

August 25, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

I object to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, for the following reasons:

- 1) There are seven (7) bulky buildings proposed, with heights ranging up to ten (10) storeys, now to contain some 430 flats, which remains a gross overdevelopment of this site. It proposes a density and scale which is completely at odds with the established and valued character of the surrounding residential locality.
- 2) The amount of floor space for these 430 flats (and the smaller amount of retail/office areas) is more than double what Marrickville Council's McGill Street Master Plan would provide. The Council's masterplan was developed in conjunction with the community and there is no reason why its controls should not be observed.
- 3) The buildings proposed are too close to each other, so many residents will have no privacy and their flats will get little or no sunlight. Courtyards and walkways are also in shadow. Buildings A and B are each ten (10) storeys high but only four (4) metres apart, with the walkway in this 'canyon' unsafe to use.
- 4) The adjoining and nearby roads and streets are currently heavily used and many intersections are almost gridlocked in peak periods. Aside from 'left turn only' restrictions and a suggestion of traffic lights at Edward St and Old Canterbury Rd, nothing is proposed to cater for the increased traffic generated by the proposal. McGill St will become the main access turning to and from Old Canterbury Rd and is far from safe. Hudson St is barely wide enough for two-way traffic so no parking (or unloading of vehicles to service the shops) will be possible. Parking in other streets is restricted, many flats will have no car spaces allocated at all and visitor parking is inadequate.

Approval of this concept plan will set a precedent for the adjoining industrial lands also proposed for residential re-development. At this density over 1000 flats can be expected, a disaster for current and future residents alike.

The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Susan Terravecchia

ADDRESS: 12 Moonbie Street Summer Hill NSW 2130

Regards,

Susan Terravecchia

...August, 2011

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- 2) The amount of floor space for these 430 flats (and the smaller amount of retail/office areas) is more than double what Marrickville Council's McGill Street Master Plan would provide. The Council's masterplan was developed in conjunction with the community and there is no reason why its controls should not be observed.
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- 5) Ms Watson, I would ask you to try and get out of Summer Hill, either via Old Canterbury Rd, or via Station St during morning peak hour. As it is now, calculate an additional 20 minutes for your trip.

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Nadia Hansom

ADDRESS: 57 Junction Rd, Summer Hill NSW 2130

Amy Watson - Lewisham Towers

From: Leigh Ringrose <leighringrose@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Thursday, 25 August 2011 9:19 PM
Subject: Lewisham Towers

Dear Ms Watson,

I'm writing to object to the Lewisham Towers re-development in the strongest possible terms.

The scale (and especially the revised submission) is completely inappropriate and out of character with the local built environment and will totally dwarf the surrounding neighbourhoods of Summer Hill and Lewisham.

The surrounding streets are already at capacity and have zero ability to absorb extra traffic volumes or extra parked cars.

The proposed green space is totally inadequate for both potential new residents and existing residents of the local area..

The impact of the Lewisham Towers project needs to be evaluated in conjunction with the Allied Mills site.

The proposed supermarket will have a negative impact on businesses in the Summer Hill village.

Our community understands the need for development but gross over development such as this benefits no one except the developers.

Regards,

Leigh Ringrose

Amy Watson

From: "Louise Malone" <LMalone@reedgroup.com.au>
To: <amy.watson@planning.nsw.gov.au>
Date: Thursday, 25 August 2011 10:35 AM
Attachments: NLT Preferred Project flyer.doc

Hi Amy,

I am writing in regard to the proposed development application for Lewisham Towers. I am not in favour of such a large scale development. Please refer to the attached letter of objection. I really do believe this site will have disasterous effects on traffic on Old Canterbury Road and Longport St as the roads are already congested and really not suited to increased heavy traffic. I live closeby in Wellesley St, Summer Hill and the traffic will also increase as cars find detours. It is now quiet where I live and I happily visit neighbouring centres like Summer Hill and Leichhardt. By adding such a large scale density housing development near where I live I feel it will drastically change the way I live in my home. I am in favour of a much smaller scale development similar to the Waratah Mill developments that have been completed in Dulwich Hill. Please take into consideration my views as I did not buy a house in Summer Hill expecting such a large scale development when I purchased. I have been living in Summer Hill for nearly 30 years and large scale developments are out of character with Summer Hill and Lewisham. Please if a development goes ahead it should only be 3 or 4 storeys high and have ample car spaces on site for residents and visitors.

Regards

Louise Malone

Accountant

The Reed Group

Level 3, 41 McLaren Street, North Sydney NSW 2060

PO Box 6395, North Sydney NSW 2060

Reception 02 9965 0399

Facsimile 02 9955 8812



 Please think of the environment before printing this email

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...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

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RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

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Approval of this concept plan will set a precedent for the adjoining industrial lands also proposed for residential re-development. At this density over 1000 flats can be expected, a disaster for current and future residents alike.

The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Louise Malone

ADDRESS: 27 Wellesley Street, Summer Hill, NSW, 2130.

(5)

From: Michael Cahill <mjc@cahill.net.au>
To: <amy.watson@planning.nsw.gov.au>
Date: 25/08/2011 11:59 am
Subject: Application No: MP08_0195, 78-90 Old Canterbury Rd, Lewisham

Dear Ms Watson,

I am a resident in Summer Hill, and I am concerned about the impact of the proposed developments on both sides of the planned light rail / green way. In particular, MP08_0195 covering 78-90 Old Canterbury Rd has been updated with a Preferred Project Plan and is currently being assessed by the department.

My concerns include:

- 1) There are seven bulky buildings proposed, with heights ranging up to ten storeys, now to contain some 430 flats, which remains a gross overdevelopment of this site. It proposes a density and scale which is completely at odds with the established character of the neighbourhood.
- 2) The amount of floor space for these 430 flats (and the smaller amount of retail/office areas) is more than double what Marrickville Council's McGill Street Master Plan would provide. The Council's Master Plan was developed in conjunction with the community and there is no reason why its controls should not be observed. If I wanted to build on my land with a floor space ratio over 3, I would not be allowed to: why are the rules different for wealthy developers?
- 3) The buildings proposed are too close to each other, so many residents will have no privacy and their flats will get little or no sunlight. Courtyards and walkways are also in shadow. Buildings A and B are each ten (10) storeys high but only four (4) metres apart, with the walkway in this 'canyon' unsafe to use.
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- 5) The assessment process (the continuation of Part 3A) is not sufficiently transparent to provide confidence that the concerns of residents will be addressed. Further, there is no clear indication that the combined impact of these two major developments on adjacent blocks of land are being considered together.

The people who live nearby and depend on the roads and the schools and public transport want to be reassured that the infrastructure will be able to cope with these massive developments, and so far we have not had any reassurance about that from the developers, the local councils (who tell us they are concerned but Part 3A took this out of their hands), or from the Department.

I urge you to reject the proposed development in its current form and respect Marrickville Council's McGill Street Master Plan.

Regards,
Michael Cahill

14 Regent Street, Summer Hill NSW 2130
0431 821177

25 August, 2011

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Major Project Assessment

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BY EMAIL: plan_comment@planning.nsw.gov.au

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NAME: Jason & Lauren Smith

ADDRESS:

10/91 Smith Street

SUMMER HILL NSW 2130

Amy Watson - Objection Letter - MP08_0195 (78-90 Old Canterbury Road, Lewisham)

From: jason smith <smyster@hotmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: Thursday, 25 August 2011 12:54 PM
Subject: Objection Letter - MP08_0195 (78-90 Old Canterbury Road, Lewisham)
CC: <amy.watson@planning.nsw.gov.au>
Attachments: J&L Smith - Objection MP08_0195.pdf

Dear NSW Planning and Ms Amy Watson,

Please listen to the major underlying issues which the No Lewisham Towers Residents Action Committee and Summer Hill Residents Action Group (SHAG) are putting forward regarding application number # MP08_0195 (78-90 Old Canterbury Road, Lewisham).

The major underlying issues in the proposed development are clearly documented in the attached objection letter, which I ask you to please consider carefully.

I also ask you to compare and contrast this proposed development with the Marrickville Council's McGill Street Master Plan, as you will see that this proposed development is grossly over-sized in comparison.

You must understand that the only reason the developers of the site are pushing to have such a large development, is so that they can make more money from the development. The developers have taken very little consideration as to the viability of the site and their primary focus is the return on investment, which is what they want to maximise.

We ask you to please take an objective stand point and consider the objection plans in the attached document carefully.

Concerned Residents
Jason & Lauren Smith
10 / 91 Smith Street
SUMMER HILL NSW 2130.

(7)

Amy Watson - Lewisham Towers

From: "Lynn Rose" <rose23@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: Thursday, 25 August 2011 2:51 PM
Subject: Lewisham Towers

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001
plan_comment@planning.nsw.gov.au

BY EMAIL:

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Lynn Rose and Michael Rose

ADDRESS: 23 Denison Road, LEWISHAM NSW 2049



Amy Watson - RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

From: "Victoria Morrison" <victoria.morrison@iinet.net.au>
To: <plan_comment@planning.nsw.gov.au>
Date: Thursday, 25 August 2011 3:51 PM
Subject: RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

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NAME: Victoria Morrison

ADDRESS: 35-37 Old Canterbury Road, Lewisham

From: <jwbrock@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 25/08/2011 7:59 pm
Subject: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

25th August, 2011

ATTENTION: Ms Amy Watson
Major Project Assessment
Department of Planning
GPO Box 39 SYDNEY NSW 2001
plan_comment@planning.nsw.gov.au

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yours
Wendy & John Brockhouse
45 Prospect Rd
Summer Hill 2130

From: Alison Garrett <garretta64@yahoo.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/08/2011 5:19 am
Subject: ...August, 2011

...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: HYPERLINK

"mailto:plan_comment@planning.nsw.gov.au" plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

I object to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, for the following reasons: The character of our area will be compromised by the large scale development in this proposal. The worst element of living in the inner west is the traffic congestion. We need to find ways to prevent further population growth along the already congested roads or the quality of life for every citizen will be compromised.

There are seven (7) bulky buildings proposed, with heights ranging up to ten (10) storeys, now to contain some 430 flats, which remains a gross overdevelopment of this site. It proposes a density and scale which is completely at odds with the established and valued character of the surrounding residential locality.

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Please look at the long term ramifications of this high density proposal and help make the city a more viable place to live for all the population in the area.

Yours sincerely

Alison Garrett

26 August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

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NAME: Cheryl Thurnall

ADDRESS: 3/52 Thomas Street
LEWISHAM NSW 2049

26/8/2011

Amy Watson - Lewisham Towers Development

From: Lucy Ding <lucyding@gmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Friday, 26 August 2011 10:36 AM
Subject: Lewisham Towers Development

Dear Ms Watson,

I am writing because of my concern about the Lewisham Towers development.

Firstly let me say I understand there is a housing crisis. I also appreciate that high density housing is environmentally more friendly than low density housing. I am happy for the sites to be developed.

Having said that, the development project is likely to be incredibly profitable for the companies involved. They are primarily driven by profit and are not interested in making the space the best for current and future residents.

They should be forced to use some of the profits to decrease the impact on the area.

I live on Railway Terrace near Lewisham train station. That road already slows to a crawl with traffic twice daily at peak hour. The proposed new 430 residential units is going to make an impossible traffic jam every day. This will not just affect our local area but also the large amount of commuters coming from the West and South West. If you take into account the Lewisham Towers and the Summer Hill Allied Mills site we are actually looking at 730 new residential units.

There has been nothing done to address the serious traffic problems this is almost certain to create.

Additionally I understand the current proposal intends only 416 parking spaces provided for 430 units with no offstreet parking. This is ridiculous. My house doesn't have offstreet parking. I can tell you I already have to drive around and regularly park up to 300m from my house. It is hard to park around the Lewisham train station as it is.

Realistically the development needs to have at least enough car spaces for one per unit - probably more *plus* off street parking so residents can have guests and trades people visit their units.

I am not a NIMBY (Not in my backyard). I am happy for high density housing to be built near me. However developers should not be allowed to run wild maximising profits with no concern for the area. Some of the money generated must be channelled into improving traffic conditions, providing enough parking and generally making the area nice.

High density housing can and should be developed well. Companies should be allowed to profit in these kind of developments but not such that they harm the community for years to come. Please, let us do this development right.

Yours Faithfully,
Lucy Ding
35 Railway Terrace
Lewisham NSW 2049

Amy Watson - Lewisham Towers Development

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Firstly let me say I understand there is a housing crisis. I also appreciate that high density housing is environmentally more friendly than low density housing. I am happy for the sites to be developed.

Having said that, the development project is likely to be incredibly profitable for the companies involved. They are primarily driven by profit and are not interested in making the space the best for current and future residents.

They should be forced to use some of the profits to decrease the impact on the area.

I live on Railway Terrace near Lewisham train station. That road already slows to a crawl with traffic twice daily at peak hour. The proposed new 430 residential units is going to make an impossible traffic jam every day. This will not just affect our local area but also the large amount of commuters coming from the West and South West. If you take into account the Lewisham Towers and the Summer Hill Allied Mills site we are actually looking at 730 new residential units.

There has been nothing done to address the serious traffic problems this is almost certain to create.

Additionally I understand the current proposal intends only 416 parking spaces provided for 430 units with no offstreet parking. This is ridiculous. My house doesn't have offstreet parking. I can tell you I already have to drive around and regularly park up to 300m from my house. It is hard to park around the Lewisham train station as it is.

Realistically the development needs to have at least enough car spaces for one per unit - probably more *plus* off street parking so residents can have guests and trades people visit their units.

I am not a NIMBY (Not in my backyard). I am happy for high density housing to be built near me. However developers should not be allowed to run wild maximising profits with no concern for the area. Some of the money generated must be channelled into improving traffic conditions, providing enough parking and generally making the area nice.

High density housing can and should be developed well. Companies should be allowed to profit in these kind of developments but not such that they harm the community for years to come. Please, let us do this development right.

Yours Faithfully,
Lucy Ding
35 Railway Terrace
Lewisham NSW 2049

...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment, Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

I object to the applicant's Preferred Project Plan, currently before the Department for the following reason. The plan offers nothing of benefit to an already busy densely populated part of Sydney, and assumes an infrastructure capacity that isn't there. There are limited community facilities including schools, health services, roads, parks, reserves the increase in population is unsustainable. The following outlines the details of my objection.

- 1) There are seven (7) bulky buildings proposed, with heights ranging up to ten (10) storeys, now to contain some 430 flats, which remains a gross overdevelopment of this site. It proposes a density and scale which is completely at odds with the established and valued character of the surrounding residential locality.
- 2) The amount of floor space for these 430 flats (and the smaller amount of retail/office areas) is more than double what Marrickville Council's McGill Street Master Plan would provide. The Council's masterplan was developed in conjunction with the community and there is no reason why its controls should not be observed.
- 3) The buildings proposed are too close to each other, so many residents will have no privacy and their flats will get little or no sunlight. Courtyards and walkways are also in shadow. Buildings A and B are each ten (10) storeys high but only four (4) metres apart, with the walkway in this 'canyon' unsafe to use.
- 4) The adjoining and nearby roads and streets are currently heavily used and many intersections are almost gridlocked in peak periods. Aside from 'left turn only' restrictions and a suggestion of traffic lights at Edward St and Old Canterbury Rd, nothing is proposed to cater for the increased traffic generated by the proposal. McGill St will become the main access turning to and from Old Canterbury Rd and is far from safe. Hudson St is barely wide enough for two-way traffic so no parking (or unloading of vehicles to service the shops) will be possible. Parking in other streets is restricted, many flats will have no car spaces allocated at all and visitor parking is inadequate.

Approval of this concept plan will set a precedent for the adjoining industrial lands also proposed for residential re-development. At this density over 1000 flats can be expected, a disaster for current and future residents alike.

The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Elaine Fishwick

ADDRESS: 65 Windsor Road Dulwich Hill NSW2203

(15) (16)

From: Chris Saville <c.saville@optusnet.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 26/08/2011 2:21 pm
Subject: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan
Attachments: Lewisham Towers letter CS .doc; Part.002; Lewisham Towers letter ES .doc

For attention: Ms Amy Watson

Dear Ms Watson

We are attaching our strong objection to the proposed Lewisham Towers project. This project, together with the adjacent proposed Summer Hill flour mill project, are grossly oversized for the area. One has to wonder whether anybody from the Planning Department has actually visited the area to asses for themselves exactly what the impact of such huge developments will have on the area. We strongly oppose the size of both these proposed developments - the area will just not be able to cope with additional volume of traffic and residents

Christopher & Erica Saville
1 Lindsay Avenue
Summer Hill. 2130

25 August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Erica Saville

ADDRESS: 1 Lindsay Avenue, Summer Hill NSW 2130

25 August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Christopher Saville

ADDRESS: 1 Lindsay Avenue, Summer Hill NSW 2130

Amy Watson - MP08_0195: Lewisham Towers site: 78-90 Old Canterbury Road

From: Leonard Smith <leonardmsmith@gmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Saturday, 27 August 2011 5:03 PM
Subject: MP08_0195: Lewisham Towers site: 78-90 Old Canterbury Road
CC: Lindy Rose Smith <lindy@rosedalestreetgallery.com>

Michael Woodland
Director, Metropolitan and Regional projects, South

Department of Planning and Infrastructure
GPO Box 39, Sydney 2000

MP08_0195: Lewisham Towers site: 78-90 Old Canterbury Road

We want to register our objections to the development of the Lewisham Towers site: Application no: MP08_0195.

The new plans currently presented by the developers represent a massive overdevelopment of the site and are even worse than the original plans. These plans can not be allowed to progress in their current form and must be considered in parallel with the development of the historic Mungo Scott flour mill site.

This development application should be rejected because, as it stands, it represents a future slum foisted onto our community.

Just a few of the problems this badly designed development has failed to address are:

Traffic:

Even if we could be sure that no resident will own a car, (now there's an interesting idea for a covenant on the property) there is inadequate public transport available. State rail figures show the inner west line is running a maximum capacity during peaks. Given the density there would need to be a considerable investment by the state Government in additional rail capacity to deal with the increased passenger volumes.

If there is an average of 1 per resident, this will ensure that the local main and feeder roads will become even more gridlocked as these roads and intersections are already identified as inadequate for current traffic. This is already a significant problem for the area, with peak gridlocks for long periods.

Residential density and Open space:

The densities are extremely high and the open space ratio ridiculous. In a community already short of open space this must not be allowed to go ahead in its current form. There are far too many people to be housed on a site this size, and in this location. It is noticeable that the Lewisham proposal is vastly more densely populated than the Mill proposal.

7 Towers varying from 10 to 6 stories is completely unacceptable, out of character and unprecedented and must not be allowed to go ahead.

Retail:

How could the developers possibly justify a supermarket in the Lewisham proposal of some 2800 sq mtrs? The traffic this would generate in this area would further increase the road problems and diminish the quality of life for current residents. There is also inadequate parking set aside for the residents and shoppers.

I look forward to hearing the results of your careful consideration of our objections.

Yours sincerely,

Lindy Rose and Leonard Smith
Rosedale Street Gallery
2A Rosedale Street
Dulwich Hill NSW 2203.

leonardmsmith@gmail.com

27th August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

Whilst I agree with the need for the development of well balanced medium density housing which incorporates and is consistent with the natural and physical environment in Sydney such as the Inner West of Sydney, I object to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, for the following reasons:

- 1) The proposed buildings' height and density represent a stark and clear breach of the existing character of the area. Reviewing the web-site, the negative visual impact of the scale of the buildings is marked especially from Old Canterbury Rd. The pity is that the proposed site has such potential to incorporate and utilise the natural surroundings of the site to produce a medium density complex that has great livability for its residents. However it appears from the proposed plan that maximising the number of units to 430 has taken precedence. The buildings proposed are too close to each other, so many residents will have no privacy and their flats will get little or no sunlight. The minimal planned public spaces are grossly outweighed by the bulk of the buildings. As a result I fear that with time the desirability of living in this complex will be minimised as often occurs with these massive complexes. This is unfortunate and should be avoided.
- 2) The other major objection to the proposed development that I have relates to the traffic congestion in the area. Already even before construction, I find it difficult to travel by car around this area. Already it is recognised that the wait at the intersections of Railway Terrace and both Old Canterbury Rd and West St is very long. This is both during peak hour during the week as well as most of Saturday. Restricting the number of parking spots per unit to less than one per unit will force many people with two cars to park on the streets. This will make the already difficult task of finding parking on neighbouring streets even more difficult for local residents like myself. In addition, the assumption that people will not take to the roads in any great number in preference to public transport is naive and overly optimistic. Unfortunately, human nature dictates that this will not be the case especially given the additional proposed retail areas within the complex. I doubt that many people will take public transport to undertake their grocery shopping. Aside from 'left turn only' restrictions and a suggestion of traffic lights at Edward St and Old Canterbury Rd, nothing is proposed to cater for the increased traffic generated by the proposal. McGill St will become the main access turning to and from Old Canterbury Rd and is far from safe. Hudson St is barely wide enough for two-way traffic so no

parking (or unloading of vehicles to service the shops) will be possible. Parking in other streets is restricted, many flats will have no car spaces allocated at all and visitor parking is inadequate.

Approval of this concept plan will set a precedent for the adjoining industrial lands also proposed for residential re-development. At this density over 1000 flats can be expected, a disaster for current and future residents alike.

The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected. I do hope that common sense prevails and a more moderate and livable project is planned instead which incorporates and maximises rather than minimises the existing natural environment. I would advocate the following changes for a future alternative project proposal

- a) reduced number of units
- b) reduced height of the proposed complex
- c) greater provision for green spaces
- d) a more effective plan for the reduction of expected increase in traffic congestion
- e) greater provision of car parking spaces within the complex to accommodate residents and visitors

NAME: Hamish Russell

ADDRESS: 35 Victoria St, Lewisham, NSW, 2049.

...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Jeni & Alan Pattison

ADDRESS: 5 Summer Hill St, Lewisham 2049

...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

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NAME: Gordon Li



ADDRESS: 3/60 Carlton Crescent, Summer Hill, NSW 2130

21

27. August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

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NAME: NILESH DESHMUKH

ADDRESS: 18 OLD CANTERBURY ROAD, LEWISHAM NSW 2049

29 August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

BY EMAIL: plan_comment@planning.nsw.gov.au

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The Council and community's planning for this area should be respected, not disregarded. The Concept (Preferred Project) Plan should be rejected.

NAME: Joanne Herron

ADDRESS: 5 Farleigh Street, Ashfield, NSW 2131

From: Karen Abey <karen.abey@gmail.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
Date: 29/08/2011 7:52 am
Subject: MP08_0195 78-90 Old Canterbury Rd, Lewisham - preferred project plan

Att: Amy Watson

Dear Ms Watson,

I object to the applicant's preferred project plan which is on your website.

The development is completely out of step with the surrounding area. We purchased a property on Spencer St, Summer Hill because we valued the quiet suburban nature of the area. The current proposal would be more at home in the city or city fringe.

I am particularly concerned about traffic and parking. The roads surrounding the proposed development site are somewhat of a bottleneck. If there is an injection of new residents as currently proposed, it will have a terrible impact.

Please understand that I am not against development generally or development of this site but the current proposal is just too much.

Regards
Karen Abey
0405 007 224
35 Spencer St
Summer Hill

Amy Watson - Application No. MP08_0195 78-90 Canterbury Road, Lewisham

From: "Danielle Woolley" <danielle.simon@bigpond.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Monday, 29 August 2011 8:57 AM
Subject: Application No. MP08_0195 78-90 Canterbury Road, Lewisham
CC: <plan_comment@planning.nsw.gov.au>

Dear Ms Watson

Thank you for the opportunity to comment on the above application.

As residents in Lewisham for the last 17 years we are keen to see good use made of the site for which the above application is proposed. Together with the Summer Hill Allied Mills development it has the potential to either add to the amenity of the area significantly or, in the event overdevelopment is permitted, detract from the amenity of the area permanently.

We are not opposed to towers per se and believe the Waratah Mills site has proven a valuable contribution to the neighbourhood.

We are however opposed to over development and believe what is proposed in the above application amounts to a significant overdevelopment.

In this regard we note that it is our view that:

1. the number and scale of the proposed towers; and
2. the total floor space at 170% greater than Marrickville's Draft LEP 2011,

mean that this is an overdevelopment of the site.

This we think is reflected in the fact that two of the apartment buildings are only 4 metres apart meaning the units, courtyards and walkways will spend much of the time in shade and many unit residents will have little if any privacy.

In addition, we are concerned that too little consideration has been given to traffic management issues in the proposal. Canterbury Road is already choked City bound (sometimes back to Junction Road in Summer Hill) during peak hour.

This causes traffic coming down Toothill Street Lewisham to choke back up towards new Canterbury Road. Many school buses are coming up and down this street to drop off at Christian Browther Lewisham. Drivers often unsafely enter the left hand lane on Toothill Street to turn right onto Old Canterbury Road.

These are all existing traffic issues.

Were the number of additional apartments proposed permitted this will create significant additional issues and have a genuinely negative impact on driver and pedestrian safety in the area.

It is an unfortunate reality but we can presume that at least each unit will have at least one car on average. This presumption fails to be made by the developers.

In addition too little visitor and no on-street parking has been provided. In the case of the Alexandra Children's hospital some on street parking has been provided and this not only provides parking but gives removes the sterile nature of the development if there is no street pedestrian traffic to and from cars and all this is up and down lifts into basement car parks.

I trust you will take these views into account in advising the Government with respect to this application.

Many thanks

Danielle Woolley and Simon Whipp
62 Denison Road
Lewisham NSW 2049

25

Amy Watson - RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

From: "Dominic Burg" <dominic.burg@sydney.edu.au>
To: <amy.watson@planning.nsw.gov.au>
Date: Monday, 29 August 2011 9:19 AM
Subject: RE: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

To Whom it may concern,

I object to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, for the following reasons:

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With regards

Dr Dominic Burg

9 railway terrace, Lewisham
NSW 2049