

...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 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:

George Cuannans

ADDRESS:

19 Elltham st Lewisham

26/08/2011

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NAME: Ms Clare FELTON

ADDRESS: 1 Fleet St.
Summer Hill, NSW 2130.
e-mail: c.felton@inet.net.au
29th August, 2011.

Signed: Clare Felton
P.S. Pedestrian movements around the
& through the site would also be dangerous.

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30th ...August, 2011

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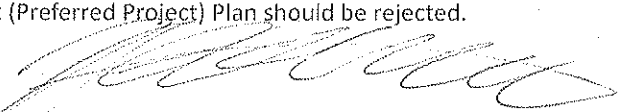
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Traffic is already clogged on Smith St in morning

5) See below
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NAME:

 Helen Stasa

ADDRESS:

Unit 1/52 Smith St, Summer Hill, 2130

5) The proposal makes no allowance for the extra childcare, schools, transport needs of the new residents.

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NAME: *Meghan Cockburn*

ADDRESS: *60 WINDSOR RD, DULWICH HILL 2203*

55

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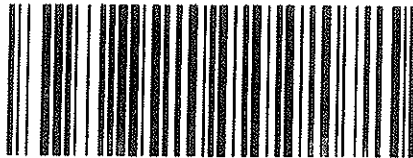
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NAME:

ADDRESS:



PCU025552

27th August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

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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:

TRAFFIC IMPACT

The proposed plan makes no adequate provision for alleviating traffic impacts that the development will cause. The addition of 430 living units will significantly increase traffic on adjoining streets. Existing traffic entering Old Canterbury Rd past the site is currently dangerously gridlocked every morning. The planned introduction of 100s of additional cars every morning and the addition of a new light will each exacerbate an existing problem.

ON STREET PARKING

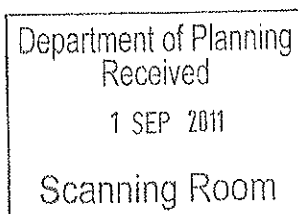
The proposed plan makes an inadequate provision for parking. Visitors to the proposed development can be expected to use nearby residential streets for parking, which will prevent residential neighbors from parking in front of their own houses.

OVERSHADOWING

There are seven (7) bulky buildings proposed, with heights ranging up to ten (10) storeys. The height and scale of the proposed buildings will result in unreasonable overshadowing of nearby commercial and residential property. Nearby properties will not only be unreasonably deprived of the amenity of natural sunlight on their property, but also will be deprived of the opportunity to utilize solar panels which will be inconsistent with efforts to increase use of alternative energy.

UNREASONABLY INTRUSIVE CHANGE OF CHARACTER

The only evidence of the reasonableness of the proposed change of character brought about by the proposed development is the McGill Street Master Plan which was adopted by the local Council (Marrickville). The Council's Masterplan reflects a careful analysis of what is a reasonable level of housing density at the proposed site, and should therefore be given significant weight. To preserve the established and valued character of the surrounding residential neighborhoods, the Masterplan provides for a substantially lesser amount of housing density than what has been proposed



Good planning should respect the local planning process. There is no basis established by the developer why the Marrickville plan and the desires of the vast majority of neighbors in the areas of the proposed development should be disregarded.

CONCLUSION

The developer should be required to present a project plan for approval which falls within the limitations of the Marrickville Masterplan and which is consistent with the concept that Sydney is a "City of villages."

Respectfully,



Frederick H Greene

Jane M Bergeron

12 Fred St,

Lewisham NSW 2049

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NAME: *ANDRÉ F. DE CARVALHO*

ADDRESS: *5/24 GORDON STREET, PETERSHAM NSW 2049*



2 Sept, 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: E. Deane

+ A. Deane

ADDRESS: 76 Victoria St
Lewisham

2 September 2011

ADDENDUM

I object to this development as it is too large and the buildings too high, to sit well within the surrounding precinct. Additionally, the local streets (which are mainly residential), shall not be able to cope with the additional traffic that this retail and residential development shall bring to the area.

- There are no other buildings of comparable height in the area, other than the silos at the former Allied Mills site. The silos are part of the working heritage of the area, while this proposed development is new and has no relevance or historical significance to the area. It should be scaled down significantly.
- This development, together with the redevelopment of the former Allied Mills site at Summer Hill, shall increase traffic and noise significantly, not only once both developments are completed, but also during construction.
- The surrounding streets are already gridlocked in weekday peak hours and during weekends when clearway restrictions do not apply, because:
 - residential streets of only one lane of traffic in either direction, (Railway Terrace through to Carlton Crescent) are already used by large trucks and commuters as a parallel and alternate route to Parramatta Road;
 - large numbers of heavy vehicles also use these streets to then travel through Petersham (via Gordon Street and Livingstone Road), as the inner west route to Sydney airport and Botany container terminals;
 - Old Canterbury Road as it travels under the heavy rail line at Lewisham, narrows to one lane in either direction.
- It is unlikely that streets such as Railway Terrace and Old Canterbury Road where it passes under the heavy rail lines can, or shall be widened to accommodate additional traffic.
- If use of public transport is to be truly encouraged in the area, the supporting infrastructure, needs a significant upgrade by all concerned. The following issues illustrate this:
 - the pedestrian access from Lewisham station to the development site is severely limited and it is an unpleasant walk at the best of times, however in poor weather conditions, it is horrid. There is very limited pathway access and passing trucks and cars splash water onto pedestrians;
 - drainage in the area cannot cope and water gushes up through the metal access covers in the middle of Old Canterbury Road/Railway Terrace when it rains;
 - Lewisham station platforms and access were last upgraded over 20 years ago. The platforms are mainly uncovered and the roofs over the portion of the platforms that are covered, leak when it rains. The walkway access under Railway Terrace, floods regularly and tiles are slippery when wet;
 - bus stops in the area are uncovered.

Regards



Ellen Dernow

**Amy Watson - Lewisham Towers**

From: >
To: "amy.watson@planning.nsw.gov.au" <amy.watson@planning.nsw.gov.au>
Date: Friday, 2 September 2011
Subject: Lewisham Towers

September 2, 2011
Ms Amy Watson,
Major Project
Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

I wish to object to the preferred Project Plan for 78-90 Old Canterbury Rd, Lewisham (application no: MP08-0195) for the following reasons:

- a) The plan calls for seven bulky building of up to 10 storeys providing 430 residential units. This represents a gross overdevelopment that contravenes even the soft limits placed by the Draft Marrickville Council, and is totally out of step and out of character with the village communities of Lewisham and Summer Hill;
- b) Coupled with the redevelopment of the neighbouring silos site in Summer Hill, unamended the plan will bring thousands of people into the area without providing those residents living on site with adequate active and passive green space, on site, underground and visitor parking and little privacy;
- c) Both the Lewisham and Summer Hill have the light rail as their axis but fail to provide adequate off street parking for residents or commuters. Without a proper allocation for commuter parking, government policy aims for increased public transport usage will only be defeated;
- d) There are no plans to ameliorate traffic emptying onto Old Canterbury Rd and Railway terrace which is already at a standstill during morning peak hours. The revised Concept Plan is a formula for traffic chaos, rat running and parking tensions in neighbouring streets;

All in all, this is a project about maximising developer profits and has been planned without due regard for community objections to its scale and disruptions. Indeed, the outcome of community agitation is a worst outcome than first envisaged.

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Amy Watson - Old Canterbury Rd, Lewisham project plan Attn Amy Watson

From: Jenny McGuirk <jmacgg@gmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Friday, 2 September 2011 2:04 PM
Subject: Old Canterbury Rd, Lewisham project plan Attn Amy Watson

Dear Ms Watson,

I write to express my deep concern at the nature of the proposed development - MP08_0195, 78-90 Old Canterbury Rd, Lewisham.

The proposal appears to be far too BIG! The height of the buildings, the number of flats, etc. I realise the need for medium density housing in the inner west, but this far exceeds what is desirable or functional. The impact on the local environment would be huge. It is already heavily congested and this would make it even more so. I don't understand how the proposal can have got this far - it is out of all proportion to the surrounding neighbourhood.

I urge you to heed the community's concerns and reject the proposal.

Yours sincerely,

Jenny McGuirk
11 Jubilee St
Lewisham 2049

...August, 2011

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Department of Planning

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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: JOHN EVANS

ADDRESS: 3/22 EDWARD ST.
SUMMER HILL
2130

ATTENTION: Ms Amy Watson
Major Project Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

1 September 2011

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

Complaint regarding Lewisham Towers.

Application No: MP08 0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

I strongly object to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, I have outlined below my main concerns.

Lewisham does **NOT** have the infrastructure to support the increased traffic and population. This includes:

- No streets that have access to Parramatta road will be able to support this increased traffic
- The trains to the city from Lewisham station are already strongly over capacity in peak times and can not cope with increased population.
- There are **no pedestrian crossings** on Old Canterbury road for **Children to walk to the Primary School** and crossing this road is already hard and dangerous prior to increased traffic.

The local community, businesses, and residents will suffer from this over-development.

Neighbor streets are currently Gridlocked in peak periods, how will this be able to this?

I am concerned that there is no planning proposed to cater for the increased traffic generated by the proposal, let alone many flats will have no car spaces allocated at all and visitor parking is inadequate. Currently, parking in Lewisham is already difficult and restricted.

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

Regards,

Adrian Tuero

6A

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- Increased traffic will further gridlock Canterbury Rd, Barker Street, Railway Tce then the current gridlock.
- Parking in Lewisham is already difficult and restricted, and there are not enough parking allocated to the future residents of this development.
- The tight community will suffer from significant increased population.
- Heavy over development will impose on surrounding neighbour's privacy.
- The tall towers will be able to impose into the houses, yards, and sunlight of current residents. This will also be an unsightly skyline for residents.
- Surrounding **schools** will not be able to support the significant increase in enrollments.
- No access to Parramatta road as many streets are one way and already gridlocked.

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

Regards,

Nerida De Vere

Lewisham

...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 and available for viewing on your website, for the following reasons:

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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: CAROLE M. CUSACK

ADDRESS: 26 OLD CANTERBURY RD
LEWISHAM NSW

Carole M. Cusack

Professor, dept of Religion, University of Sydney
Lewisham resident 18 years

ATTENTION: Ms Amy Watson
 Major Project Assessment
 Department of Planning
 GPO Box 39
 SYDNEY NSW 2001

1 September 2011

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

Complaint regarding Lewisham Towers.

Application No: MP08 0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

I **strongly object** to the applicant's Preferred Project Plan, currently before the Department and available for viewing on your website, I have outlined below my main concerns.

Barker Street, Which is a one lane and one way street access to Parramatta road, will **not** be able to cope with the influx of increased traffic as this street is the main access to city-bound direction Parramatta road. Currently, this street is dangerous to cross, congested in peak hour and we have difficulty exiting from our driveway... and this is prior to the Lewisham towers being built!!!

Lewisham does **NOT** have the infrastructure to support the increased traffic and population. This includes:

- No streets that have access to Parramatta road will be able to support this increased traffic
- The trains to the city from Lewisham station are already strongly over capacity in peak times and can not cope with increased population.
- There are **no pedestrian crossings** on Old Canterbury road for **Children to walk to the Primary School** and crossing this road is already hard and dangerous prior to increased traffic.

The local community, businesses, and residents will suffer from this over-development. Surely a compromise can be met regarding size and height.

Neighbor streets are currently Gridlocked in peak periods, how will this be able to this?

I am concerned that there is no planning proposed to cater for the increased traffic generated by the proposal, let alone many flats will have no car spaces allocated at all and visitor parking is inadequate. Currently, parking in Lewisham is already difficult and restricted.

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

*****Do **NOT** ignore resident's complaints. Please respect residents concerns, as in future, you may need our support! *****

Regards,

Renee De Vere

10 Barker Street, Lewisham



1 September 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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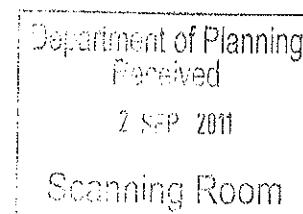
PLEASE NOTE THAT OUR ONE WAY STREET, BARKER STREET, WILL NOT BE ABLE TO COPE WITH INCREASED TRAFFIC HEADING TO PARRAMATTA ROAD, THIS STREET IS ALREADY EXTREMELY DANGEROUS FOR OURSELVES, AND CHILDREN TO CROSS.

- 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.
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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: Lloyd Edge
ADDRESS: 10 Barker Street, Lewisham, 2049



September 4, 2011

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

Dear Ms Watson,

Application: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

Thank you for the opportunity to provide comment on the Preferred Project Plan for this development. We understand that the proposed development is for buildings of up to ten storeys, containing approximately 430 apartments.

We are very concerned about the proposed development. We moved into the area just under 3 years ago and enjoy the wonderful area we are proud to call home. Unfortunately, the The Lewisham Towers, together with Allied Mills development, is entirely out of keeping with the surrounds. Although we appreciate the growing population needs of our city, we are of the view that the proposal is excessive and inappropriate.

In particular, we have noted the following problems with the Preferred Project Plan:

1. Increase in traffic and congestion – The area surrounding the proposed development already suffers from traffic congestion during peak hours. If the proposal goes ahead the increase in population will cause the already congested traffic situation to become dangerous and impractical. This is unlikely to be ameliorated by the proposed ‘left turn only’ zones, traffic lights at Edward St or by the introduction of light rail. Furthermore, there is insufficient car parking for residents or visitors. The surrounding suburbs have limited off street parking as it is. Simply put, it will ruin the character of the area.
2. Lack of green space and amenity – The total floor space in the proposed development is 170% of that recommended in the Draft Marrickville council’s LEP. It is grave concern that more apartments have been added since the previous proposal. The public open space planned is inadequate. The planned open areas, between multistorey buildings, are primarily accessways, but are not viable as public space. The lack of green space diminishes the aesthetic of the development and therefore the suburb itself. The proposed increase in population will significantly impinge on already stretched health care, childcare and educational services.
3. Out of character with the suburb and surrounds – The height of the buildings is excessive. It is completely against the ambience of the area, which has a number of heritage buildings.
4. Combined impact with Allied Mills – The combination of these sizable adjacent developments greatly increases their influence on the McGill Street precinct. Some 760 apartments, well in excess of the capabilities of the area, will be created. As these two developments are being undertaken independently, we fear a lack of co-ordination in planning.

We are very concerned that the development was approved under Part 3A and therefore at a State Government level, rather than at a Local Government level. Local Governments are

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well placed to assess the impacts of proposed developments on local suburbs. We understand that the Local Councils are opposed to the development because they do not view them as appropriate for the area. We are dismayed that they have been bypassed.

We submit that the area is suited to appropriate development. We are not selfish enough to keep Summer Hill, Lewisham and surrounds to ourselves. However, the planned development is inappropriate and excessive. The infrastructure and amenity is inadequate. The ambience, fabric and essence of the area will be irrevocably impaired by the scale of the Lewisham Towers (and Allied Mills) development. This development needs genuine reappraisal. We sincerely hope it is reassessed accordingly.

We declare that neither of us have reportable political donations in the last two years.

Please do not hesitate to contact us if you have any questions about this letter.

Yours sincerely,

Jason Balgi & Hong Foo

Summer Hill NSW 2130

...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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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:

Reginald NIPPERLESS

ADDRESS:

2 HENRY ST, LEWISHAM.

...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: Marilyn Lean

ADDRESS: 39 Smith St

Summer Hill 2130
NSW

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: YVONNE EUNSON

ADDRESS: 23 VICTORIA ST

LEWISHAM

[Handwritten signature]

...August, 2011

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Major Project Assessment

Department of Planning

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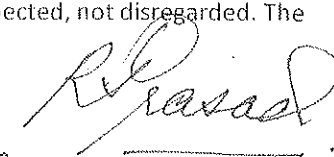
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NAME: ROHITENDRA PRASAD.

ADDRESS: 77 OLD CANTERBURY ROAD,
LEWISHAM
NSW. 2049.



31st August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

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NAME:

 SCOTT WILLIAMS

ADDRESS:

36 CHARRINGTON ST, SUMMER HILL 2130.

...August, 2011

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

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NAME: Melanie Brown

ADDRESS: 12 Spencer Street
Summer Hill
2130

...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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D. de Vreeze

NAME: Denise DE VREEZE

ADDRESS: 18 KENSINGTON ROAD
SUMMER HILL 2130