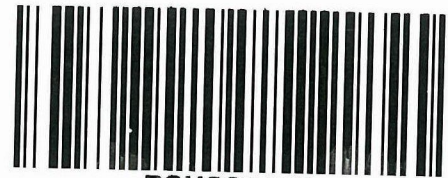




Ashfield Council

Contact: Con Colot
Phone: 9716 1977



PCU025476

29 August 2011

Director, Metropolitan Projects & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001



Dear Sir,

**Mixed use development proposal at 78-90 Old Canterbury Road, Lewisham
(Lewisham Estates Proposal) August 2011
Preferred Project Report and Amended Concept Plan
Ref: MP08_0915**

I refer to your letter of 12 August 2011 inviting comment on the above proposal as soon as possible, and which is a proposal you advise is not being re-exhibited.

In terms of the basic attributes of the "Lewisham Estates" proposal, the following is noted:

- The proposed floor space ratio is 3.15:1, and the Marrickville McGill St Masterplan/draft Marrickville LEP stipulates a maximum FSR of 1.7:1. This introduces a much larger population into the area than strategically planned for in the Marrickville controls. This is particularly important in relation to the provision of open space and other community infrastructure planned for this precinct.
- The proposed buildings along the western portion of the site adjacent the railway corridor are shown with a 10 storey height, whereas the Marrickville McGill St Masterplan shows a maximum 9 storey height (which has also been translated into the Marrickville draft LEP). These buildings have a distant, but still tangible visual impact on residents within Summer Hill.
- An open space area is provided along the southern portion of the site. This has potential for public use, and would provide a connection between Old Canterbury Rd and the proposed Light Rail station and GreenWay pedestrian trails.
- The amended proposal does not show a supermarket (as previously proposed) and this has been partly done in order to reduce traffic movements and impacts on local traffic conditions as well as protect local centres in Summer Hill and Lewisham.

ENGLISH

IMPORTANT

This letter contains important information. If you do not understand it, please ask a relative or friend to translate it or come to Ashfield Council to discuss the letter with Council staff using the Telephone Interpreter Service.

CHINESE

重要说明

本信件包含重要信息。如果您不理解信中的内容，请让亲友为您翻译成中文，或前往文士菲市议会通过电话传译服务向市议会工询问信中的内容。

ITALIAN

IMPORTANTE

Questa lettera contiene informazioni importanti. Se non capite, chiedete ad un parente o a ad amico di tradurla oppure rivolgetevi al Comune di Ashfield per discutere della lettera con il personale del Comune attraverso il Servizio di Interpretariato Telefonico.

GREEK

ΠΡΟΣΟΧΗ

Η επιστολή αυτή περιέχει σημαντικές πληροφορίες. Αν δεν καταλαβαίνετε το περιεχόμενό της, παρακαλώ ζητήστε από ένα συγγενή ή ένα φίλο να σας το μεταφράσει ή έλστε στο Δημαρχείο του Ashfield να συζητήσετε την επιστολή με το προσωπικό του Δήμου Χρηματοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

Within the limited amount of time available, the purpose of the comments below is to list concerns regarding potential impacts within the Ashfield LGA.

Impacts within Ashfield LGA

1 Stormwater Impacts

At present the "Lewisham Estates" site has a large area of down stream movement of stormwater which is directed at the northerly end into Hawthorne Canal. It is noted on the "Lewisham Estates" proposal that stormwater is to be redirected to the south alongside Hudson Street, and discharge into the Hawthorne Canal near the position of a future Light Rail Station. The affect this volume of water might have on the adjacent former Flour Mills site, or proposed Light Rail station, is not clear. Ashfield Council's engineers have noted the stormwater proposal, and request that the Department take into account whether there is a need for a detention basin at the western end of Hudson Street.

2 Traffic Impacts and "overspill" into Summer Hill

As the Department is aware, local residents within Summer Hill and Ashfield Council are very concerned about additional local traffic impacts arising from the cumulative affects of numerous new developments in the area. It is understood the Roads and Traffic Authority will be carefully examining the cumulative traffic impacts of the "Lewisham Estates" proposal, the development of the former Flour Mills site, and other potential development areas within the adjacent Marrickville area. It is requested that Ashfield Council be advised of their findings.

Ashfield Council's engineers have noted the current "Lewisham Estates" proposal's traffic report, but it has not been possible to have this information independently examined given the amount of time available for further comment. Council's engineers note that the proposal will likely cause a loss of on-street car parking within Summer Hill because car parking in the "Lewisham Estates" proposal will be provided at much lower rates than those applied in Ashfield Council's planning instruments.

3 Visual Impact of 10 storey buildings.

The proposed 10 storey building along the western part of the "Lewisham Estates" site will have the largest visual impact on Summer Hill. This proposed height exceeds the maximum 9 storey height found in Marrickville's controls.

The proposal's perspectives show aerial "birds eye" views. The proposal's ten storey building is approx 2 -3 storeys higher than the ridge of the existing Mungo Scott buildings on the Flour Mill site. The former Flour Mills buildings are landmarks for the local area, and naturally serve as visual reference point. However, the "Lewisham Estates" perspective represents the proposed 10 storey building as being lower than these landmark structures. It is requested that Department seek an amended visual representation of the proposal, for evaluation/assessment purposes.

The "Lewisham Estates" visual Impacts report, does not give any commentary on the visual impacts to the Summer Hill Area. It justifies the height of the proposed buildings based on compliance with the McGill St Masterplan. However, there should have been a detailed visual analysis undertaken within the Summer Hill area.

Future development of the northern part of the former Flour Mills site, within the Marrickville LGA, will to a degree visually mask some parts of the proposed 10 storey building within the "Lewisham Estates" development. However, Ashfield Council has previously submitted to the Department that any future building within the former Flour Mills site should be only a maximum of 5 storeys. Any taller building within the "Lewisham Estates" site will naturally be visible above this height.

Given the above, the following is of concern:

The "Lewisham Estates" proposal for a ten storey building, one storey above that permissible in Marrickville's controls, will be highly visible within Summer Hill, and this variation to Marrickville's controls, and additional visual impact to the Summer Hill area, is not be supported.

4 Connectivity with GreenWay and Light Rail Station

Ashfield Council's submission to the Department on the Concept Application for the former Flour Mills site requests that adequate public access be maintained to the future GreenWay and Light Rail Station, and this be demonstrated at Concept Plan stage. This should naturally also apply to the proposal within the "Lewisham Estates" proposal.

In summary, concerns are expressed at the proposed density of the development, which is well in excess of the Marrickville planning controls, stormwater management, visual impact of the higher buildings and the cumulative traffic impacts of the proposal upon the locality.

Thank you for the opportunity to provide further comments on the subject proposal.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Phil Sarin', with a stylized, flowing script.

Phil Sarin
Director – Planning & Environment