

10 January 2013

Mr Tim Archer
Acting Director- Metropolitan Delivery
Department of Planning and Infrastructure
23-33 Bridge St
Sydney NSW 2133

Dear Mr Archer,

RE: Application for Planning Proposal
Land Bound by Mitchell St & Tangarra St East, Croydon Park
Burwood Local Environmental Plan 2012

Members of the Burwood municipality are strongly opposed to the abovementioned planning proposal which is currently under review for a Gateway Determination. We are aware that a consultation period is part of the process and we will be making a submission accordingly. We do however want to register our opposition early in this process in hope that you will consider the strong community opposition in your determination.

There are several reason why we as a community are opposed to this. The rezoning will facilitate the development of 239 units. This represents an intensification of the population density in such a small area. The area surrounding is predominantly low density housing with single or two storey dwellings. The area adjacent which has two storey units are the only units in the surrounding area. By way of comparison the adjacent block of units at 2A Tangarra Street consist of 44 units and is approximately one third the size of the proposed development area. The proposal to allow for 239 dwellings at three storey levels would be inconsistent with the building heights in the surrounding areas and effectively at double the density. Houses that directly border the site will be impacted by loss of privacy and encroaching based on 2 to 3 storey proposed dwellings.

The existing infrastructure is inadequate for an additional 239 families moving into this small area. The main bus routes along George's River Road and Burwood Road to neighboring stations are at near capacity. The traffic around our local streets will increase. The traffic report submitted claims an in improvement to traffic flow. Currently traffic is centralized to Mitchell Street, however the development of the units will mean that traffic will affect all surrounding streets. This additional traffic not only adds to noise and congestion but also more wear and tear on our already

compromised local streets. Our council is advocating a rate rise to cope with the existing maintenance on our roads and footpaths.

The additional traffic also causes parking issues. Due to the various sporting usages of Henley Park, parking is scarce on Mitchell Street. Additional units will be mean that there will be overflow parking issues which will impact surrounding streets. The planning proposal has only allowed 1 visitor's parking per 5 dwellings, therefore how will the surrounding area accommodate an influx of visitors at any point in time for 239 dwellings let alone an average of 2 residential vehicles per residence which equates to 478 vehicles?

The property at 4 Mitchell Street currently occupied by Vision Australia has also recently been rezoned to residential. This is only 100 meters from the area encompassed in the planning proposal. We are concerned that there may potentially be two large medium density developments in the future in close proximity. This will exacerbate all the issues mentioned above.

This is the only light industrial zone with in our area. It serves not only the local community but the wider community on many levels. It provides employment via a plant nursery and landscaping enterprise, café, pet care warehouse, fruit and vegetable shop and delicatessen. There are at least 30 locals employed by the respective shop owners. It provides a convenient shopping location for local residents that is easily accessible and has adequate parking. This is very important to the elderly residents of our community who cannot get to the Burwood or Ashfield shopping areas on a regular basis. The café and nursery are also used by various disability groups as it is a place where they can enjoy a day out without the usual crowds of shopping centers and busy roads. Many residents have moved into the area knowing they are within walking distance to the site. It has added to value of surrounding properties.

Lastly there is an historical aspect to the site. The nursery has been on the site since the early 1900's formerly known as Tomkins gardens. It encompasses a cottage, beautiful formal gardens and pond. We fear that the community will lose a part of its heritage and natural landscape. The heritage value is irreplaceable and lost to the community in what seems to be another relentless drive for development. The planning proposal indicates that this building and land will be donated to council for community purposes. However as previously mentioned, we are concerned about Burwood council's ability to maintain existing level of repairs and maintenance in our community. Another community center will add to this burden. We have several community centers already in our area and a new library with meeting facilities, so another center is not essential for the community.

We would also like to bring to your attention that in 2012 there was a proposal to increase Floor Space Ratio in Item 7 of the Draft Burwood Local Environmental Plan (BLEP) 2012. This would have had a dramatic negative impact on traffic flow, character, and amenity of the area. Due to strong community opposition this proposal was unsuccessful.

I have attached a petition of over 360 residents and members of the wider community who use the site. The residents do not want this land to be rezoned to reasons stated above. We wish for it to remain zoned as light industrial so that the local and wider community can benefit.

Should you have any further queries please do not hesitate to contact me on 0404 003 670.

Your sincerely

Lina De Marco on behalf of the Enfield Residents Committee.

Cc The LEP Panel