

4<sup>th</sup> June 2012

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

**Re: MP10\_0155 Preferred Project Plan, Allied Mills Site, 2-32 Smith Street, Summer Hill**

We write with regards to our concerns with this development. Please refer to our previous submission from 8<sup>th</sup> August 2011. Although some changes from the previous plan are welcome, we feel a number of concerns have not been adequately addressed. We urge reassessment of the plan, based upon the following.

1. **The scale of the project** – The development is not in keeping with the surroundings. Given the proximity of other very sizable developments, this impact on our community is only compounded with respect to the ambience of Summer Hill Village. The heights of some the buildings, particularly the additions to the four silos, remains concerningly high.
2. **Parking** – The parking available for residents is already very restricted. This sizable development only increases the acute nature of this shortage.
3. **Traffic** - We are gravely concerned about the combined impact on traffic that this development brings, in combination with other developments. This is not going to be rectified by the extension of light rail. The traffic flow report previously submitted was simply incorrect. It will have consequences for safety, already an issue before the development.

We are grateful for the opportunity to make a submission. We are concerned and disappointed about the negative impact the development will have, although we appreciate the need to provide housing in our growing city.

We submit that the area is suited to appropriate development. We are not selfish enough to keep Summer Hill to ourselves. However, the planned development is inappropriate and excessive. The infrastructure and amenity is inadequate. The ambience, fabric and essence of Summer Hill will be irrevocably impaired. We submit the plan, as is, be rejected.

Yours sincerely

Jason Balgi and Hong Foo

Summer Hill