscape concept and vehicular access arrangements.

Separate subsequent Project Approval will be sought for: detailed design of buildings and detailed landscape design.

LEWISHAM ESTATE AS A PART 3A MAJOR PROJECT

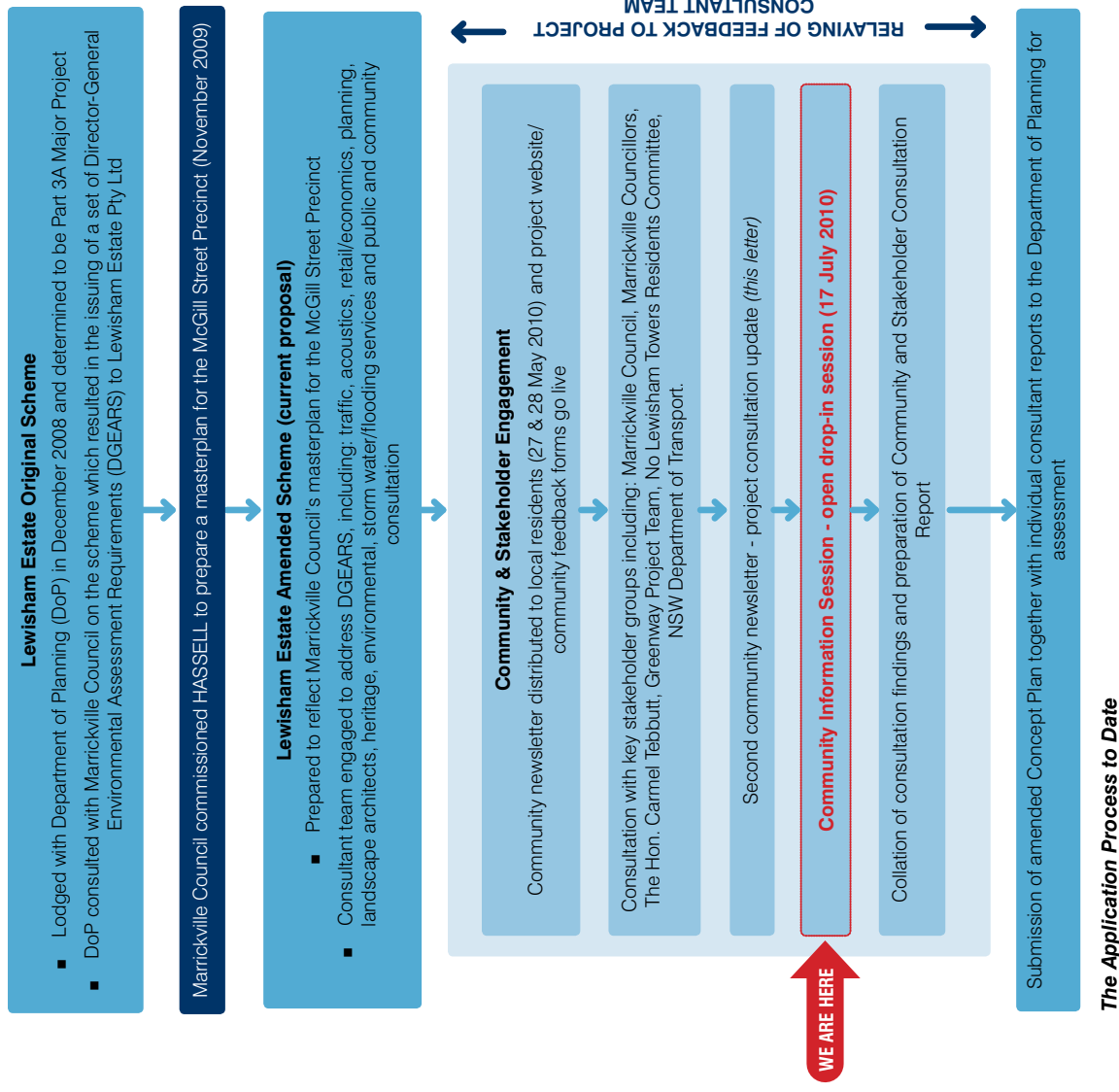
The information presented today describes the current proposal for the Lewisham Estate Concept Plan. The proposal will be submitted to the NSW Department of Planning (DoP) for consideration under the Environmental Planning and Assessment Act's Part 3A (Major Projects) application process. It seeks to inform the future rezoning of the subject site.

The project is still in its early stages of development. This means that the general look, feel and shape (ie. the development controls) and number of units will be confirmed at a second stage. Therefore, the information provided as part of the Concept Plan in terms of building configuration should be understood to be indicative.

Approval for the construction of any proposed development on the site will be the subject of future individual Project Applications to the Department of Planning or Development Applications to Marrickville Council (to be determined). Once submitted, these applications will be subject to standard assessment processes including further public consultation.

LEWISHAM ESTATE CONCEPT PLAN THE APPLICATION PROCESS

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3.

LEWISHAM ESTATE CONCEPT PLAN CONTRIBUTION TO THE LOCALITY AND REGION

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Lewisham Estate Pty Ltd has identified opportunities to contribute to the local area through development of the subject site that:

- **Increases the number of dwellings** to meet the current housing shortage.
- **Will dedicate 3-5 Units for affordable housing** within the project. These units will be managed by an accredited NSW Affordable Housing Representative for a proposed term of 10 years.
- **Provides more inner Sydney housing with good access to public transport** - being in close proximity to Lewisham railway station, the future Dulwich Hill light rail and bus services along Old Canterbury Road.
- **Improves open space and pedestrian links** to Lewisham station.
- Creates, embellishes and **dedicates new public open space** areas and streets.
- **Increases convenience** for the local neighbourhood with greater retail and service options.
- **Removes the existing industrial** area thereby increasing resident amenity through reduced noise associated with industrial activity.
- **Improves environmental quality** through the removal of any land that may be contaminated as a result of industrial activity on the site.
- Provides monetary **contributions to Marrickville Council for community facilities and regional open space.**



Artists Impression



Precinct Images



KEY FACTS ABOUT HEIGHT, MASSING & SCALE

The key facts about height, massing and scale as described by the Concept Plan:

- The Concept Plan is for buildings ranging in height from 4 to 9 storeys with a maximum overall FSR of 3.5:1.
- The maximum height of the development will be 9 storeys.
- The greatest height and density will be adjoining the railway line (western side of the site) at the furthest point from existing residential areas.
- There will be 4 storeys along Old Canterbury Road to modulate the scale to the surrounding residential areas and reduce potential for overshadowing.
- Mixed use zones contain ground floor shop top-housing and home offices.
- Overshadowing has been t through amendments to the original scheme.



5.

LEWISHAM ESTATE CONCEPT PLAN TRAFFIC, ACCESS, PARKING AND CIRCULATION

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FINDINGS FROM TRAFFIX - TRANSPORT + ACCESSIBILITY REPORT

The site has its main frontages onto 2 existing streets - Old Canterbury Road and Longport Street, with a frontage also to the existing railway line. It is also served internally by Hudson Street, William Street, Brown Street and McGill Street. The residents, visitors and workers in the area already contend with high traffic volumes, trucks using the subject site, and a range of other constraints imposed by the road network.

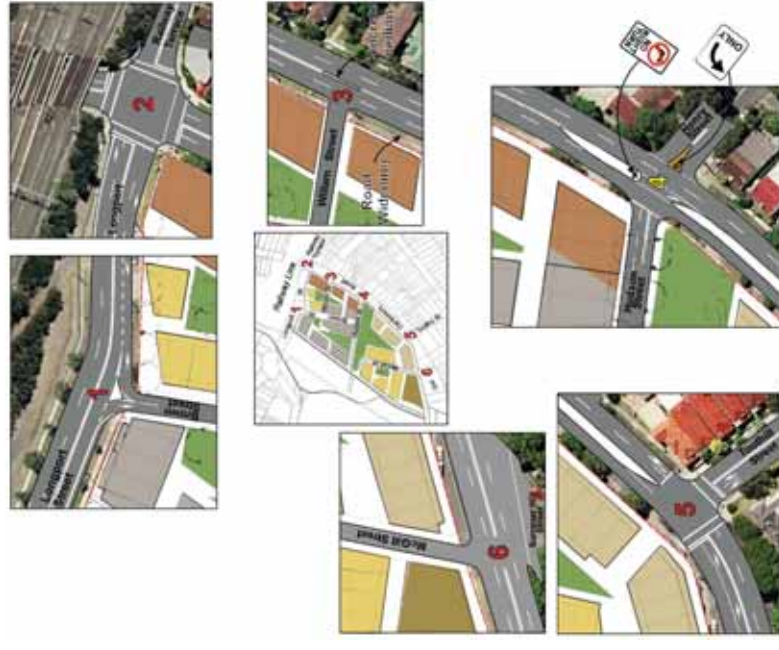
The traffic assessment undertaken by Traffix resulted in the identification of a range of actions to maintain or improve existing levels of service.

FACTS AND FINDINGS

- **Existing delays are expected to remain relatively unchanged.** In some cases, improvements in performance are expected while in other cases, a slight increase in delays will occur, but this will remain within acceptable limits.
- **The intention is to manage impacts to preserve residential amenity as far as practicable.** In the event that local problems are identified, remedial measures would be available.
- **The proposed residential use of the site may be regarded as a low traffic generating use and creates only moderate traffic volumes when compared with other uses.**
- **The traffic impacts have been demonstrated to be satisfactory subject to a range of improvements being made to the road network.** The analysis has examined the cumulative impacts of the subject site and that of the land immediately adjacent on its southern side.
- The existing industrial uses on the site, with **extensive truck activity, would be eliminated** by this proposal, which in addition to reducing noise would also generate environmental benefits.

- **The traffic assessment is conservative as it assumes higher trips than are now expected** for the current Concept Plan. The reason being:

- It was based on a development scenario with higher yields and a higher proportion of retail area than is now proposed.
- It takes no account of the future light rail service which is likely to be located immediately adjacent to the site within the Greenway. That is, **the adopted trip rates would be lower if the light rail expansion proceeds**, as more residents will rely on public transport particularly when it is highly accessible and convenient.



Short Term (Interim) Road Network - Localised Road Improvements Proposed

6.

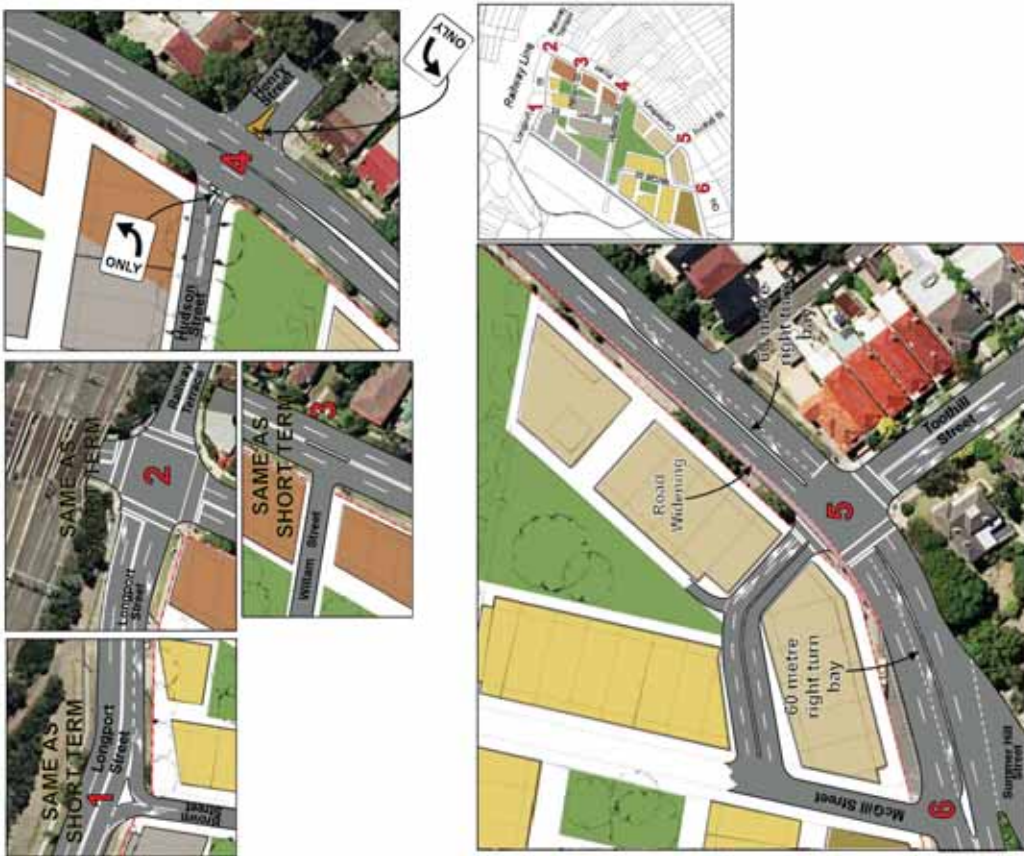
LEWISHAM ESTATE CONCEPT PLAN TRAFFIC, ACCESS, PARKING AND CIRCULATION

WHAT LONG TERM CHANGES ARE PROPOSED TO THE ROAD NETWORK?

There are six proposed changes to the long term road network. They are:

- **Provision of a left-in/left-out arrangement at Brown Street** at its intersection with Longport Street (Intersection 1) incorporating a left turn deceleration lane.
- **Signposting of a dedicated left turn lane on the eastbound approach of Longport Street** to Old Canterbury Road (Intersection 2) as this lane is not currently used for through traffic movement.
- **Provision of Clearway restrictions** along both sides of Old Canterbury Road between Railway Terrace and McGill Street.
- **Construction of a median in Old Canterbury Road** opposite William Street to limit movements to left-in/left-out (Intersection 3).
- **Provision of a 'No Right Turn' restriction in Old Canterbury Road** (southbound) into Hudson Street and the creation of a right turn median storage facility to enable right turn exits from Hudson Street (Intersection 4).
- **Line marking in Railway Terrace to create a dedicated left turn lane in Railway Terrace** for the movement into West Street. This involves the loss of 4 parking spaces on the southern side Railway Terrace, immediately west of West Street.

Pedestrian and cycle linkages will also be provided within the site. An extensive footpath system will be provided on both sides of all internal roads. Connectivity to all footpath systems in the locality on all public roads will also be provided, facilitating easy access to bus and rail services.



FACTS ABOUT GREEN SPACE

The key facts about green space as described by the Concept Plan are detailed below:

- The central green boulevard creates a linkage from Henry Street to the Greenway and provides a single intersection for parking and loading access.
- The north and south public green spaces combine to create a central green zone with optional solar orientation providing outlook and amenity for units.
- Ten (10) metre green space setbacks will enhance the size of the Greenway to provide public uses and new biodiversity habitats.
- Small pocket reserves off the Greenway are a feature of the area and create a happenstance amenity and environment.

KEY ELEMENTS OF LANDSCAPING DESIGN

- Creation of a functional public open space to facilitate mixed zone retail, commercial & residential uses.
- New pedestrian and cycle links to improve access throughout the precinct.
- Connection and enhancement of green corridors.
- Landscape amenity for residential apartments.
- Provision for green corridor and light rail station, and the future incorporation of existing green spaces.
- Public domain treatments.
- Commuter off street car parking.



1. Central Park
The central park acts as a green corridor connecting Henry Street to the Greenway & proposed Light Rail. The park consists of a series of green spaces, including a central park, smaller pocket reserves, and a greenway. The park is designed to provide a functional public open space for residents and visitors.

2. Public Open Spaces
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

3. Greenway Corridor
The greenway corridor is a central feature of the plan, providing a functional public open space for residents and visitors. The corridor is designed to provide a functional public open space for residents and visitors. The plan also shows a light rail station and a commuter off-street car parking area.

4. Shared Road Space
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

5. Light Rail Station
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

6. Central Forecourt & Plaza
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

7. Private Open Space
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

8. Forecourt Plaza
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

9. Green Corridor & Vegetative Buffer
The plan provides a north-south connection of public open space & amenity through the site. Strong links between public open spaces are created through green links which connect the central park, smaller pocket reserves, and a greenway. The plan also shows a light rail station and a commuter off-street car parking area.

8.

LEWISHAM ESTATE CONCEPT PLAN TRANSPORT + ENVIRONMENTAL SUSTAINABILITY

KEY FACTS ABOUT PUBLIC TRANSPORT

The key facts about public transport as described by the Concept Plan:

- Shared zones will create a plaza/piazza space as a focal point for the precinct and address the proposed light rail station.
- The development will create opportunities to provide links and upgrades to the Lewisham Station facilities improving connectivity of the Station with the precinct.
- The anticipated Dulwich Hill light rail station will increase accessibility and transport options for the precinct.

Note: The opportunities for improved pedestrian linkages are under ongoing investigation and discussions with key stakeholder groups are underway, with a particular focus on access to the Railway Station.

ESD PRINCIPLES

The proposal's environmentally conscious design is illustrated by the inclusion of:

- Timers and Photo-Electric (PE) cells for all external lighting.
- Mixed mode ventilation systems comprising of energy efficient air-conditioning systems and natural ventilation cooling.
- Roof-mounted solar panels.
- Gas boosted solar hot water.
- Energy efficient lighting.
- Stormwater harvesting for reuse in toilet flushing, laundries, water features landscape irrigation, etc.
- Water saving fittings and fixtures.
- Wall, floor and roof insulation.
- High performance glazing systems.
- Energy efficient lifts.



WHAT WILL THE RETAIL OFFER LOOK LIKE?

- The proposed retail component of the development could comprise:
 - A medium sized supermarket of around 3,000m²
 - Specialty retail floorspace of around 1,800m²
- It is anticipated that the speciality floorspace could include local convenience shops such as a newsagent, chemist, butcher, bakery, hairdresser, liquor shop, take away food outlet, cafes. Some local serving non retail facilities including medical facilities, optometrist, real estate agent, travel agent might also be provided.
- This amount of floorspace is similar to the size of a local or village centre.



ECONOMIC AND RETAIL IMPACT ASSESSMENT

- PREPARED BY DON FOX PLANNING

Purpose of Study

Don Fox Planning prepared a comprehensive assessment of the economic impacts of the proposed development including any retail component provided within the development. This study investigated the potential impacts of the retail component of the proposed development on other supermarket based shopping centres in the area.

The purpose of an economic impact assessment is to consider the impact of a proposed development on established centres, not individual traders.

Key Findings

The key findings from the assessment relating to the potential impacts of locating local serving retail facilities at the subject site showed:

- That there is a high demand for local shopping to service this area without negatively impacting existing nearby centres.
- That there are insufficient retail facilities in the immediate vicinity of the site and a demand for supermarket and additional convenience retail facilities in particular.
- There is evidence of overtrading of supermarkets in the vicinity of the site suggesting a shortage of supermarket floorspace in the area.
- The nature and size of the proposed retail component is such that it will function more as a neighbourhood centre. The other centres in the surrounding area (with the exception of Petersham which is somewhat specialised in its retail offering and Lewisham) are more comprehensive in the level and type of facilities and services provided.
- The floorspace available on site precludes the facilities likely to be provided on site from having any role other than that of a local serving centre.

These investigations conducted by *Don Fox Planning* reveal that the proposed retail development is unlikely to impact on the capacity of outlets in other centres to continue to trade effectively.

NEXT STEPS

Urbis is collating comments received during the consultation process and relaying them to the project management team. A written report detailing the outcomes of the consultation process will be appended to the Environmental Assessment (EA) when lodged with the Department of Planning.

Following review of the Major Project Application by the Department of Planning, the EA will be put on public exhibition for a period of 30 days. During this time you will be able to access the specialist reports prepared as part of the EA and make a submission to the Director-General of the NSW Department of Planning.

The Part 3A Project Application process for lodgement, exhibition and determination is detailed below.

LODGEMENT, EXHIBITION, CONSULTATION AND REVIEW

1. Lodgement of project Application EA Report & Pre Exhibition Review to Determine Adequacy

2. Public Exhibition of Project Application EA Report (30 days)
Application goes on DoP website in local papers and letters to near by residents

3. Post-exhibition Review of Submissions

4. Lewisham Estate Prepares Preferred Project Report and Revised Statement of Commitments
(including a response to the submissions received)

ASSESSMENT AND DETERMINATION

5. D-G Prepares Assessment Report for Minister

6. Determination by Minister

Approval for construction of the proposed development will be the subject of future Project Applications to the Department of Planning or Development Applications to Marrickville Council (to be determined). Once submitted, these applications will subject to standard assessment processes including further public consultation.

HAVE YOUR SAY

To provide your comments on the proposal please complete the community feedback form available at the registration desk or downloadable from the website www.lewishamestate.com.au. If you are not able to complete the form today, please email or post to Urbis.

Lewisham Estate

Urbis

GPO Box 5278

SYDNEY NSW 2000

Fax: 02 8233 9966

Email: lewishamestate@urbis.com.au

Urbis, an independent Social Planning consultancy, has been engaged by Lewisham Estate Pty Ltd to consult and communicate with the local community and key stakeholders who have an interest in the proposal.

Our role is not to advocate for an outcome but to ensure that the planning process is informed by community and stakeholder views. Urbis is conducting a transparent consultation process that enables a range of views to be heard and systematically captured.

Should you have any further questions, please contact **Urbis** on **1800 244 863**.

Appendix B Key Stakeholder and Community Feedback

B.1 Key Stakeholder Meeting Minutes

B.1.1 The Hon. Carmel Tebbutt

Minutes

Project:	Lewisham Estate
Meeting:	The Hon. Carmel Tebbutt
Attendees:	Lewisham Estate Project Team: Angus MacInnes (Project Manager) and Tony Owen (Architect) Urbis: Roberta Ryan and Mary Cocurullo
Date:	11 June, 2010

On 11 June 2010, two members from Urbis and the two members from the Lewisham Estate project consultant team met with the State Member for Marrickville, the Hon. Carmel Tebbutt. The Minister was briefed on:

- The current Concept Plan
- Amendments to the previous scheme
- The consultation process and community responses to date
- Linkages with the Greenway and public open space

Other discussion points and questions raised related to the following:

- Previous controversy and concern by the local community over the project
- Situation with acquisition of land/residential properties of Old Canterbury Road, Longport Street, William Street and Brown Street
- Necessity for retail on site and amendments to retail floor space since previous concept plan
- Traffic implications
- Number of units proposed as part of the scheme
- The height and stepping of buildings on site
- Whether the proponent has proposed anything to contribute to the Greenway
- Consideration of meeting with and briefing local community groups on the scheme. The Minister noted that she would provide Urbis' contact details to the relevant community group member should they wish to be briefed.

The proponent also highlighted their interest in working with the key stakeholders (such as the RTA, Council, Department of Planning) to improve pedestrian links from the site to Lewisham Station with the possible introduction of a pedestrian overpass.

B.1.2 Marrickville Council Officers

Minutes

Project:	Lewisham Estate
Meeting:	Marrickville Council Officers
Attendees:	Marrickville Council: Ken Hawke - Director Planning and Environmental Services, Marcus Rowan - Manager Planning Projects, Judy Clark - Manager Planning Services, Kendall Banfield - Transport Planner, Peter Failes - Strategic Planner, Joe Bertacco - Development Control Engineer & Colette Goodwin – Executive Planner. Lewisham Estate Project Team: Angus MacInnes (Project Manager) and Tony Owen (Architect) Urbis: Roberta Ryan and Mary Cocurullo
Date:	24 May, 2010

Tony Owen briefed Council officers on the current scheme, similarities and differences between the McGill Street Precinct Masterplan prepared by Hassell and major changes that have occurred to the Lewisham Estate Masterplan since its first submission to the Department of Planning in 2009.

Key questions raised by Council included:

- What is the total retail floor space proposed for the site?
- What are the types of retail outlets proposed?
- What does the ground level/mixed use look like and how does it interface with greenspace?
- What is the total amount of greenspace proposed on the Lewisham Estate site?
 - What is the total size of the park?
 - Does the site have a surplus or deficit of greenspace?
 - How will greenspace be used (public and private)? Don't want to create no-mans land. Public space needs surveillance or else there will be security/crime issues.
- What are the total number of dwellings (units) proposed for the Lewisham Estate site?
- What are the ESD principles proposed?
- How much visitor car parking will there be on site?

Issues/concern raised by Council related to the following:

- Total retail floor space for the site and how it may impact on surrounding village and local shopping strips and related traffic implications associated with this
- Interface between retail and open space – how to activate retail along the green Boulevard
- Links/ connectivity of underground walkway between the Boulevard and retail (potential issues around safety)

- The type of greenspace that is created is important and it should be clear on its intended use. We don't want to create a no-mans land green space. Public spaces require surveillance as there will be potential security and safety issues on the site.
- There is a storm water line going through the site which will require assessment and consideration as there may be potential flooding especially at lower retail levels
- Pedestrian linkages to Lewisham Station and location of crossings on Old Canterbury Road
- Location of light rail station stop
- Car parking on site – it will be important to achieve the right balance of car park on site to avoid car spillage in neighbouring streets. Parking should be provided for both residents and visitors to the site.

Other key discussion points related to the following:

- Ways to improve pedestrian access from the site (residential and retail) to Lewisham station – it was proposed that there be a pedestrian link/crossing at the end of the Boulevard (Hudson Street) linking to Henry Street and on to Victoria Street to access the station.
- Regarding the design of the retail area, there was a preference shown to activate the retail/shops along the pedestrian spine of the Boulevard that fronts onto the public open space.

Council advised the proponent to write/meet with Ashfield Council to brief them on the proposal given the sites proximity to Ashfield LGA; they also suggested Lewisham Estate Pty Ltd meet with the Department of Transport to discuss the location of light rail stops adjacent to the site.

B.1.3 No Lewisham Towers Resident Action Group

Minutes

Project:	Lewisham Estate
Meeting:	No Lewisham Towers Residents Action Group
Attendees:	Members from the Residents Action Group (5) Lewisham Estate Project Team: Angus MacInnes (Project Manager) and Tony Owen (Architect) Urbis: Roberta Ryan and Mary Cocurullo
Date:	29 June, 2010

Tony Owen briefed residents on: the application process to date, the current scheme, similarities and differences between the McGill Street Precinct Masterplan prepared by Hassell and major changes that have occurred to the Lewisham Estate Masterplan since its first submission to the Department of Planning in 2008.

In addition, Roberta Ryan briefed the group on the community and stakeholder consultation process to date and future proposed engagement activities.

Questions and Points of Discussion

Retail

- Total retail space proposed and changes to the original scheme (sqm)
- What type of retail is proposed as part of the plan? (*Response: Small supermarket, bakery, pharmacy, newsagency, café*)
- The location of the car park and how traffic will enter the site to access retail
- Interface between retail and residential areas on ground level
- What are the determinants of a destination versus a neighbourhood shopping centre? There was concern shown that the provision of additional retail would impact local shopping strips include Summer Hill village.

Parking and Transport

- How much parking will there be on site? (*Response: As per statutory requirements; individual development applications will determine the number of spaces required per building*)
- There is an issue with commuters parking in residential streets. One option proposed was that commuter parking be provided on-site as part of the development. This would encourage people to use the train network while providing them with a parking facility thereby reducing the spillage of parked cars in neighbouring streets.
- Connection and linkages between the site and Lewisham Station
- Did the proponent make a submission regarding the location of the light rail stop? (*The proponent is meeting with the NSW Department of Transport to discuss the concept plan and identify best locations for the light rail stop in relation to the site*)

Greenspace

- Concern that the proposed greenspace for the precinct (along Hudson Street) will not be realised and is not viable given that the space is owned by multiple landholders (in particular, the southern edge of Hudson Street where Council is the landholder). It was requested that the proponent be proactive in securing greenspace for the site.

Building Height and Floor Space Ratio

- The community are concerned about the height of the development, noting that many residents are not happy with the height and Floor Space Ratio (FSR) proposed in Marrickville Council's McGill Street Precinct Masterplan. Residents requested greater justification of the FSR used for the Lewisham Estate Concept Plan noting that the average for such a site is usually 2:1. *(Response: as part of the review process the DoP will review the application and make their own decision as to what the density and FSR will be for the site)*
- Residents noted that should the FSR be greater than average, then the community should receive secured benefits/contributions through the provision of greenspace.

Summary of Key Issues and Concerns

- That greater attention be given to the Hudson Street greenspace - including discussions with Council, to ensure that this space is provided as part of the final precinct plan.
- Quantum of retail space (access points) and the way this area will be designed including interface with residential areas and greenspace.
- The height and FSR of the scheme is not suitable for the area and should be reviewed.
- Traffic conditions are already poor in the area and will potentially worsen as a result of residential and retail uses proposed for the site. How can changes/amendments to traffic movement in and around the site improve overall traffic conditions in the area?

B.1.4 Transport NSW

Minutes

Project:	Lewisham Estate
Meeting:	Transport NSW
Attendees:	Lewisham Estate Consultant Team: Angus McInnes, Project Manager and Tony Owen, Architect Transport: NSW -
Date:	June/July 2010

Urbis were not present at this meeting, however were notified by the Project Manager that the following discussions took place.

Tony Owen stepped through the plans and briefed members from the Department on the draft Concept Plan with specific attention paid towards the linkages through the site, particularly from the Boulevard through to the Greenway.

It was noted that both parties share the same long term goal regarding the proposed location of the light rail station stop. Many issues were presented with the station being originally proposed towards the north closer to the bridge. There was further discussion surrounding the current proposed location and the ability to successfully link the station with the site and increase overall amenity both in terms of passenger travel but also pedestrian linkages with Lewisham Station. Discussion took place about linking the station with retail, which would have significant advantages as it would assist to overcome many issues (including security and social issues often experienced where locations are not destinations).

The Department do have concerns regarding the delay of light rail station due to the staging of development, including the delivery of the park, given that there are a number of landholders involved. It was noted that this issue may potentially be addressed through site amalgamation and voluntary agreements down the track.

B.1.5 Marrickville Council Councillors

Minutes

Project:	Lewisham Estate Concept Plan
Meeting:	Marrickville Councillors and Council Officers
Attendees:	<p>Marrickville Council: Ten representatives from Council including Clr. Fiona Byrne, Clr. Morris Hanna, Clr. Marika Kontellis, Clr. Victor Macri, Clr. Peter Olive, Clr. Laura Wright, Clr. Mary O'Sullivan and Marcus Rowan - Manager Planning Projects, Peter Failes - Strategic Planner</p> <p>Lewisham Estate Project Team: Angus MacInnes (Project Manager), Tony Owen (<i>Tony Owen Partners</i>, Architect), Ellen Robertshaw (<i>Don Fox Planning</i>, Economic/Retail Consultant) and Graham Pindar (<i>Traffix</i>, Traffic Consultant)</p> <p>Urbis: Roberta Ryan and Mary Cocurullo</p>
Date:	5 July 2010

Roberta Ryan, Director at Urbis, facilitated the session and commenced with an overview of the public consultation process including details on the: the key stakeholders notified; method of engagement; number of responses/feedback received from the local community; and the overall key issues and concerns raised to date.

Following, Tony Owen presented the Concept Plan (through PPT presentation) to Councillors: including the similarities and differences between the McGill Street Precinct Masterplan prepared by Hassell and the major changes that have occurred to the Lewisham Estate Masterplan since its first submission to the Department of Planning (DoP) in 2008.

Questions raised by Councillors included:

- Why has the whole precinct been masterplanned when the proponent only owns a portion of the site? (*Response by Tony Owen: DoP requested that the site in its entirety be considered as the proponents site should be considered across the precinct as a whole*)
- Is there scope to look at the project in its entirety as opposed to fragmented sections as this will lead to greater overall benefit (*Response by Tony Owen: this is difficult as there are multiple landowners*)
- What is the capacity of the road system to take additional traffic and has the Mills site be considered in relation to traffic impacts? (*Traffic consultant responded as per findings in the traffic report – please refer to traffic report for detail*).

Issues/concern raised by Council related to the following:

- **Retail**
 - That 3000sqm for a supermarket is too big
 - Not satisfied that the current proposal has minimal retail floorspace so as not to impact other local retailers in the area such as Summer Hill shops.
 - Potential increase in traffic generated in and around the site as a result of retail offer the impact this will have on local residents.

- **Traffic**

- That people will access retail from McGill Street, possibly impacting on the amenity of existing residents with increased traffic flow in the area.

- **Pedestrian Access and Movement**

- The only two opportunities to cross Old Canterbury Road are at the signalled crossings at Toothill and Longport Streets. Pedestrians will be reluctant to work from the Boulevard to the lights (as they always want to take the shortest route) – what are the options for a safe pedestrian crossing at Old Canterbury Road (the end of the Boulevard) and Henry Street? *(Response by Tony Owen: this is still to be resolved and discussions are taking place with a number of stakeholders including Council).* A question was asked whether an overhead bridge had been considered, but this was not the preferred option. A pedestrian refuge was suggested by the Traffic Consultant as a possible option at this stage.

- **Building Height**

- Concern was expressed that there are a significant number of 8 and 9 storey buildings on the Lewisham Estate site *(Response by Tony Owen: that all these buildings are located along the greenway corridor in line with the Metro Strategy and away from the street front).*

B.1.6 Greenway Sustainability Project

Minutes

Project:	Lewisham Estate
Meeting:	GreenWay Sustainability Project/ Greenway Steering Committee Meeting Presentation
Attendees:	GreenWay Sustainability Project: Lauren McIver, Project Manager and Ros Gibbons, Project Coordinator Lewisham Estate Project Team: Angus MacInnes (Project Manager) and Tony Owen (Architect) Urbis: Mary Cocurullo
Date:	23 July, 2010 and 9 August, 2010

Tony Owen commenced by explaining the proposed scheme and his interest in looking for opportunities for connectivity to the greenway.

A number of questions, comments and general discussions points were prompted including:

- The location of walkways and pedestrian paths in relation to the light rail
- The height of buildings along the rail/greenway
- The key synergies between the site and the greenway such as ensuring that planting is appropriate with the local vegetation and adds to local biodiversity. There is a need for all vegetation to be consistent along the corridor. The proponent suggested that the Greenways prepare a set of guidelines for vegetation types to be used by those developing in the area.
- Greenway members recommended a useful source in understanding vegetation and biodiversity for the locality entitled: The Missing Jigsaw Pieces by Doug Spence
- Retail along the Greenway was suggested such as a café
- Linking retail to the Greenway and light rail stop.

Recommendations made by the Greenway to Lewisham Estate included:

- Consultation with the Greenway Sustainability Project Steering Committee on 9 August
- Planting vegetation that is appropriate to the area
- Ensuring a good frontage to the greenways with good vistas to the greenway from the site
- Looking at development that encourages people to come and use the area on bike and foot (possibly limiting the total number of car spaces provided)
- Look at opportunities for public art spaces (eg, mosaics) along the frontage of the greenway.
- Talk to the Threatened Species Department (at DECCW) regarding the rare bandicoot species in the area and associated concerns.

In addition, Lewisham Estate presented their proposal to the Greenway Steering Committee on 9 August 2010. Present at the meeting were a number of community groups, (eg, Friends of the Greenway), Councillors, Council officers from Marrickville, Ashfield, Leichhardt and Canterbury Councils and community representatives.

B.1.7 Eco Transit Sydney

Minutes

Project: Lewisham Estate

Meeting: Eco Transit Sydney

Attendees: Eco Transit Sydney: Gavin Gatenby and one other member
Lewisham Estate Project Team: Tony Owen (Architect)
Urbis: Mary Cocurullo

Date: 23 July, 2010

Tony Owen commenced by explaining the proposed scheme and plans to date to link the site to the proposed light rail stop and Lewisham Station.

Eco Transit provided detail on their proposal for linking the light rail stop to Lewisham Station via the Lewisham Estate retail precinct. They officially commenced their campaign in May 2008.

Discussions at the meeting were consistent with prior correspondence received by Eco Transit (see email to Urbis below). Eco Transit also sent a letter to Tony Owen Partners (see below) outlining their support for linkages through the Lewisham Estate site to both the light rail station and Lewisham Station.

Email from Gavin Gatenby, 12 July 2010

Thanks for calling back. We've had a hard look at this and I've talked to Garry Glazebrook (a Lewisham local, BTW). We think a good compromise is possible here. Here's the pitch I sent to Transport NSW:

Good access to Lewisham Stn is just as important to the success of any redevelopment as good access to the LR ... some would argue even more important. Another point where synergy can be obtained is that, over time, foot traffic between the station and the LR stop will build up.

So the shortest most direct route between the development, the stop, and the station is the natural place to locate retail, and from a security and amenity POV, the best place to locate an interchange route is where there's a retail presence. Also, from the POV of not disturbing the natives, the north end of the site is the best place to locate commercial and retail components.

So, our thinking is that the LR stop would be south of, but close to, Longport St bridge. You'd step off the LR platform and into a small retail precinct, probably located on two levels. There'd be stairs and an inclinator from the track level to a floor roughly at the level of Longport street. From there you'd have a long sloping pedestrian walkway that emerged from the NE end of the site, passed over Old Canterbury Rd and then turned north to pass over Railway Tce. It would then go under the Western Line at the west end of the platforms with steps, lifts etc. Passengers wanting to access the development from the station would then have a more direct route via the development's shops. The only other option is to walk down the very narrow footpath beside the traffic sewer that is Railway Tce.

Such a scheme would be a good application of Section 92 funds.

Railcorp might possibly object on the basis of their "one station entrance" policy, but, let's face it, the policy isn't optimal from the POV of patronage or traveller convenience and in the energy-poor future it's is going to have to go.

This would also be an opportunity to bring forward the refurbishment of Lewisham and make it an "accessible" station.

Attached Proposal and Letter to Tony Owen Partners dated 29 July 2010

Mr Tony Owen
Tony Owen Partners
12-16 Queen St
Chippendale NSW 2008

29 July 2010

Dear Tony,

Lewisham station-tram stop link

Thanks for meeting with us last week. We felt discussions were informative and productive.

EcoTransit Sydney remains committed to the investigation of all options for achieving an effective interchange between the light and heavy rail networks at Lewisham, particularly in light of the urgent need to upgrade the facilities at Lewisham Station. Achieving this will require close collaboration between RailCorp, NSW government agencies, developers, local councils and the community.

In light of this, we were very pleased to see your interest in the concept for a fast pedestrian link between Lewisham station and the proposed "Lewisham West" light rail stop that would pass through the Lewisham Estate development.

From EcoTransit Sydney's point of view the key to the success of the concept is that travellers moving between the stop and the station would pass through a lively village retail precinct that would provide both security and convenient shopping opportunities.

We have approached the Premier's senior transport advisor with our concept and she has prompted Transport NSW to investigate it. We'll keep you informed of progress.

Yours sincerely,



John Bignucolo
Secretary
EcoTransit Sydney
Email: john.bignucolo@gmail.com

B.2 Community Feedback via email/phone to Urbis

Date	Method of Engagement	Comments/Questions/ Concerns Raised
27 May 2010	Email	<p>Dear Urbis,</p> <p><i>I have visited the web site you mentioned in the leaflet handed out to all residents in Summer Hill and was thoroughly disappointed. While there is much to be viewed on the proposed landscape there is NOTHING here about the actual buildings, the expected traffic flow, the number of units etc etc.</i></p> <p><i>Please provide more detail on the buildings before you can expect the community to have an understanding of the proposal.</i></p> <ul style="list-style-type: none"> ▪ Confirmation of Lewisham Estate site, area and development ▪ Very poor provision of public space and green space - concerned about light rail area being considered greenspace ▪ Lack of understanding of what is to occur overall in the precinct ▪ Height and level of development for area is inappropriate ▪ The development will overshadow two storey terraces within the area ▪ Traffic flow will increase as a result of the development; How will an increase in traffic be viable? ▪ Unsatisfied with public engagement and consultation process ▪ Felt that the developer will ignore input from local community
28 May 2010	Phone call	
1 June 2010	Phone Call	<ul style="list-style-type: none"> ▪ Copies of site, landscape and traffic plan was requested (plans were posted on 2 June 2010) ▪ Felt that community consultation to date has not been satisfactory or substantial enough for residents to be able to influence concept plans ▪ Will there be any further community consultation?
13 June	Email	<p>Dear Sir/Madam</p> <p><i>I am writing to protest against the proposed destruction by massive overdevelopment of a fine low density area in Sydney's historic inner west. The proposed Lewisham Estate is presently an older medium sized factory unit, and is at an intersection of two heavily utilised roads. My grounds of objection are as follows:</i></p> <p><i>1. Destruction of a community.</i></p> <p><i>This unprecedented overdevelopment of a site in an area of one and two storey low density residential buildings will result in the destruction of a community. If an abortion like that proposed is approved and built in the area it will set a precedent for the destruction of not only the suburb of Lewisham, but also the surrounding suburbs of Dulwich Hill, Leichhardt, Summer Hill,</i></p>

Date	Method of Engagement	Comments/Questions/ Concerns Raised
		<p>Haberfield and Petersham. This is an area with a history dating back to the First Fleet and original settlers like Henry Kable, and contains many homes from the late 1800s and early 1900s which are owned and maintained by working families as their place of residence. The people in this area have fought long and hard to maintain the amenity of the area and any such development would destroy their heritage.</p> <p>2. Traffic.</p> <p>The extremely busy intersection of Longport Street/Railway Terrace and Old Canterbury Road consists currently of two traffic lanes from the southwest which merge down to one lane and two traffic lanes from the west which merges down to one lane on the north eastern border of the proposed site. There is little likelihood of being able to widen the roads due to the proximity of Sydney's main rail line, a railway bridge and houses that front onto narrow roads that date back to the 1800s. This area is currently one of the major bottlenecks in the inner west during peak hours, on weekends and increasingly during off peak hours due to the volume of traffic transiting through here. The proposed development will add further hundreds of traffic movements to an already overloaded local road system.</p> <p>3. Size.</p> <p>The height and intensity of the overdevelopment would create not only an eyesore in the area but will be responsible for introducing vertical ghetto style living with all its negative social consequences such as we already see occurring in Strathfield and Burwood. It will overshadow and cause a total loss of privacy for kilometres.</p> <p>4. Shopping.</p> <p>This area does not need any more shopping centres as it is currently serviced by Leichhardt Marketplace which is either a 10 minute walk or a 5 minute drive in the car (depending on the level of traffic), Ashfield Mall which is 2 train stops away or a 10 minute drive in the car (depending, again, on the level of traffic) or Summer Hill shopping village which is a 5 minute walk. The reason the strip shopping in Railway Terrace Lewisham died is because the volume of traffic that passes along there isolated them and the fact that the pre-mentioned malls and shopping areas conveniently cater for the entire area. The one thing this area does not need is any more of is liquor outlets as we already have a large one in Marketplace, two in Summer Hill and a large outlet opposite the local Primary and High School in Ashfield as well as any number of hosteleries with bottle shops attached which are situated all over the municipality.</p>
15 June	Email	<p>Thank you for the opportunity to comment on the proposed Lewisham Concept Plan. Whilst the comments may be interpreted as largely critical, I hope you will also find some aspects of the comments as constructive and worthy of consideration.</p> <p>KEY COMMENTS</p> <p>1. Redevelopment of the area is not opposed.</p> <p>2. The development should be viewed in the context of other development plans for the Lewisham/Summer Hill rail corridor and</p>

Date	Method of Engagement	Comments/Questions/ Concerns Raised
		<p>should not be rushed through in isolation.</p> <p>3. The present scale of the development is too large to be accommodated at the site and in the adjacent neighbourhood, in particular, the proposed FSR and the maximum height are inappropriate.</p> <p>4. Several of the key principles can be challenged and the proposal, as it stands, does not specifically meet or implement several stated key principles.</p> <p>5. The proposed changes to the road network, while well intentioned, will act to the detriment of existing traffic flows.</p> <p>6. The concept plan as outlined by Urbis provides inadequate detail in many respects.</p> <p>These points are elaborated in more detail below:</p> <p>1 and 2. Development context.</p> <p>There is considerable development proposed within a tight area along the Lewisham/Summer hill rail corridor (Marrickville Council McGill Street Precinct Masterplan, Summerhill Flour Mill Project plus Greenway and Light Rail considerations).</p> <p>Whilst Sydney rates last in a recent capital city planning survey, a Part 3A application should in principle provide the opportunity for a proper overview of this project in this context.</p> <p>Also the Developer should be cognisant of the risks of the possible repeal of existing Part 3 A legislation and review of poorly thought through approvals so it is important for a robust case and community interest to be established.</p> <p>3. Scale of the development</p> <p>It is contended that the scale of the present concept is inappropriate for a relatively small constrained access site. The FSR of 3.5:1 is excessive in comparison to similar developments and well in excess of that of 1.7:1 recommended in the Marrickville Council's Masterplan .</p> <p>The proposed maximum height of 9 storeys is out of all proportion with the surrounding area creating an eyesore and clashing with what could be a sympathetic development at the adjacent flour mill site. A cramped development of 4 to 9 storeys will not create a village type environment: and could set a precedent for the adjacent development bounded by Hudson St and Old Canterbury Rd. The community should not be totally ignored and it is not unreasonable that they do not warm to the idea of a mini Chatswood or Strathfield in an area where the adjacent road infrastructure is already seriously congested at peak hours and is inadequate for a major development even allowing for hopefully good links with rail.</p> <p>The revised Plan can be commended for placing" the greatest height and densityadjoining the railway line". However "4 storeys along Old Canterbury Road to modulate the scale to the surrounding residential areas" is excessive and inappropriate. It is unclear how this relates to the information in the notes comparing initial Part 3A with the latest proposal ie.</p> <p>"Provision is made along Old Canterbury Road for a two-storey setback zone containing home office and shop top housing. This zone provides an active streetscape and a contextual relationship with the two-storey existing residential fabric to the east".</p> <p>Existing residential fabric to the east is actually one storey and 4 storeys along Old Canterbury Road is excessive. The reference to</p>

Date	Method of Engagement	Comments/Questions/ Concerns Raised
		<p>a 2 storey setback zone requires further specification and elaboration.</p> <p><i>In short a reduction of height levels by as much as 50% as a compromise might go some way to appeasing local reaction and realising a development more sympathetic to the district.</i></p> <p>4. Key Principles</p> <p><i>The validity of the need for a mixed use zone including retail, commercial, shop-top housing and home offices in this location can be questioned: and particularly the provision of retail amenity to serve the local community.</i></p> <p><i>The local community is more than adequately serviced by existing retail amenities and supermarkets within a short distance of Lewisham including, for example, Summer Hill, Ashtfield, Leichhardt, Dulwich Hill and Marrickville. These facilities are more than capable of servicing the additional population of sensible housing developments along the Lewisham /Summer Hill rail line.</i></p> <p><i>Any expansion at the Lewisham complex would be primarily at the expense of local small business, adding to the vacant retail premises already evident in the area, particularly along the main thoroughfares in Petersham and Dulwich Hill, along with the small shopping villages previously killed off in Lewisham and North Petersham.</i></p> <p><i>The provision of a green boulevard is a desirable Key Principle.</i></p> <p><i>However it is not clear that it is locked into the proposal, how it co-exists with Hudson Street and whether it relies on a contribution of any adjacent development under the Marrickville Council's McGill St. Master Plan before it actually comes to pass.</i></p> <p><i>The proposal as it stands with 4 to 9 storey development will not provide a village-type environment.</i></p> <p><i>Linkages to Lewisham and Dulwich Hill Light Rail is a bit of a motherhood statement as it stands. Linkage to Lewisham station is no easy feat from the development site. Who will improve it and when. In practice it will probably mean get across the road at the lights as best you can. One can be more optimistic about incorporating a linkage with the Dulwich Hill light rail station whenever and wherever that may be.</i></p> <p>5. Proposed Changes to the Road Network.</p> <ul style="list-style-type: none"> ▪ Brown St left-in left-out. OK but left turn deceleration lane will require designation of first part of Longport as clearway as vehicles are currently able to park here. ▪ Designated left turn lane eastbound approach of Longport St to Old Canterbury Rd. This is counter productive. ▪ Most eastbound traffic goes straight ahead here (not turning left into Canterbury Rd.) and the left lane filters in to the right lane which is faster than just having a single lane. A dedicated left turn lane would prevent this filtering. Also a dedicated left turn lane will prevent vehicles going around vehicles turning right (which they can now do outside peak hours) thus unnecessarily delaying all through traffic. (A similar circumstance applies to traffic travelling north along Old Canterbury Road and which filters into one lane to go under the rail bridge. A dedicated left hand turn here --which is not proposed - would cause havoc. Same principle applies in Longport).

Date	Method of Engagement	Comments/Questions/ Concerns Raised
		<ul style="list-style-type: none"> ▪ Clearway restrictions along both sides of Old Canterbury Road between Railway Terrace and McGill St. This would undoubtedly improve traffic flow but will certainly upset locals who park there. ▪ Median strip in Old Canterbury Rd opposite William St should be no problem. ▪ No right turn Old Canterbury Rd southbound) into Hudson St no problem. <p><i>However the provision of a right turn median storage facility to enable right hand turn exits from Hudson St. inconveniences the few(ex the proposed development) and inconveniences the many. For example, because of the new median, traffic would be no longer able to turn right from Henry St (nearly opposite Hudson) into Old Canterbury Rd which is quite popular. Also traffic travelling north on Old Canterbury Rd would be forced earlier into one lane instead of two at present which would probably slow traffic through the Toothill St lights. Hudson St should just turn left or take their chances to the right like everyone else. Please reconsider this proposal.</i></p> <ul style="list-style-type: none"> ▪ Linemarking in Railway Terrace to create a dedicated left hand turn lane in Railway Terrace for the movement into West St. <i>Contrary to the situation in Longport (and Old Canterbury Rd) this could improve traffic flow. This is because the Railway Terrace is narrower and the traffic is only comfortable in one lane and thus does not filter here across this intersection. However there is actually room for two lanes and if one was dedicated left turn this would speed up traffic to the left and shorten the queue of through traffic.</i> <p>6. <i>Additional Detail/Clarification would be helpful -a comparison with the HASSELL Precinct Master Plan would be helpful</i></p> <ul style="list-style-type: none"> ▪ the proposed height of each block is not clear from the site plan -a built form diagram would enable a better appraisal ▪ it is not clear from the site plan where the roads are eg. Hudson St and "the road along the railway boundary". ▪ where is the "internal road and pedestrian network" ▪ it would be interesting to have rough estimates of how many separate housing units are likely, and how many parking spaces there would be with the units, and how many parking spaces would be provided for retail and other uses. <p><i>One suspects these details would bring home the reality of living with such a high density development as presently proposed. Hopefully there is more water to flow under the bridge and sensible compromise to be further developed. I would appreciate acknowledgement of receipt of this email: and any comments/reactions that may be available in due course.</i></p>
21 June 2010	Phone Call	<p>Greenspace</p> <ul style="list-style-type: none"> ▪ Feels that the greenspace shown on the site plan (in the newsletter) is misleading as it is not the land owned by the proponent but that of the Government for the light rail and also the site. ▪ Lewisham is on the Ashfield border and Ashfield has one of the lowest numbers of parks and greenspace in Sydney by square meter of population. <p>Traffic</p> <ul style="list-style-type: none"> ▪ Concern raised about the size and bulk of the development on two secondary roads and the associated traffic generation that will occur. ▪ People will try and take shortcuts through the site as a result of increased traffic spill over.

Date	Method of Engagement	Comments/Questions/ Concerns Raised
23 June 2010	Phone Call	<p>Traffic</p> <ul style="list-style-type: none"> Have designers and traffic experts been involved and watched the traffic movement during peak hour along Old Canterbury Road? Traffic is very bad and the plans need to consider the location of exit roads from the site and how they will impact on the existing road network, especially Old Canterbury Road. Parking is very tight in the area How will Lewisham Station be linked to the site? Will there be an overpass? If so, it will be near to this resident's property.
25 June	Email	<p><i>As a local resident of Lewisham, I feel that 9 storeys is too high. I would feel more comfortable with a 4 storey limit!</i></p>
7 July 2010	Phone call	<ul style="list-style-type: none"> Number of retail shops proposed and how will this affect the Summer Hill shopping village. Will there be a medical centre and pharmacy? What type of supermarket will there be? Is it a Coles? Concern was noted about the level of impact the proposed retail would have on Summer Hill shops.
9 July 2010	Email	<p>Dear Urbis,</p> <p>Lewisham Towers Estate</p> <p><i>I want to express some serious concerns about the revised plans for the Lewisham Estate, for which you are seeking feedback. While I am aware of a current tendency to develop along railway lines, for commuting reasons, and am also aware that careful development of this site should be possible, I still believe that the proposal is too great in scale for its location.</i></p> <p><i>While the height of the buildings has been reduced in part, there is still a huge increase in population density for this small part of the suburb, with the number of apartments proposed. This must be taken into account alongside the Flour Mills development next door.</i></p> <p><i>As well, apart from what appear on the plan to be small retail outlets, I understand there is still to be a supermarket. Why is this not mentioned? I think this is a gross inclusion in the context of other supermarkets in Leichhardt, Ashfield and Summer Hill, and should be eliminated.</i></p> <p><i>My main concerns are that:</i></p> <ul style="list-style-type: none"> The road system can't cope with traffic now, and with an influx of new residents from 500 apartments, it will not cope with any increase in traffic, despite the 'wishful thinking' forecast that more people will use the railway. The effect of the retail development as it is (with a supermarket) will inevitably have an impact on livelihoods in the Summer Hill shopping area. This is an exemplary village, and this development may well destroy it. Development in one area should not spell destruction in an adjacent, established and currently thriving precinct. I think limited retail outlets may well be useful, but that a supermarket is completely inappropriate in such a congested location, and I also have doubts about the further congestion with shop fronts facing Old Canterbury Road. I support the actions of the Ashfield Council and the No Lewisham Towers group.

Date	Method of Engagement	Comments/Questions/ Concerns Raised
17 July	Email	<p>▪ If Urbis, and the developers, are to have any credibility in this matter (compared with the debacle of community liaison regarding the Telsira G3 tower in Morris Street), they must listen to what residents have to say about the social, practical and economic realities of living in this area.</p> <p>Hello,</p> <p><i>I do indeed like the new masterplan, it will be a very connected centre for transport and residents. Open space, building orientation, public open space, public access, road network, residential address points, through site linkages, pedestrian and cycle routes, streetscape activation is all perfect and well adjusted.</i></p> <p>Building heights and density, something is wrong here. The heights are too low for the area, considering that Lewisham will be a Inner West Interchange between City Rail-Light Rail-Bus routes and lines.</p> <p><i>I propose and recommend that you increase the heights by just a little bit:</i></p> <p>Initial Concept</p> <p><i>Buildings ranging in height from 4, 8 and 12 storeys sitting above a 2 storey retail podium.</i></p> <p><i>The scheme provided maximum density on the site</i></p> <p>Current Amended Scheme</p> <p><i>Buildings ranging in height from 4, 6 and 8-9 storeys on ground with no podium.</i></p> <p><i>The Concept Plan evenly distributes the density throughout the subject site and broader study area to alleviate traffic congestion and distribution of services and amenity.</i></p> <p>My Proposed Scheme</p> <p><i>Buildings ranging in height from 7, 10 and 14-16 storeys on ground with a 1 storey retail podium. Even height increases will still evenly distribute the density throughout the subject site and broader area. Traffic will have very little to no extra increase.</i></p> <p><i>I do hope that you take this proposal into consideration, if you think it is too much, please at least add another 2-6 storeys to each tower.</i></p>
19 July 2010	Email	<p>Dear Sir/Madam</p> <p><i>As a concerned local resident, I attended the public display for this project at the Petersham RSL on Saturday and left feeling extremely concerned with the density and size of the development. Also I felt a lot of the material on display was lacking in objectivity. For instance the traffic projections about the project having little traffic impact. Are you kidding? Do the writers of that report, know the intersection of Longport and Old Canterbury Road and really think the addition of hundreds of flats wouldn't alter</i></p>

Date	Method of Engagement	Comments/Questions/ Concerns Raised
		<p>that for the worse. Its already an over congested intersection.</p> <p>My question though is can you please let me know how the actual persons behind the development company are? It is only fair and transparent that local people be informed of who is driving this development and who stands to gain the most should it be approved in the dense form as currently put forward.</p>
20 July 2010	Email/feedback form	<p>Dear Urbis,</p> <p>I wish to thank Urbis for taking the time and investing in the local community's feedback on the Demian development proposal of the Lewisham Estate.</p> <p>As this process has been widely discussed in the local community and in this instance the State Government Part3a approval process is universally accepted as lacking transparency and being compromised due to this developer I believe being a financial donor and supporter of the deciding political party.</p> <p>The probable best outcome is that the statutory process of the LEP recommended by the locally elected council, being well researched and widely supported in the community, be used as the benchmark against which this proposal be measured. If that is done then the proposal would be rejected outright as it does not even come close to upholding the spirit or defined measurable limits of the local plans recommendations.</p> <p>I am including a number of stake holders as the feedback in these processes is often summarised and thus detail which is so important is lost, and I prefer these stake holders to have all the feedback, as I believe it reflects the majority feel of this community.</p> <p>(Feedback form also attached with email)</p>
28 July 2010	Phone call	<p>Resident inquiry regarding:</p> <ul style="list-style-type: none"> Expected timeframe for application approval Whether the developer will be selling off the plans

B.3 Community Feedback Forms

Lewisham Estate Concept Plan - Community Feedback Form

urbis

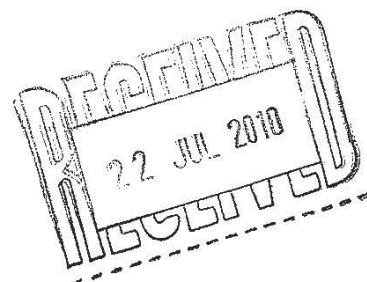
Have your say about the Lewisham Estate Concept Plan

Please complete this form and return to registration desk or:

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Urbis
GPO Box 5278
SYDNEY NSW 2000

Fax 02 8233 9966

Email: lewishamestate@urbis.com.au



If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The large industrial site is a wonderful opportunity to create an exciting living space integrated with the surrounding community and
- 2) adding to its limited parks and recreation facilities
- 3) Light Rail and greenway corridor, but these are to be built by the state and local governments respectively!

What 3 things do you like least about the Concept Plan?

- 1) 400 residential units and FSR = 3.5, - FSR is twice that allowed in Ashfield CBD, which is much too large in scale & density compared with Lewisham and Summer Hill
- 2) Totally inadequate provision of both public recreational space and private gardens and open space for the residents. This needs to be generously provided in an estate of apartments housing at least 1,000 people!

Lewisham Estate Concept Plan - Community Feedback Form

- 3) inadequate provision for traffic flow into an intersection which is a notorious choke point.
4. no mention of sustainable provision of water recycling, solar power generation

What would you like to see included as part of the proposal?

- 1) Maximum 100 apartments, maximum FSR - 1.4 incorporating energy-efficient, 'green' building practices and products, passive solar design, water recycling.
- 2) Generous public open space for recreation for all ages, together with private open spaces and gardens between the buildings for residents and their visitors.
- 3) More entry and exit points to roads to improve traffic flow. Traffic impact will be reduced by building only 100 apartments and street level shops, NO SUPERMARKET PLEASE!

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

High quality, medium density, 'green' apartments, imaginatively set in beautiful open spaces, can sell for high prices and enhance our neighbourhood of 1 to 3 storey buildings.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Moorkie Street

Suburb Summer Hill

Are you a resident in the area? (please tick) ☒ Yes ☐ No

Are you a business operator in the area? (please tick) ☐ Yes ☒ No

Organisation (if applicable) N/A

Do you own a property in the area, but live elsewhere? ☐ Yes ☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) That the plan has neither been approved nor ratified in any way yet
- 2) That the residents have had a chance to review the limited details provided to date and at least now have slightly firmer idea on the proposed development
- 3) N/A

What 3 things do you like least about the Concept Plan?

- 1) The vast divergence from the Marrickville Council LEP and Masterplan and total disregard for the existing statutory process of a local governing bodies recommendations in regard to height, density, traffic, open space and retail recommendations covered.
- 2) Visual misrepresentation of the proposal using similar location photos and artists impressions used in the retail precinct display where outdoor open space shopfronts provide the misleading view whereas in reality all the proposed retail space is below ground.
- 3) Traffic and Retail impact are understated and obviously not taken seriously by the developer and overridden by the want to maximise profitability per sq mtr of the site at the expense of local traffic congestion, little open space and detrimental effects on local community retail outlets and business viability within their own site development.

What would you like to see included as part of the proposal?

- 1) Keeping to the recommendations of the Marrickville council LEP recommendations

Lewisham Estate Concept Plan - Community Feedback Form

2) Lower density, lower height, and open space volumes on the actual development site and not ridiculously expected to be managed by adjacent future developers where the land has not even been acquired and this development proposal is using assumed future development as part of its proposal which is again misleading and assuming approval prior to the plan being presented to any authorised body?

3) n/a

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

As a local rate payer I am concerned about the lack of transparency in this process and this developer's relationship to the state Labour Government. As this development by Demian who is a financial supported to the incumbent State Government who's minister will be approving their proposal, leaves the process and subsequent approval open to accusations of improper if not compromised decisions. These issues would not be raised or an enquiry necessary if the Locally elected council researched and recommended LEP was adhered to.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name **Victoria Street**

Suburb **Lewisham**

Are you a resident in the area?(*please tick*)

☒ Yes

☐ No

Are you a business operator in the area? (*please tick*)

☐ Yes

☒ No

Organisation (*if applicable*)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback



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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Excessive scale
- multi storey blocks are contrary to
this area's character
- 2) Proposals for retail component, especially
a supermarket, not required in this
area

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Huge increase in traffic in an area
which is already very congested,
Parking problems.

What would you like to see included as part of the proposal?

- 1) More green space

2)

3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name VICTORIA ST

Suburb LEWISHAM

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Development of ~~a residential~~ a residential
site instead of an industrial one.
- 2) Some retail facilities but
not so keen on underground.
- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Too little public & private
green space.
- 2) Too high (at 9 storeys) & too
dense (at 3.5). 4 storeys &
max 1.7 FSR would be
better.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Inadequacy of traffic management to cope with increase in residents & closing of Hudson St.

What would you like to see included as part of the proposal?

- 1) Public green space (min 3000m²) congruent with open space on Mill site & light rail stop.
- 2) A development in keeping with the character of the area - ie max 4 storeys & FSR of 1.7 or less.
- 3) More permeability for traffic movement & a proper traffic study with consideration of movement if whole precinct site is developed for residential use.
- Do you have any further comments on the Lewisham Estate Concept Plan at this stage?
- Please redraft.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Rd

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) it is very close to the proposed
light rail

2)

3)

What 3 things do you like least about the Concept Plan?

1)

400 units is far too many for a
"village" area

2) it not congruent with the local area/
surrounds. The estate would be like an
island, an eyesore. It doesn't fit
into the surrounds, it is a blockage.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Has somebody made a study of the proposed traffic arrangement? The Estate will be isolated by busy streets on which traffic already can be horrendous.

What would you like to see included as part of the proposal?

- 1) more green areas, public and private (and they should not be planned on land outside the development)
- 2) Lewisham Estate should be part of a ~~the~~ plan for the whole area including the adjoining mills property
- 3) a development that fits in with the general "village" character of Lewisham: less high, less dense, a different style as proposed

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

why can't the developer work together with Mertonville Council and also include Ashfield Council?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Rd

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☒ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Nothing, it's a misrepresentation of what Demian actually can deliver, much of the drawings detail areas outside of
- 2) the development land owned by Demian. There is a picture of a road where my residential house now exists; I have
- 3) had no communications from RTA in relation to this. Hudson St & McGill Sts do NOT take 2 lanes of traffic.

What 3 things do you like least about the Concept Plan?

- 1) The traffic study & suggested changes to roads are outside control of Demian or Traffix so are a gross
- 2) misrepresentation of the outcome of this proposal. The scale and number of lanes are unrealistic for the volume of new & existing traffic.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) The FSR is way too high for a local neighbourhood area. It should be reduced to maximum 1.7:1

What would you like to see included as part of the proposal?

- 1) Retention of the existing Marrickville Council McGill St Precinct Plan Park boundaries and FSR
- 2) and Public Open Space between Lewisham and the Greenway.
- 3) No supermarket or underground parking
- I do not agree that this development should be considered under Part 3A development proposals by State Gov't.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I oppose it in its entirety and will be continuing to write objection letters to relevant politicians & media

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name 19 MCGILL ST

Suburb LEWISHAM

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



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What 3 things do you like most about the Concept Plan that you have viewed today?

1) Developing the site, changing from industrial to residential.

2)

3)

What 3 things do you like least about the Concept Plan?

1) Interim traffic flow crowded toothill street,
Permanent more speaking but what is the time?

2) How to solve railway overpass traffic issue

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Density is a concern, however think step approach from old catering is at least a part compromise. However 9 stories to high, 6 would be a better compromise.

What would you like to see included as part of the proposal?

- 1) reduced overall site height max to 6.
- 2) Better traffic management details, timeframes, how will things be better with 700+ people in the area.
- 3) More details and joint effort with the whole precinct. Difficult to get clear picture with representation of just 33% of precinct.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Toothill Street

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☒ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form

urbis

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What 3 things do you like most about the Concept Plan that you have viewed today?

1) EASY TO READ.

2) INFORMATIVE

3) NICE PICTURES.

What 3 things do you like least about the Concept Plan?

1) A MODEL WOULD HAVE BEEN
USEFUL

2) SLIGHTLY INTIMIDATING - MORE 'CONSULTANTS' THAN
VISITORS!

Lewisham Estate Concept Plan - Community Feedback Form

3) IMPRESSION OF BEING 'WATCHED'.

What would you like to see included as part of the proposal?

1)

- A CO-ORDINATED APPROACH TO THE 'WHOLE' MASTERPLAN SITE, PIECEMEAL PLANNING. & LEAVES TOO MANY

2) UNCERTAINTIES

- MASS OF PUBLIC TRANSPORT; NON-CAR RELATED INITIATIVES.

3) • SUPERMARKET OR LARGE RETAIL COMPONENT REMOVED.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

WHAT IS THE STAGING OF THE CONCEPT.

- PROJECT APPLICATIONS, STAGES?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name BOGARD STREET.

Suburb JUMMER HILL

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

∞

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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SYDNEY NSW 2000

Fax 02 8233 9966

Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) An area needing attention ~~is~~ will be
redeveloped.
- 2) _____
- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Even modified, the proposal is out of scale
for the area.
- 2) Hopelessly inadequate attention given to
traffic flows & local impact.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Development does not retain green link with green corridor nor provide appropriately for interface with tramway.

What would you like to see included as part of the proposal?

- 1) Lower density, better balanced overall design ~~with~~ for site.
- 2) Compliance with local govt planning guidelines.
- 3) A realistic approach to traffic control.
- 4) A strong focus on links with greenway tramway

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Make sure the development of the mills site & other adjoining sites are co-ordinated.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Lorno St

Suburb Summer Hill

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation (if applicable) Ashfield Baptist Homes Limited.

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) NOTHING - THIS IS AN
OVERDEVELOPMENT.
- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) X OVERDEVELOPMENT -
EXCESSIVE HEIGHT
- 2) * NO. OF DWELLINGS SHOULD BE
REDUCED DRASTICALLY
* ALLOW ONLY 200 DWELLINGS
ON THE ENTIRE MCGILL ST SITE
* NO. OF DWELLINGS WILL RESULT
IN HUNDREDS MORE CARS ON THE ROAD.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) THE TRAFFIC IN THIS AREA IS ALREADY GRIDLOCKED — 400 dwellings will result in total chaos

What would you like to see included as part of the proposal?

- 1) _____

- 2) _____

- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

WITHDRAW THE DA, AND REDUCE
~~DA~~ HEIGHT TO 3 STOREYS (MAX.)

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name TINTERN ROAD

Suburb ASHFIELD

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) nothing as yet
please provide more
info.
- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Excessive FSR
3.6 to 1 compared to 1.7 to 1.
- 2) Excessive height
two nine storey
building

Lewisham Estate Concept Plan - Community Feedback Form

- 3) general non compliance
with council masterplan
road network -

What would you like to see included as part of the proposal?

- 1) a real park - as per council's
masterplan.
- 2) no supermarket.
- 3) child care centre.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Please ensure Orbis has
correct information. to
pass on to public -

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Victoria St

Suburb Lewisham.

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) ~~N/A~~ The four-storey buildings (only) - but only as a maximum height

2) N/A

3) N/A

What 3 things do you like least about the Concept Plan?

1) the height and scale is not appropriate for the suburban nature of the precinct.

2) The density of the development is not ~~acceptable~~ suitable for the ~~transport~~ road network and is likely to impact ^{adversely} on the traffic ^{on} ~~of~~ Canterbury Road.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) I do not agree with inclusion of another supermarket similar to the existing Franklins.

What would you like to see included as part of the proposal?

- 1) Lower density - less residential units
with Floor Space Ratio 1.7:1 or less in
line with the Marrickville Council Masterplan
- 2) Open space consistent with the Marrickville
Council Masterplan, including a wider light
rail station oblong square at the intersection
of the green spaces
- 3) Lower height of buildings, ~~three to~~ four storeys
maximum.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I am disappointed that this is considered a 3A Major Project. I don't believe that this is a true representation of the nature of the project. It is an unacceptable bypass of the usual approval process by local Council.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Nowranie Street

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

N/A

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____
major overdevelopment, that does not
fit in with area at all
- 2) the very obvious traffic problems that
will be added to what is already a
traffic nightmare.
- 2a.) the artist impressions are offensive
as the true height of buildings is
not indicated & street photos show
no cars, please take photos at 7-8-30am on
a weekday,

Lewisham Estate Concept Plan - Community Feedback Form

- 3) the comedic language used and the treating of residents as though they are stupid.

What would you like to see included as part of the proposal?

- 1) light rail developed and ready to go before any plan or building.
- 2) handed back to local council and away from state.
- 3) much less housing, less height and more parks, gardens.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Grosvenor Gros

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) THANK YOU FOR YOUR TIME
& CONSIDERATION OF MY QUESTIONS.
I WILL CONTINUE TO TAKE INTEREST
- 2) IN THE PROPOSALS & THEIR
EFFECTS ON MY COMMUNITY
OF 20 YEARS.
- 3) THANKS

What 3 things do you like least about the Concept Plan?

- 1) LANGUAGE OVERTLY SIMPATHTIC
TO DEVELOPMENT ARGUMENT (SEE #5)
- 2) AS WERE ILLUSTRATIONS (HEIGHT) #3

Lewisham Estate Concept Plan - Community Feedback Form

- 3) _____

What would you like to see included as part of the proposal?

- 1) TRAFFIC REPORT IN FULL
- 2) _____

- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

ADDITION OF SHOPPING CENTRE LARGER
THAN REQUIRED BY IMMEDIATE RESIDENCES
WILL CREATE A "CENTRE" THAT CAN NOT
BE SUPPORTED BY TRAFFIC ACCESS.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name GROSVENOR

Suburb SUMMER HILL

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The environmental considerations
re. inclusion, construction & the
recycling.
- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____
The dishonest comment re slightly increased
traffic — the congestion existing now is
unacceptable so it's so is an alleged slight increase — to
- 2) The 8 & 9 storey proposed buildings →
the are too high for that area & will
cause untenable traffic congestion due to
too high a population density.

Saying it's
a slight
increase
is an
insult to
the community's
intelligence &
totally
dishonest.

Lewisham Estate Concept Plan - Community Feedback Form

3) There is no need for more shops — the area is ALREADY well served by Summerhill, Peckham at a Petersham, Dulwich then precincts.

What would you like to see included as part of the proposal?

1)

can it be

not reasonable
to put at
risk existing
businesses

2)

businesses

unnecessarily
(yes competition)

3)

is healthy

but there

are already

many empty

business

premises

in Petersham.)

Larger Green Area — Children's
Play area.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name

DENISON Rd

Suburb

LEWISHAM

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) the site ~~at~~ clearly does need
redevelopment

2)

3)

What 3 things do you like least about the Concept Plan?

1) The "green boulevard" is inadequate,
given the density of the development.

2) The Traffix report of relatively
unchanged traffic impact is highly
dubious. There is no detail, just
broad and contentious conclusions.
Have the authors seen the grid lock
at the Old Canterbury/Longport extension
at present?

Lewisham Estate Concept Plan - Community Feedback Form

- 3) The density of the development.
The FSR of 3:5:1 is way too dense,

What would you like to see included as part of the proposal?

- 1) More green space integrated with
the Allied Mills ^{site} green space
- 2) less density
- 3) no supermarket

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Over developed

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Henson St,

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____
① I do not accept the claims re traffic management. 400 residential units + retail & other services will mean more congestion
- 2) _____
② I do not like the way it is over-riding & not complying with the proposed plan from Marrickville Council - less green area, less access roads, higher FSR

Lewisham Estate Concept Plan - Community Feedback Form

eg they own property on st 9 yet seek to use this tiny road as a major access

3) I do not like the plan making assumptions that will impinge & control other potential developments

What would you like to see included as part of the proposal?

- 1) No supermarket or extensive below ground retail - not required
- 2) FSR reduced
- 3) More green space, better road access

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I am very unhappy with this process - it is tricky & lacks transparency. Residents in my st. (McGill St) were not even directly informed of this public

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name McGill St

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

consultation today

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Modernising & clearing of a delapidated site

2)

3)

What 3 things do you like least about the Concept Plan?

1) 9 storeys is far too high for this area.
Max height should be no more than 5 storeys.

2) There is no provision for public facilities such as a library.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Traffic congestion will worsen on an already busy, congested intersection.
- Can we widen the roads surrounding this?

What would you like to see included as part of the proposal?

- 1) Public facilities such as a library,
2) small theatre, community hall for hire.
3) Child care centre.
4) Swimming pool for public.
5) Light rail parking for commuters.

- 6) Public park, big enough for ball games
7) Post Office

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

400 units will bring some 1000 people into a small space & cause traffic jams.
9 storeys is far too high

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Summer Hill St

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Suggestion the project to be only
town houses
- 2) Make the place without shopping
More Centers
- 3) No to go ahead with any of
the plans

What 3 things do you like least about the Concept Plan?

- 1) None
- 2) Not

Lewisham Estate Concept Plan - Community Feedback Form

3) _____

What would you like to see included as part of the proposal?

1) _____
No building leave the place
as it is..

2) _____

3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Old Canterbury Rd

Suburb LEWISHAM

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☒ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Be attempt (albeit flawed) to promote
development and increased density but too excessive
for surrounding area.
- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____
Minimal park land and not in keeping with the
McGill Masterplan, not a reasonable size for any
true public utility
- 2) _____
There seems to be no mitigation of traffic congestion
in an already dire area for traffic congestion.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Underground shopping complex is not an optimal use of space

What would you like to see included as part of the proposal?

- 1) Greater and more useful open green space

- 2) Less height, 9 stories is entirely excessive and inappropriate. Max height restriction should be 4 stories.

- 3) Traffic management plan and attempts to mitigate traffic congestion

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

The plan should consider and show attempt to integrate with open space of the Allied Mills site. There is no real ~~effect~~ consideration of the links between Summer Hill and Lewisham Centres. They are neighbourhood Centres. The McGill St

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Smith St

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

precinct is not and this development is entirely inappropriate for the location.

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) A now unused site will be productively used.
- 2) A green link from Summer Hill across light rail line and into Lewisham.
- 3) Intensification of use along future light rail line thus making light rail more feasible.

What 3 things do you like least about the Concept Plan?

- 1) The traffic generation and its effect on surrounding streets will cause traffic chaos.
- 2) The height of the proposed 9 storey & 8 storey blocks will "break the horizon" site line from Summer Hill along Smith St. Changing the visual amenity of the village of Summer Hill.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) A supermarket will generate more visitor traffic and cause more traffic chaos especially with retail deliveries

What would you like to see included as part of the proposal?

- 1) less retail thus less visitor traffic.

2)

3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Smith St.

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☒ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Its pretty.

2) the staff are charming.

3)

What 3 things do you like least about the Concept Plan?

1) misleading displays, eg no cars on Canterbury Rd photo, native garden.

2) Lack of overall plan that fits the environment - traffic, native plants,

⇒ unbelievable claims about traffic, open space, density of dwellings.

4) the staff are ill informed about the plan & can't answer questions.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) _____

What would you like to see included as part of the proposal?

- 1) Clearly marked boundaries of the development site on all drawings.
- 2) policy on traffic management + pedestrian access that reflects current reality. Include wider impact, e.g. Toothill St, Summer Hill streets.
- 3) policy on using indigenous native plants to complement the Greenway project.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

It is an appalling piece of work that insults the intelligence of the local residents

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Hobbs St

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you ^{hate} ~~like most~~ about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) _____
height + density - 400 apartments
9 storeys far too high
- 2) _____
useable
little green space

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Traffic - gridlock, gridlock
more gridlock

What would you like to see included as part of the proposal?

- 1) 4 Storey walk - 2 apartments

- 2) a useable park, with picnic
grasses & playgrounds

3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

The developer is seeking to rip out
as much money as possible without
giving anything back to community

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Kensington Rd

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Nothing, the plan lacks merit.
- 2)
- 3)

What 3 things do you like least about the Concept Plan?

- 1) That the pictures ~~that~~ are misleading. ~~The~~
by "green" areas.
- 2) Information is misleading eg Floor space
estimates.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Traffic estimates are absurd, ~~to large~~
Realistically apartment owners will have cars + use them
for work, recreation etc + the supermarket will draw traffic
from customers + trucks.

What would you like to see included as part of the proposal?

- 1) Some honesty would help.
- 2) Today is a community "consultation"
process. If the developers were genuine
about ^{community} consultation they would withdraw from
2) the Part 3A process.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

We have development standards in the community
Part 3A is designed to override this.
It would be very bad government for the
minister to make this decision.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Spencer Street

Suburb Summer Hill

Are you a resident in the area? (please tick) ☒ Yes

☐ No

Are you a business operator in the area? (please tick) ☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere? ☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



Have your say about the Lewisham Estate Concept Plan

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SYDNEY NSW 2000

Fax 02 8233 9966

Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Sorry, but I can't think of anything. Perhaps if it was a genuine attempt to add housing in a scale that is representative of the area then there may be some merit, but it is not. It is out of scale, does not provide any open space and includes a large commercial development.

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) An FSR of 3.5 vs the master plan of 1.7.
- 2) The fact that, at completion of this project, there will be NO community green space. The current plan is but a dream in the eye of the developer as it depends entirely on what future owners/developers do with the remainder of the area.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) The impact on traffic. You can not add 400 units (say 500 cars) plus a supermarket & shops and claim that it will not have any impact on waiting times... some one has got that wrong!

What would you like to see included as part of the proposal?

1)

I'd like to see some honest representations of what the completed development will look like ^{realistic}

- 2) A genuine attempt to provide a useable green space for the community 'within' the proposed development.

- 3) Return the proposal to the local government processes for planning. We have a defined process, agreed by the community, that is currently being overridden by the Part 3A process.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

The consultative process appears to be another 'tick the box' exercise. If you were fair dinkum about process then you would pull out of the Part 3A and truly consult with the community & its representatives. You would also present realistic images and statistics related to the proposal.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Spencers Street

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Nothing except very "imaginative"
drawings some of which ~~are~~ we were
told were "not up to date."
- 2) _____
- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Development density - floor space ratios at least
double what they should be & therefore
height of "towers" - should be 2 max
at the roads & six further into the site
- 2) Traffic impact is a VERY SERIOUS PROBLEM!
Supermarket will cause a plethora of
problems - noise, traffic & competition
with local small businesses especially
Summer Hill - there is already enough
supermarkets provision locally.
small shops & public services are
what is needed. - Instead we need services
for community eg childcare, sports & recreation &
public service officer.

Lewisham Estate Concept Plan - Community Feedback Form

3) Lack of public and private green space - the full extent of manehville masterplan park is what is needed & private green space for units/residents in the development -

What would you like to see included as part of the proposal?

- 1) The Manehville Masterplan is a model for provision of green space/parkland, small domestic scale retail, through site traffic although floor space ratios & height of buildings are too great. We need less than that.
- 2) density (FSR)
- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Over development with serious deleterious impact on the neighbourhood & little amenity for proposed new residents.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name VICTORIA STREET

Suburb LEWISHAM

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) NOTHING - (I would like to see this land owned by the gov't and turned completely into public space)
- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) TOO HIGH DENSITY!!! The number of apartments needs to be halved at least. TRAFFIC will be ridiculously unacceptable.
- 2) No usable green space. There needs to be a central open plan area with amenities for residents and the general community, such as: an aquatic centre, ^{lit} tennis courts, soccer pitch etc. piazza type area.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) TOO HIGH! Building should be a maximum of 2-3 storeys high to fit in with existing heritage area.

What would you like to see included as part of the proposal?

- 1) BASIC ESSENTIALS SUCH AS: A post office branch, a bank, health ctr, retail outlets, sporting facilities, library, Infants school K-2 etc.
- 2) LOW LEVEL APT. Buildings and/or townhouses
- 3) Fewer apartments. Much fewer.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Your whole plan is fuelled by money. Greed has to be put aside and community concerns need to be INCORPORATED into the final plan.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Moonbie Street

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Yes, own property.

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) SHAG - Summer Hill Action Group

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Nothing.
- 2) _____
- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Development density - ratio
excessive. Should be reduced.
- 2) Traffic - This area is already
congested with high levels
of traffic.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Green space - total lack of private & public greenspace, particularly with huge increase in population.

What would you like to see included as part of the proposal?

- 1) More greenspace.
- 2) Appropriate scale of retail.
- 3) Reduced density of development.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Herbert Street

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The renewal of a light industrial site is a beneficial objective.
- 2) Regrettably, I can not think of any thing else about the "Concept Plan" — which is poorly presented today — The boards are misleading e.g. Board no. 4.
- 3) deals with the "Concept Plan's" flight proposals on a plan that is the U.Council's & not the developer's. Such a misleading board does nothing to allay peoples' suspicions.

What 3 things do you like least about the Concept Plan?

- 1) A failure to adopt fundamental principles of the Marrickville Council Plan e.g. public space & private open space.
- 2) The reliance on others (Marrickville Council & other land holders) to achieve open space objectives — at present the "boulevard" is only half on the developer's site

Lewisham Estate Concept Plan - Community Feedback Form

- 3) *The reliance on ultimate objectives re traffic, space being achieved in the "long term" according to your "Traffic" man today — a euphemism for letting someone else fix up the problem... sometime, maybe.*

What would you like to see included as part of the proposal?

- 1) *A proper recognition of needs for public open space, private open space*
- 2) *The jettison of a reliance on other landholders to achieve the finish of the proposal both in relation to roads & open space; i.e. how about showing a plan that deals with a complete resolution of all considerations without reliance on others.*
- 3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

There is a opportunity to do something first class here. Instead the opportunity is being taken for a square peg size development into a round peg development hole. The "Concept Plan" is a clearly grasping effort devoid of intellectual rigour.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name HENSON STREET

Suburb SUMMER HILL

Are you a resident in the area? (please tick) ☒ Yes

☐ No

Are you a business operator in the area? (please tick) ☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere? ☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Not much.

2)

3)

What 3 things do you like least about the Concept Plan?

1) Height of buildings - too high
Max 2 stories along Canterbury
Road should be the rule + 4 stories tops

2) The 'park' is not guaranteed - it's
been moved south compared with
the Marrickville Council concept
plan - ~~there~~ an important
access road is subsumed in this
design.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Not convinced that a supermarket is needed. Small shops opening to green space is what's needed nothing more.

What would you like to see included as part of the proposal?

- 1) The M'ville concept plan ^{to be adopted} esp. for the park to be moved north
2) + be paid for & included in the design.

- 3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Rd

Suburb Dulwich Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) _____

- 2) _____

- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) Height of the buildings out of keeping with local character. Believe max 2 stories at Canterbury road, going to max. of 4 stories on light rail ^{side}.
- 2) The boundaries of site do not allow for greenspace through from Old Cant Rd to Light rail station - only a narrow road.
3. Mass of buildings and residences exceed planning floor plan ratio.

Lewisham Estate Concept Plan - Community Feedback Form

3) _____

What would you like to see included as part of the proposal?

- 1) - More public open spaces - parks.
- Private park space on top of private dwellings
- Community garden space.
- 2) - All buildings to a height of 4 stories maximum.
- Internal roads all underground so
walk-cycle ways are safer for pedestrians.

3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

- More 'vision' re: cohesion with other
adjoining developments, so the site is
useful for residents 'outside this immediate
facility to walk around and use, *

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Road

Suburb Dulwich Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

✓ Use Marrickville Council Concept Plan.

Lewisham Estate Concept Plan - Community Feedback Form

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The reduction in scale, height + density
of development over what was originally
proposed.
- 2) An attempt at public open space
- 3) _____

What 3 things do you like least about the Concept Plan?

- 1) the supermarket - it is unnecessary
at any scale (for on-site or locality needs)
+ will create traffic + ^{loss} residential amenity
chaos (mainly for future residents
of the site)
- 2) the relocation of Hudson St
+ the $\frac{1}{2}$ provision of the green
space boulevard - leave Hudson St
where it is + give us the full green
boulevard
- 3) Unresolved traffic access +
circulation issues - inadequate detail

Lewisham Estate Concept Plan - Community Feedback Form

- 3) _____

What would you like to see included as part of the proposal?

- 1) More public open space areas, but
not at a sacrifice of private open space
(for the future residents)
- 2) Resolution of traffic flow which does
not require long term changes beyond
the Part 3A site (ie on land you don't
own!)
- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

The detail of the concept was only
released on 17/7/10 at the community
day -> please put on website at a scale
that can be read

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Carrington St

Suburb Summer Hill

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) None of it as it is currently.

2)

3)

What 3 things do you like least about the Concept Plan?

1)

Lack of Green Space due to overdevelopment.

2)

Total lack of connectivity with locals
to ~~and~~ air design and use.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) _____

What would you like to see included as part of the proposal?

- 1) _____

2) _____

3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name _____

Suburb _____

Are you a resident in the area?(please tick) ☐ Yes ☐ No

Are you a business operator in the area? (please tick) ☐ Yes ☐ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere? ☐ Yes ☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Something actually happening on the site

2) Inclusion of retail shops

3) _____

What 3 things do you like least about the Concept Plan?

1) _____

9 storey building which is outside council
master plan + general rules for this type of area

2) Reduction of green space + inclusion of space
outside of proposed development to try to
"cover up" this issue

Lewisham Estate Concept Plan - Community Feedback Form

- 3) lack of detail re traffic movements
+ potential impacts

What would you like to see included as part of the proposal?

- 1) Adherence to local council development
principals
- 2) Inclusion of the original green space as
defined under the council master plan.
- 3) ~~A~~ ~~small~~

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

let the council manage this development. By undertaking
it will a SA planning authority raises questions about
the transparency of this project & thus the ultimate outcome

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name White st

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



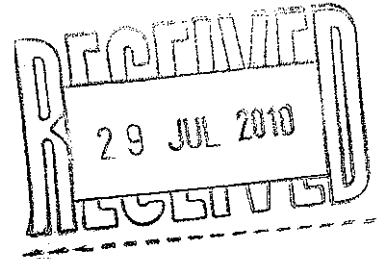
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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) I am supportive of developing the industrial site for residential purposes.

2) A supermarket would be a useful development for Lewisham residents.

3)

What 3 things do you like least about the Concept Plan?

1)

The lack of ^{public} green space + the placement of green space between the buildings in the development.

2) The height + density of the proposed buildings including the 9 storey bldg's that will tower over the neighbourhood + exceed the council masterplan floor space ratio.

Lewisham Estate Concept Plan - Community Feedback Form

- 3) The lack of traffic + road improvements
to accommodate the residential development
- See attached letter to Planning Minister detailing above
pts.

What would you like to see included as part of the proposal?

- 1) Regeneration of Old Canterbury rd
via shops + cafe's.
- 2) An innovative communal green space
that invites people to use it.
- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I would like the concept plan to resemble
the council's approved masterplan for the site
+ improve the area for the existing residents.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Victoria Street

Suburb Lewisham

Are you a resident in the area?(please tick) ☒ Yes ☐ No

Are you a business operator in the area? (please tick) ☐ Yes ☒ No

Organisation (if applicable) N/A

Do you own a property in the area, but live elsewhere? ☐ Yes ☒ No

Thank you for your feedback

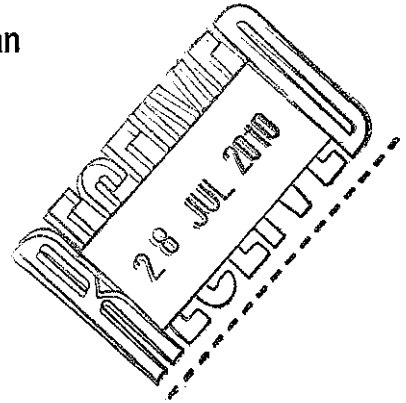
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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The green space for which ~~so~~ the concept plan incorporates
- 2) The attempt to use renewable sources of energy.
- 3) Proximity of ~~the~~ public transport

What 3 things do you like least about the Concept Plan?

- 1) Size of development is massive and overwhelming. The size & design is out of character from the modest charm of the area, and takes the focus away from the mill which has become a symbol of the suburb's working class roots.
- 2) Inner suburbs are unfairly expected to support the unsustainable growth in population. It can take me 15 minutes just to get out of my suburb due to traffic congestion. This development will, no doubt increase traffic times and make city living that little bit more unbearable. ~~the~~ Intersection of Old Canterbury Rd & Longford St is already a nightmare

Lewisham Estate Concept Plan - Community Feedback Form

- 3) Retail/Commercial developments should be kept
within the Summer Hill village.

What would you like to see included as part of the proposal?

- 1) _____

- 2) _____

- 3) _____

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

~~I am~~ ^{I really} I would ^{like this} ~~this~~ area to be converted to a
green space ^{for} all the community to enjoy. As this is unlikely to happen,
I am comfortable with 3-4 story units been developed. Greater
than 4 story is simply excessive giving great benefit to the
developer at great cost to the community.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name ELTHAM ST

Suburb DULWICH HILL

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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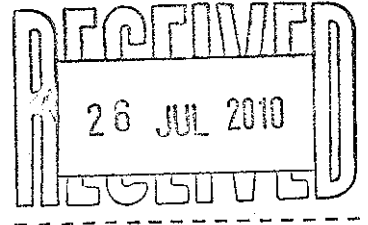
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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) That it reduced the previous
totally unacceptable plan.

2)

3)

What 3 things do you like least about the Concept Plan?

1)

Way too big, way to high for
local streetscape now (and next
years).

2)

traffic now is horrendous gridlock
at peak hours. We do not want
to add to this and there is now way
a development of shops and
residences will not make this
worse!

Lewisham Estate Concept Plan - Community Feedback Form

- 3) A retail development of this size will impact badly on Summer Hill Village shops & the struggling Petersham Village & Dulwich Hill.

What would you like to see included as part of the proposal?

- 1) A lower FSR in accordance with Local Council
- 2) A greater sense of community space & integration into the streetscape and character of Lewisham/Summer Hill
- 3) For all ~~new~~ residential and retail units a limit on carspaces available as per Concord Councils recent forbidden thinking

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I am extremely disappointed in the language, & ambiguity and spin in your sign boards
Be fair, be honest please!

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name 1111 Benjamin
Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) DEVELOPMENT OF GREEN OPEN PUBLIC SPACE
SHOULD BE

2)

3)

What 3 things do you like least about the Concept Plan?

1)

FAR TOO DENSE FSR - OVER 3 TIMES THE STANDARD FOR
THIS VICINITY + SURROUNDING AREA
PROPOSED SUPERMARKET FAR TOO BIG FOR LATCHMONT
AREA NEEDS + AMOUNT OF CONGESTION IT WILL CREATE
9 STORY TOWER FAR TOO HIGH FOR SURROUNDING AREA
- 4 STORIES MAX.

2)

NOT ENOUGH ENTRY/EXIT POINTS FOR TRAFFIC TO AVOID
CONGESTION
PUBLIC OPEN SPACE HAS BEEN HALVED FROM ORIGINAL
COUNCIL MASTER PLAN

VERY DECEPTIVE CONCEPT PLAN - DOES NOT
ARTICULATE MAJOR ASSUMPTIONS MADE OR
PROVIDE SUFFICIENT DETAIL.

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- 3) THE PRECEDENCE THAT IS BEING SET FOR FUTURE DEVELOPMENTS IN THE AREA + ESPECIALLY REST OF THE MCGILL STREET PRECINCT.

What would you like to see included as part of the proposal?

- 1) HANDED BACK TO COUNCIL FOR ASSESSMENT - NO PART 3A.
- 2) GREATER ALIGNMENT TO THE ORIGINAL COUNCIL MASTERPLAN - ESPECIALLY THE AMOUNT OF OPEN PUBLIC SPACE + LINKAGE TO SUMMER HILL
- 3) REDUCTION IN PROPOSED NUMBER OF STOREYS TO MAX 4-5.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

CONSIDER THE LOCATION, THE SURROUNDING BUILDINGS, + THE CONSISTANT FEEDBACK FROM THE LOCAL COMMUNITY - DO THE RIGHT THING - KEEP IT GREEN

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name OLD CANTERBURY RD

Suburb LEWISHAM

Are you a resident in the area?(please tick) ☒ Yes

☐ No

Are you a business operator in the area? (please tick) ☐ Yes

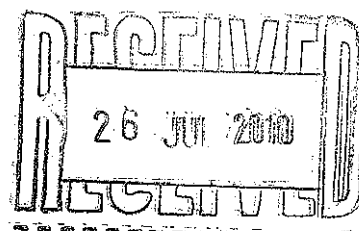
☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere? ☐ Yes

☒ No

Thank you for your feedback



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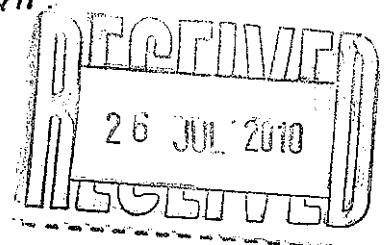
If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) The concept of a green connection between Old Canterbury Rd & the goods line. However in this scheme it is mostly a roadway with the green part to be provided on the adjacent site.
- 2) None
- 3) None.

What 3 things do you like least about the Concept Plan?

- 1) The FSR at 3.5:1 is double that shown in the McGill St Master Plan. This is far too high, resulting in building forms that will be too large in scale & bulk & too many units on the site.
- 2) The additional traffic generated by the development will exacerbate an already unacceptable situation. Changes such as 'no right turn' at Henry St & from Longport St into Old Canterbury Rd will make local movement more difficult.



Lewisham Estate Concept Plan - Community Feedback Form

- 3) The extensive retail facilities will generate more traffic and compete with the local shops.

What would you like to see included as part of the proposal?

- 1) If there are going to be shops, they should be directly accessed from open air spaces i.e. not underground or indoors, to encourage a village atmosphere.
- 2) Pedestrian access to & from Lewisham Station should be enhanced by way of a bridge over Old Canterbury Rd to Jubilee St.
- 3) More public green space should be provided on this site, not on the adjacent sites which are not part of this proposal.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Information provided is inadequate & misleading; assumptions made for modelling, eg traffic & retail demand, are either not explained or faulty; the "consultation" without senior consultants present was tokenistic; and information re FSR conforming with Master Plan was deliberately deceptive.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Rd

Suburb Lewisham

Are you a resident in the area? (please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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* Please phone

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when summary/
report is
completed as
I would be very
interested in
viewing /reading.

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Invigoration of neighbourhood by provision of
new housing & re-use of industrial site.
(Lead levels from previous use will have to be tested)

2) _____

3) _____

What 3 things do you like least about the Concept Plan?

1) Insufficient ~~real~~ parkland with play spaces & recreation
areas for children & adults. Half a strip of ~~the~~ kerbside grass is neither
safe nor conducive to community relaxation activities.

2) Parkland & open space insufficient for number of dwellings -
does not link well with western side of future light rail
as positioned opposite industrial buildings. Existing
street should be kept (Hudson St) & park built
within boundary on north side. It is no use building
1/2 a park if the southern side is not to be
developed ~~at the~~ simultaneously. - may never be
completed or usable / safe.

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- 3) Too few affordable housing dwellings for size of devt.
- 4) Traffic congestion on Old Canterbury & surrounding streets will obviously be greatly increased by more cars & supply trucks.
- 5) ~~Buildings too high & too dense - reduce # to 250 apartments~~
 8 level building should not be at north - will cause overshadowing.
- What would you like to see included as part of the proposal?
- 1) Greatly increased green space - proper parks which
can also be used by community, & as green pedestrian
links to light rail & Summer Hill.
- 2) Childcare centre, children's playground, cycle paths.
- 3) Park must not be divided in 2 - it will never
be safe or usable in current proposal.
- 3) Shops should be on street level to encourage community
circulation & / or market activity / social interaction.
- 4) Local community centre or space for recreational use, meetings etc.
- 5) better linkage of streets within development.

6) High quality design standards.

7) Use of green energy & water re-use on site. Solar power generation to feed into grid?

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Too high, too dense, contribute to massive traffic congestion,
does not contribute to community / pedestrian safety & / or future
greenway or light rail access. Should conform to Marrichville Council
planning guidelines
Traffic congestion study needs to be undertaken. to retain local village character.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Victoria St

Suburb Lewisham

Are you a resident in the area? (please tick) ☒ Yes

☐ No

Are you a business operator in the area? (please tick) ☒ Yes

☐ No

Organisation (if applicable) _____

Do you own a property in the area, but live elsewhere? ☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan - Community Feedback Form



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Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Light Rail station
- 2) To be honest, there are so many things wrong with it, that I can't really say anything positive
- 3)

What 3 things do you like least about the Concept Plan?

- 1) It tries to deceptively "mimick" the council Masterplan, but is actually nothing like it.
- 2) The ration is too high 3 to 1, more suited to a Major Centre like Chatswood. The inner west has so many stations close together, there is no need for high rises like this. Maximum height should be 6 storeys
- 3) The plan is very Marrickville-council-boundary centric. It totally ignores Summer Hill-200metres away which already has a shopping centre. (There is also a shopping centre at Leichhardt 1km away with a Woolworths)

What would you like to see included as part of the proposal?

- 1) A full adherence to the Marrickville Council Masterplan, & the 3A status revoked (It seems the original 15 storeys plan was just a smoke screen to get the 3A status.)
- 2) No Supermarket- and the traffic that a supermarket attracts- like Rockdale plaza!
- 3) If there is a change of government & the 3A system scrapped, then any construction underway that deviates from the Marrickville Council masterplan to be torn down.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

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Yes- I attended the "No Lewisham Towers meeting the night before, at Summer Hill Church Hall, where there were speakers, powerpoint presentation, and about 300 people in attendance. I think that the No Towers group should have invited the developer to the meeting. The powerpoint presentation was very interesting & showed all the major differences between the Developer Plan, and the Council Plan. I think you should be provided with a copy of that presentation, and that you should be invited to any future meetings of the No Towers group.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Weston Street

Suburb Dulwich Hill

Are you a resident in the area?(please tick) ☒ Yes ☐ No

Are you a business operator in the area? (please tick) ☐ Yes ☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere? ☐ Yes ☒ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) Nothing much

2)

3)

What 3 things do you like least about the Concept Plan?

1) Increased traffic to the area, gridlock, pollution from car exhausts, competition for parking spaces.

2) Proposed buildings are too tall, will stick out like a sore thumb, too high density for the area, unsuitable for the area.

3) Light rail not guaranteed. Lewisham station inadequate for current let alone increased population. Lewisham station doesn't have lifts for wheelchairs, bikes and prams, floods in heavy rain, accessed by narrow footpath along busy Railway Terrace.

What would you like to see included as part of the proposal?

1) Sufficient parking spaces for all residents of development, visitors, and existing residents whose parking will be affected.

2) Lower density, lower rise development. Set back from all roads (including Longport).

3) Guaranteed light rail extension and maintained secure cycleways.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Lewisham Estate Concept Plan - Community Feedback Form

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Old Canterbury Rd

Suburb Lewisham

Are you a resident in the area?(please tick)

☐ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) I most DISLIKE the size of the development
- 2) I also greatly DISLIKE the traffic congestion that this development will cause with residents fighting against the current traffic gridlock in the area.
- 3) I also DISLIKE the flyer sent out to local residents that show the green space allocated for the development as the light rail line that the State Government has pledged over \$50 million to fast track it's extension to Dulwich Hill and the corner of the flour mills at Summer Hill.

This is completely dishonest.

What 3 things do you like least about the Concept Plan?

- 1) The fact that you are building this residential development on the corner of an intersection of two busy roads used by trucks and right next to a railway line.

Would you live on such a noisy intersection?

- 2) The lack of real green space ON the site.
- 3) The height of the development.

What would you like to see included as part of the proposal?

- 1) More green space
- 2) Lower rise/ lower density
- 3) Better looking design

Lewisham Estate Concept Plan - Community Feedback Form

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Kensington Road

Suburb Summer Hill

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) That we are finally getting the opportunity to comment on the development. How much our comments will be considered remains to be seen.
- 2) The fact that the plans have been reduced to 9 stories – although it should be reduced to 2 stories.
- 3) n/a

What 3 things do you like least about the Concept Plan?

- 1) HEIGHT. THE DEVELOPMENT. Lewisham and Summer Hill consist predominantly of one to two storey small dwellings. Even commercial premises are low rise. The construction of several 4-9 storey buildings will be a blot on the landscape – overshadowing the suburb, removing privacy from the houses in the area. Ultimately it will look like a finger being stuck up in the middle of a flat suburb. The only development with height in the area is the Allied Mills site, which differs greatly because the tall buildings are not-inhabited, and are set well back from the street surrounded by low-rise grounds. The Lewisham Towers development covers the entire site (except the very steep section, railway track and canal - where building would be nigh on impossible), including a 9 storey building right up against Longport St.
- 2) IMPACT ON THE AREA. Old Canterbury Rd and Longport St are already very busy streets for their size. Both back up significantly with traffic in peak times – Old Canterbury Rd blocks up back to Parramatta Rd and over the bridge into Leichhardt, and Longport St becomes gridlocked from back in Summer Hill through to Petersham. Any development of this size will greatly increase the traffic in the area and increase the gridlock, noise, and pollution in the area.

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3) **Parking** **Problem** **in the Area**. There is already precious little parking in the area. Many existing residents have vehicles, but the age of the suburb means that very few people have parking available on their property. This results in local residents parking in the streets. It is common not to be able to find a park within 3 blocks of the area in question. While the development may include some parking allocation, these developments never allow sufficient parking for the number of adults that live in the development or that visit the development. Increasing the number of cars in the area will cause parking chaos, which will then impact further on the traffic chaos this development will cause.

4) **Location** **of the Development** **in the Area**. While Lewisham Station is close to the proposed development, Lewisham Station is already very crowded during peak periods. Lewisham Station lacks space to expand, and is not accessible by people with bikes, prams, wheelchairs or by people who are less mobile. The most direct route to Lewisham Station is a narrow footpath, interspersed with telegraph poles, right next to the very busy Railway Terrace. Larger numbers of pedestrians may result in some pedestrians spilling onto the roadway and interfering with traffic or being injured by traffic. This development seems to rely on the proposed extension to the light rail – however as the light rail is a state government initiative, it is not linked to this development, and may be cancelled at any point in time in the future, thus leaving this development unsupported.

What would you like to see included as part of the proposal?

- 1) **The overall height of the development reduced to one to three stories, with the buildings set back from the edges of the site.**
- 2) **Sufficient parking spaces as part of the development to allow for 1 parking space to each adult resident PLUS visitor parking. Even if most people utilise the public transport for most trips, most residents will still own cars.**
- 3) **Guarantee that the light rail will be extended to service this development, or alternatively an upgrade to Lewisham Station and a pedestrian link (tunnel perhaps) between the development and the station.**
- 4) **Significant community consultation**

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

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I am very opposed to the previous proposal and this revised proposal to this development. The developers have put the community offside by trying to bypass council and the local community by putting this development directly to the state government using the very publically unpopular revised planning controls.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name [Old Canterbury Rd](#)

Suburb [Lewisham](#)

Are you a resident in the area?(please tick) ☐ Yes

Are you a business operator in the area? (please tick) ☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere? ☐ No

Thank you for your feedback

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Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

- 1) Reduced size of the development
- 2) Trees and greenery
- 3) n/a

What 3 things do you like least about the Concept Plan?

- 1) Lewisham consists predominantly of 1-2 storey houses. This development is too high density for the area – with 9 storey buildings towering over the rest of the suburb.
- 2) There is already very heavy traffic and difficulty parking in the area. Adding a medium to high density development will make the parking and traffic situation worse. The roads can-not be widened due to existing houses, Hawthorn Canal and the railway line.
- 3) Lewisham Station is too small to deal with an additional medium to high density development. There is no access for people in wheelchairs, or people who can't easily manage two flights of stairs. This development seems to rely heavily on the light rail – which doesn't exist yet and is not guaranteed.

What would you like to see included as part of the proposal?

- 1) Height reduced to 3 or less stories
- 2) Buildings kept back from the boundaries of the property
- 3) Guaranteed light rail connection.

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Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Crown St

Suburb Wollongong

Are you a resident in the area?(please tick) ☐ o

Are you a business operator in the area? (please tick) ☐ o

Organisation (if applicable)

Do you own a property in the area, but live elsewhere? ☐ o

Thank you for your feedback

Lewisham Estate Concept Plan

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the draft designs that you have viewed today?

- 1) The reduction in height and scale from the earlier Lewisham Towers concept. There also appears to be more open space and common areas which is responsive to the Hassell prepared master plan for Marrickville Council
- 2) Nil
- 3) Nil

What 3 things do you like least about the concept plan?

- 1) Can't read it on your newsletter nor can I increase the scale on your website. At best it is a series of blocks and I guess I am left to infer that it reflects the Hassell plan relative to block heights. What are the large white areas and is it intended to also link to the Greenway? What does 'linkages' to Lewisham Station mean?
- 2) I have seen the DOP's DGRs of 16/3/09 for the Part 3A. I do not agree that the emphasis should be on commercial, shop-top in a mixed use with residential. I believe the site should be almost exclusively residential with appropriate open space areas and ped linkages.
- 3) I reject the notion that this site needs a supermarket or any significant retail space. The retail impact assessment done by DFP for Mike George/Lewisham Towers in Nov 2008 is significantly flawed - it does not even mention Leichhardt Markettown which at less than 1km from this site is the major shopping facility that I and most other nearby residents attend (both by car and on foot!!). With neighbourhood centres at Petersham, Summer Hill and Dulwich Hill (the latter 2 with supermarkets), strip shopping at Hurlstone Park and on Parramatta Road combined with the supermarkets et al at Markettown, we have more than enough and so will new residents on this site. If not, revitalising Lewisham station shops is the answer, not building more 100m away on this site!

What would you like to see included as part of the development?

1) The properties adjacent to the north of the site at Longport/OCRd, as specified in the DOP's DGR 16/3/09

2) A variety of building forms - not a single estate uniformity. Regard for the styles and forms of the residential neighbourhood which surrounds

3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Carrington

Suburb Summer Hill

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the draft designs that you have viewed today?

- 1) The only thing I like about the plan is the provision for open space.!!
- 2)
- 3)

What 3 things do you like least about the concept plan?

- 1)The planned Buildings should all only be 4 storeys high in keeping with the streetscape of the surrounding areas.
- 2) What attention has been paid to the impact of additional traffic onto Longport Street and Railway Terrace-
Already like a carpark in peak hours! Also trains from Lewisham to the city are now standing room only in peak hour. Light Rail will have very little impact on this. It's too slow.
- 3) What thought has been given to the impact on Village shopping centre at Summer Hill and Petersham?

What would you like to see included as part of the development?

- 1) Regard to be paid to the visual impact of this development on the surrounding areas. Heritage aspect of the buildings to be carefully considered.
- 2)
- 3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

Why isn't the number of residential units proposed shown anywhere on this site or flyer being delivered to residents?

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name Denison Road

Suburb Lewisham.

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☐ No

Thank you for your feedback

Lewisham Estate Concept Plan

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the draft designs that you have viewed today?

- 1) The landscaping and public open space, if it is actually delivered as has been depicted.
- 2)
- 3)

What 3 things do you like least about the concept plan?

- 1) The scale of and bulk of the buildings is of greatest concern. I believe six stories should be the maximum allowed. Building heights should step down towards the edges of the site, as is recognised best practice design. It is a real concern that the Greenway will become a canyon with nine-storey buildings flanking either side. Please put the taller buildings in the middle and taper down closer to the Greenway and the road frontages. Even four storeys on the edges seems high. I would have thought three was a more human scale.
- 2)
- 3) I don't like the fact that increased traffic has not been addressed in any meaningful way, nor how the site will articulate with Lewisham train station. The grandly named "boulevard" ends at Old Canterbury Rd opposite Henry St but there appears to be no pedestrian crossing proposed there. People will have to walk south to Toothill St to cross, then head north again. Alternatively they will have to cross at Longport St and hike up Railway Terrace, which has a very narrow footpath on one side of the street only and there is little hope of expanding it very much. Traffic management and contiguity between Lewisham station, the proposed tram stop and the development site needs addressing at an early stage of planning. I realise this is a matter for the State Government and Marrickville and Ashfield councils, but it is essential that these issues be sorted through before a thousands of people start living at this site and the other one across the rail line in Summer Hill. How on earth will the intersection of Old

Canterbury Rd and Longport St cope with the movements certain to be generated by the unspecified number of dwellings you plan to build on that site? Of course there is public transport, but presumably most people who live in this development will have cars like most people in Sydney.

What would you like to see included as part of the development?

- 1) Some affordable housing and childcare and aged-care facilities. We don't want it to become like an episode of Seinfeld, full of thirty-somethings with no kids and smart-arse one-liners.
- 2) Community spaces for formal and informal gatherings, such as meeting rooms or halls. Also public spaces for the creation and display of visual art and the rehearsal and performance of music and theatre. How utopian.
- 3) A better sense design guidelines and materials and finishes of the buildings, especially those fronting public spaces and streets.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

There is a great opportunity here to do something admirable – after all it will revitalise a moribund industrial precinct – but the cynicism the company has engendered will be hard to overcome – any of the locals resented the way you made a ridiculous ambit claim in terms of height – bulk and ugliness in your original proposal simply so you could appear to be magnanimous at this stage of the process by offering a compromise – that is still unacceptably tall and bulky – good bargaining strategy but a lousy way to treat the community – y the way – am not a member of the teens – must someone who cares about my community

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name

Suburb

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☐ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☒ Yes

☐ No

Thank you for your feedback

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If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the Concept Plan that you have viewed today?

1) It will increase the chances of the light rail network reaching Lewisham.

2)

3)

What 3 things do you like least about the Concept Plan?

1) It will restrict the amount of green space, which could be used for a much better use to the community, set out in the greenway program. http://www.greenway.org.au/index.php?option=com_content&view=article&id=26&Itemid=3

2) As I live on Henry St, Lewisham I am very concerned the buildings will cut out the afternoon sunshine leaving my house and vegetable garden with less sunlight.

3) I am very concerned with the proposition that Old Canterbury Rd and Henry St will end up with more traffic and congestion. We already have a major traffic problem on Old Canterbury Rd. The additional traffic will make the quiet St of Lewisham a standard route for this increased population.

What would you like to see included as part of the proposal?

1) A detailed assessment of the affects the tall buildings will have on the surrounding houses with a calculated sum of compensation for those affected.

2) A detailed assessment of the noise that will come as a result of increase population and cars with a calculated sum of compensation for those affected.

Lewisham Estate Concept Plan - Community Feedback Form

3) A strong involvement and support of the greenway project and a large amount of support to ensure this area is useful and open to the wider community with green spaces and an affective light rail network.

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

I own my house on Henry St Lewisham and I am very upset that this business venture is going to decrease the value of my house and reduce the liveability of my street and neighbourhood.

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name - Henry St.

Suburb - Lewisham

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☐ Yes

☒ No

Organisation (if applicable)

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

Lewisham Estate Concept Plan Community Feedback Form



Have your say about the Lewisham Estate Concept Plan

Please complete this form and return to Urbis by 11 June, 2010 by:

Post Lewisham Estate
Urbis
GPO Box 5278
SYDNEY NSW 2000

Fax 02 8233 9966

Email: lewishamestate@urbis.com.au

If you wish to provide additional feedback please feel free to append it to this form.

What 3 things do you like most about the draft designs that you have viewed today?

- 1) light rail station
- 2) park space
- 3)

What 3 things do you like least about the concept plan?

1) As residents of William St, a street that is not even 6 meters wide, we are concerned about our personal off street parking.

How can such a small street cope with traffic turning left into it from Old Canterbury Road

AND traffic turning left OUT of William St into Old Canterbury Road!

Already William St is congested with parking on both street sides and constant traffic flow from people trying to miss the traffic lights between Longport St, Railway Terrace & Old Canterbury Rd.

We are also concerned with the issues of constant traffic congestion, pollution and noise levels.

2) As business owners who operate a manufacturing business in Longport St at the rear of our residence in William St,

we are extremely concerned about how the impact of this development will affect the operation of our business, our livelihood and therefore the employment of our staff.

The proposed left turning lane into Brown St from Longport St and vehicles wanting to use the left lane to enter Brown St, will have a dramatic affect on our customers trying to enter our business premises from Longport St to pick up products.

Delivery and service vehicles to our business will also face difficulty trying to enter and exit the service entry of our business in Longport St.

3) In the block of housing surrounded by 60 -70 Old Canterbury Rd, Longport St, Brown St & William St ,

ALL residents have cars and park in William St, Longport St and parts of Brown St.

Residents from Old Canterbury Rd and across from Old Canterbury Rd and Jubilee St also park in Longport & William Sts when they can find space!!!

If the alteration of the left lane in at Longport St into Brown St and Left out from William St and left into William St from Old Canterbury Rd is to happen.....

where will the residents of this entire block park when parking is already a nightmare!

What would you like to see included as part of the development?

1) parking consideration

2)

3)

Do you have any further comments on the Lewisham Estate Concept Plan at this stage?

The site for the proposed development already has a huge entrance in Old Canterbury Road, why can't this be utilised ? and have traffic LEFT TURN IN and LEFT TURN OUT from Old Canterbury rd

OR LEFT TURN IN From Old Canterbury rd and ONE WAY OUT FROM Brown St , with traffic lights at the intersection of Brown and Longport st so that vehicular traffic coming out of Brown st With a NO RIGHT TURN into William st , has the choice of turning out either LEFT OR RIGHT into Longport St

Perhaps changing William st into a one way st should be considered so at least there would be off street parking available for residents that live in the surrounding block

Can you please provide us with the following details to help us understand responses to the proposal?

Street Name William St

Suburb Lewisham 2049

Are you a resident in the area?(please tick)

☒ Yes

☐ No

Are you a business operator in the area? (please tick)

☒ Yes

☐ No

Organisation *(if applicable)*

Do you own a property in the area, but live elsewhere?

☐ Yes

☒ No

Thank you for your feedback

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