

Alphaville Pty Ltd

28 Denison Road • Lewisham, NSW 2049
Phone: 02 9560 7156 • E-Mail: alphaville@primus.com.au

8 September 2011

Ms Amy Watson
Major Project Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Application MP08_0195 The "Lewisham Towers" project

Dear Ms Watson,

Our company is a small business located close to Lewisham Station in Sydney's inner west. We specialize in production and consultancy in the creative industries, especially film and television.

We have been following with interest the growing controversy over the proposed 'Lewisham Towers' development along Canterbury Road, and the related development at the old flour mill in adjacent Summer Hill.

At one stage it seemed to us that Marrickville Council's Master Plan for development in this area might prevail as the necessary guidance for the Lewisham Towers project. In an era of urban consolidation, that plan seemed to make sense and provide a suitable balance between commercial and public interests.

We write now with considerable concern about the preferred project plan for development of the Lewisham Towers site. My understanding from our assessment of the plan is that the proposed building complex will significantly exceed standards set in the Marrickville Council Master Plan, in terms of building heights and floor space. As a local business we also have serious concerns about traffic congestion and other strain on local infrastructure.

I would greatly appreciate detailed responses from you on the following two questions:

1. How does the proposed plan compare with world's best practice for urban consolidation?
2. What provisions are there for local infrastructure developments, eg roads, parking, traffic control?

Your earliest reply would be appreciated, and will have bearing on the attitudes of small business in this area.

Yours sincerely



Paul F. Brown (Producer/Writer)

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.

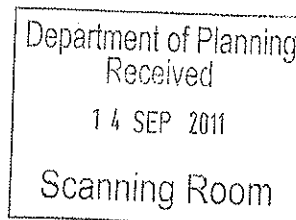
NAME: Anna-Jane HARDING

ADDRESS: 209 Old Canterbury Rd
Dulwich Hill NSW 2203

...August, 2011



PCU026011



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: M. STEWART

M. Stewart

ADDRESS: 9 VICTORIA STREET

LEWISHAM 2049

John Saunders
John Saunders

9 VICTORIA ST.

LEWISHAM 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 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: CHRISTINE WRIGHT

ADDRESS: 55 VICTORIA ST
LEWISHAM NSW 2049

C Wright
18 Aug

Original

67

55 Victoria St,
Lewisham 2049

Sept 2011.
(02)9568 4024

Attention: Mrs Amy Watson
Major Project Assessment
Dept of Planning.

jeffherron@unwind.com.au

Dear Mrs Watson

Re: Application No M108 0195 78-9 Old
Canterbury Rd, Lewisham.

I am astounded that in Preferred
Project Report (revised Concept Plan)
prepared by the Developer, the maximum
height has been increased from
9 storeys to 10 storeys.

To propose six towers of 7 storeys
or more is incredible.

The highest units anywhere in the
adjacent district are 3 storeys: and
most of the district is single storey.

Community submissions re height,
density, parking and traffic problems
have been ignored.

If this project is approved all faith
in the credibility and common sense of the
Dept of Planning will be lost.

Please reject this application.

Yours Sincerely, Jeff Herron

14September,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: Kristine Golds

ADDRESS: 9 Nowranie St, Summer Hill, NSW, 2130

15 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

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: Darren Heuw

ADDRESS: 4 Nowranie St Summer Hill 2120

...August, 2011

Sept 10, 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:

J. Barrett (SHIRLEY BARRETT)

ADDRESS:

3 Nowranie 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

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: Eleanor Gillard

ADDRESS: 41 The Boulevarde, Lewisham

110
...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: BENJAMIN JONES

ADDRESS: 4/35 CARLTON CRES
SUMNER HILL NSW 2130

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



PCU026104

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.

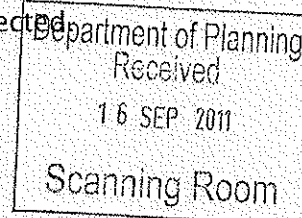
Approval of this concept plan will set a precedent for the adjoining industrial lands also proposed for residential re-development. At this density over 1000 flats can be expected, a disaster for current and future residents alike.

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

NAME: Simone Redman-Jones

ADDRESS: 4/35 CARLTON CRESCENT

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

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:

John Yu

ADDRESS:

42 Smith St

Summer Hill 2130

Mark Brown - Fwd: Application no. MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

From: Narelle Beattie <narelle.beattie@bigpond.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 9/19/2011 10:57 PM
Subject: Fwd: Application no. MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

Hi Mark - forwarded to you as per Amy's leave email.

Regards,
Narelle Beattie

Begin forwarded message:

From: Narelle Beattie <narelle.beattie@bigpond.com>
Date: 19 September 2011 9:19:38 PM
To: amy.watson@planning.nsw.gov.au
Subject: Application no. MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

Attention: Director, Metropolitan Planning

Dear Sir / Madam,

I wish to object to the applicant's Preferred Project Plan as currently before the Department. The main reasons for my objection are summarised as follows:

1. The height and bulk of the proposed buildings remains a fundamental problem. In the Preferred Project Plan very little has been changed from the proposed Concept Plan. Some tweaking of setbacks and a couple of floors in height does not stop this being a gross over-development of the site, completely out of tune with its surrounding environment.
2. The proposed development continues not to comply with Marrickville Council's McGill Street Precinct Master Plan. Such a significant variation cannot be contemplated. Why has the Council and community spent so much effort in developing the plan to control development in this area if, at its first major outing, its controls are to be so significantly flouted. This makes no sense to me.
3. The buildings in the Preferred Project Plan are closely packed together and have far too small allowance for public space and privacy considerations.
4. The increase in vehicle traffic remains a major problem with the Preferred Project Plan. I live in McGill St and I can assure you that each morning peak hour is a nightmare. I cannot accept that with over 400 new residences in the immediate vicinity traffic will not become more horrendous. Traffic lights are not the answer, less traffic is the answer. The carpark known as Old Canterbury Rd cannot bear this kind of increase. And I think it needs to be acknowledged that people will drive - despite the public transport options. If McGill St is to be a major access road (as per the diagram on p. 17 of the Preferred Project Plan) the outcome will be nothing short of chaos. McGill St has a carriageway of a little over 6 metres and currently struggles with the traffic requirements of a few residences, 5 factories and 1 hardware store. Parking is possible on only one side of the street and a resident parking scheme

is in place (with little effect). No one who knows this area, and in particular McGill St, can think the impact on traffic and parking from the proposed development could be anything but catastrophic.

In short the Preferred Project Plan should be rejected. It has moved in no significant way to address the issues of over-development and certain traffic chaos. Council's Master Plan should be applied and adhered to, to ensure consistency of development and fairness for all.

Regards,
Narelle Beattie

15 McGill St
Lewisham

PH: 0421 191 759

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: ELISSA KIGGINS

ADDRESS: 223 Old Canterbury Road
Dulwich Hill NSW 2203

115

64 Old Canterbury Road,
LEWISHAM NSW 2049

ATTENTION: Miss Amy Watson

23 September 2011

Major Project Assessment
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Re: **Application No: MP08_0195 78-90 Old Canterbury Road, Lewisham - Preferred Project Plan**

I write as a concerned resident in the corner block at the Old Canterbury Road and Longport Street traffic lights to express strong objections to what is proposed in the above PPP. In general I am not averse to the redevelopment of the neighbouring light commercial premises. However this PPP continues to propose a development that is totally out of keeping with the general area.

In particular:

I object to: the height and residential density of the various tower blocks. Given that the Lewisham Towers FSR is more than double that of the Marrickville Council's McGill Street Precinct LEP it smacks of developer greed rather than thoughtful planning. Additionally, the close clustering of the tower blocks will lead to canyon like conditions at ground level which will be neither pleasant nor safe for residents.

I object to: the lack of car parking provisions within the development to cope with the inevitable increase in traffic generated by residents in the tightly packed towers. Streets immediately around the development are hard pressed to cater for the needs of existing traffic, never mind expecting the influx of newcomers to the area who, along with existing residents, will struggle to find parking anywhere near their property.

I object to: the lack of provisions within the development area to cater for the free movement of private and commercial traffic in terms of accessing residences, and the light rail stations, never mind the problems for deliveries of goods to commercial and retail premises.

I object to: the meagre provision of public and private green space within the PPP caused by the overcrowding of the residential towers. Also the poor connectivity with the proposed Light Rail extension which separates the Developers' PPP area and the Mills development in the Ashfield Municipality. No consideration seems to have been given to ensure the necessary connectivity and thoroughfare between the Lewisham Towers site with the Mills site and through to the Summerhill Village.

I object to: The complete lack of community amenities in the PPP such as a medical centre, creche/childcare centre recreational meeting rooms etc to cater for the population increase implied by the FSR that will generate a population explosion within such a small area.

I am also alarmed that the effects on the local community of this development, have not been considered in tandem with the Allied Mills development on the other side of the Light Rail. Together, these developments would impose great stress on local infrastructure and traffic conditions that are not conducive to community harmony.

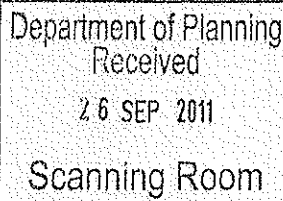
I ask that this development application be refused.

Yours sincerely


Miss M.I Rea



PCU026408



...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: MICHAEL MOORE

ADDRESS: 4/48 DENISON ROAD

LEWISHAM - 2049

Michael Moore

Mark Brown - Fwd: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

From: Scott Armstrong <armstrongscotta@gmail.com>
To: <mark.brown@planning.nsw.gov.au>
Date: 9/8/2011 9:41 PM
Subject: Fwd: Application No: MP08_0195 78-90 Old Canterbury Rd, Lewisham - Preferred Project Plan

ATTENTION: Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39 SYDNEY NSW 2001

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 excessive scale and bulk of the proposed buildings.
- The adverse impact on local traffic flows. The intersection of Longport St and Old Canterbury is already extremely congested. The traffic flow along Railway Terrace is abysmal at peak periods.
- The lack of consideration of the project impact on the local amenity, particularly combined with the Allied Mills redevelopment.
- Mixed use development takes patronage away from high street shopping centres. Existing local businesses should be supported as they are the fabric of the community.

I am not anti-development and agree that the current site is a visual eyesore. However, future development should be sympathetic to the local amenity, its historical character and not lead to further deterioration of traffic gridlock. The Concept (Preferred Project) Plan should be rejected.

Kind Regards,
Scott Armstrong
49 Denison Rd
Lewisham 2049.

I can be contacted on this home address or via email if you would like further comment.

This message is intended for the addressee named and may contain confidential/privileged

From: Nicola Radford <radford.nj@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/9/2011 8:38 am
Subject: Re: Application No: MP08_0195 78-90 Old Canterbury Road, Lewisham - Preferred Project Plan

Ms Amy Watson

I am writing to express by objection to the applicant's Preferred Project Plan currently before the Department for the following reasons:

1. The proposed number of buildings have heights ranging up to 10 stories high & will contain approximately 430 residencies. This is a gross over development of this site. The density & scale of this proposed plan is at odds with the surrounding residential locality.
2. I understand that the amount of floor space for these 430 apartments 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 its controls should be observed.
3. The adjoining & nearby roads & streets are currently heavily used. The current infrastructure creates bottlenecks in the traffic at peak periods which will only worsen with the increased volume of traffic. Aside from 'Left Turn Only' restrictions & the suggestion of traffic lights at Edward Street & Old Canterbury Road, nothing is proposed to cater for the increased traffic generated by the proposal.
4. The plan proposes 416 parking spaces for 430 residential dwellings & 44 visitor car spaces. This is less than one space per residency & does not provide for the fact that many households own more than one vehicle. The lack of parking currently does not enable homeowners to park outside their homes, this will worsen with the increased number of vehicles being housed in the area.

Unless the above points are addressed, this proposed plan will devalue the suburb of Summer Hill & ruin the established & valued character of the suburb.

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

Nicola Radford
174 Old Canterbury Road, Summer Hill 2130

7 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 Applicant's Preferred Project Plan, currently before Department, for the following reasons:

- 1) There are six (6) tall, bulky buildings proposed, with heights from seven (7) to ten (10) Storeys. The 3A Plan contains 430 Units, a gross overdevelopment of the Site, 70% greater than Council's Masterplan. It proposes density, scale and retail usage completely at odds with established and valued character of the surrounding almost entirely one (1) and two (2) Storey Neighbourhood.
- 2) FSR for these 430 Units and Retail/Office Areas is more than double Marrickville Council's McGill Street Master Plan provision. Council's Masterplan was developed in conjunction with the Community and there is no reason why its controls should be usurped by overdevelopment.
- 3) The Buildings proposed are far too close to each other. Many proposed residents will lack privacy and their homes will have poor sunlight. Courtyards and walkways are in shadow. Buildings A and B are each ten (10) Storeys high yet only four (4) metres apart, creating a canyon walkway that demonstrates poor amenity and may be unsafe to use. Very bad planning.
- 4) Adjoining and nearby roads and streets are currently very heavily used and their intersections are almost gridlocked in peak periods, both morning and evening. Nothing effective is proposed to cater for increased traffic generated by the proposal and both independent Study and the RTA itself, have raised concerns and demonstrated multiple criticisms of the proposals 'provisions'. McGill St will become the main access turning to and from Old Canterbury Rd and is not safe. Hudson St is barely wide enough for two-way traffic so no parking (nor unloading for Service Vehicles to shops) will be possible. On Street Parking is restricted, yet the number of Units exceeds the number of Car Spaces allocated and visitor and retail parking is inadequate.
- 5) The Proposal's Public Open Space is pitifully inadequate and blatantly seeks to include space that is not on its Site at all. What little is on its Site has been reduced by inserted roads and the blurring of definition between it and encroaching Private Space. The Link to the Greenway and Light Rail corridor has been reduced to a Median strip, yet is the largest claim to Public Space.
- 6) This Proposal must be considered in tandem with the Mungo Mills Site 3A Proposal, in terms of cumulative impact effect. The Retail element, Residential Density, Heights, Massing and Traffic. The Council and the Community's planning for this area should be respected, not disregarded and this present 3A Concept (Preferred Project) Plan should be rejected.

NAME: Barry & Alexis Talbot-Smith

ADDRESS: 10/37 Ormond Street, Ashfield 2131 and Unit 3, 1-5 Myra Road, Dulwich Hill 2203.

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: *J.T. SIMMONS*

ADDRESS: *30 ROSEDALE ST
DULWICH HILL 2203*

(121)

From: "Lydia Klimko" <Lydia.Klimko@holmanwebb.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/5/2011 1:15 pm
Subject: Overdevelopment
Attachments: 20110905130733304.pdf

Attached letter re overdevelopment of 78-90 Old Canterbury Road, Lewisham.

I recently moved from a lovely property that I resided at happily for many years for the specific reason to get away from "overdevelopment", the consequences of which caused major traffic issues and changed the character of the area not to mention the overflow of residents and subsequently the congestion at the train station. now only to face the same problem on my new doorstep.

I strongly object to this project as being grossly overdevelopment of the site.

Lydia Klimko |

Level 17 Angel Place
123 Pitt Street Sydney 2000

GPO Box 119 Sydney 2001
DX 233 Sydney
T: (02) 9390 8323
F: (02) 9390 8390

E: Lydia.Klimko@holmanwebb.com.au

This electronic mail may contain legally privileged or confidential information which is for the use of intended recipients only. If you receive this email in error please delete it and advise the sender by reply. Transmission error does not waive privilege. Holman Webb accepts no responsibility for content that is not related to our official business, nor the secure transmission or privacy of messages, or possible viruses.

Liability limited by the Solicitors Scheme, approved under the Professional Standards Act 1994 (NSW).

Contact information and a profile of the firm is available at www.holmanwebb.com.au

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: L. KUMKO

ADDRESS: 12 DENISON RD
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:

- 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: NICHOLAS CARR

ADDRESS: 70 WINDSOR ROAD
DULWICH HILL 2203.

From: "John Avery" <JAvery@australand.com.au>
To: <plan_comment@planning.nsw.gov.au>
Date: 9/5/2011 6:00 pm
Subject: Application No: MP08_0195 78-90 Old Canterbury Road Lewisham - Preferred Project Plan

Ms Amy Watson

Major Project Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Dear Ms Watson

Re: Application No: MP08_0195 78-90 Old Canterbury Road Lewisham - Preferred Project Plan

We object to the applicant's Preferred Project Plan for the following reasons:

1. The development proposed is a gross overdevelopment of the site. The buildings are too high with a scale and density at odds with the surrounding residential locality.
2. Whilst the developer has reduced the commercial component of the development to partially address traffic issues the developer has made no attempt to address community concerns about the number of apartments both in height and density.
3. The development is contrary to the McGill Street Master Plan and there is no reason why its controls should not be observed.
4. The road intersection adjacent to the development is one of the busiest in the Inner West and this development will lead to increased congestion and peak hour traffic delays.
5. Parking in surrounding streets is already under strain on working days and this development will add to these problems.
6. The development is not in keeping with the proposed Summer Hill Flour Mill development which is spread over a larger area with greater public amenity.

Regards

John and Gabrielle Avery

Amy Dalton

Mark MacKenzie

57 Victoria Street

Lewisham NSW 2049

John Avery
General Manager, Taxation
Australand Property Group

Mob 0414 575 474 Tel 02 9767 2117
1 Homebush Bay Drive, Building C, Level 3, Rhodes NSW 2138

australand.com.au | People driven people.

####

Please consider the environment before printing this email. This e-mail is confidential and may also be privileged. If you are not the intended recipient, please delete it and notify us immediately; you should not copy or use it for any purpose, nor disclose its contents to any other person. It is your responsibility to check any attachments for viruses and defects before opening or sending them on. Please be aware that all information contained in your email is stored in our company's server and later backed up with our other business records. For more information about use, disclosure and access, see our privacy policy at <http://www.australand.com.au>.

####