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Job no. DOC14/80117
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Your ref. MP10_0155 MOD 1

Natasha Harras
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Harras

Section 75W modification, Former Allied Mills site, 2-32 Smith Street Summer Hill

I refer to your letter to the Heritage Division of 19 May 2014 regarding the proposed modification to the Former Allied Mills site project, 2-32 Smith Street, Summer Hill.

The site is currently not on the NSW State Heritage Register, but it is listed as an item of local heritage significance under schedule 5 to the *Ashfield Local Environmental Plan 2013*. Hawthorne Canal, part of which passes under the site and part of which forms the eastern boundary of the site, is included as an item within an S170 Heritage Register.

The modification involves transferring 1000m² of approved gross floor area from retail uses to residential uses. This will result in increasing the total number of dwellings from 300 to 380. The height of the buildings is increased, but the overall footprint of the buildings will not increase. The amount of public open space will be unchanged.

The new buildings being modified surround the Mungo Scott former Flour Mill building, one of the few surviving roller flour mills of its type in the Sydney area. A key concern is to ensure that the new surrounding buildings do not visually over-dominant the Flour Mill. The drawings show that the buildings have a reasonably sympathetic design in relationship to the Flour Mill, however the height increase may lead to increased over-shadowing. Shadow diagrams showing the amended expected solar access have not been provided. Solar access impact on the Flour Mill should be considered in the Department's assessment of the modification, and whether there are alternative designs that could minimise such impacts.

Thank you for the opportunity to comment. Please contact Marc Allas at the Heritage Branch on (02) 9873 8558 for any enquiries regarding this matter.

Yours sincerely

30/06/2014

Dr Siobhan Lavelle OAM
A/Manager, Conservation Team
Heritage Branch
Office of Environment & Heritage
AS DELEGATE OF THE NSW HERITAGE COUNCIL