

Margaret I Rea  
64 Old Canterbury Road  
Lewisham NSW 2049



**Re application MP 10\_0155mod 1**

At the former Allied Mills site at 2-32 Smith Street. Summer Hill

**I object** to modifications to increase building envelopes in Stages 3 and 4

I do not consider it necessary to further increase building envelopes on this site beyond those on the original plans. If this is granted, it would set a bad precedent, given the stated desire of Meriton - on the opposite side of the Light Rail - to seek approval to build beyond their approved heights.

**I strongly object** to the proposed increase sought for the dwelling cap from 300 to 380 dwellings.

A further 80 dwellings can only compound the problems of parking in the general area and will contribute further to extending traffic gridlock in the morning peak hours in particular.

Despite our 'supposed good fortune' in having bus and rail, plus light rail services, they are all under stress at the moment without an avalanche of more new people to cope with.

**I object** to reducing the retail floor area to increase the residential floor area.

It would be much more advantageous to increase construction for community services such as Child Minding, Medical rooms and the like...even a community hall.

**I object** to a reduction in on-street car parking

This development that is being imposed on us does not appear to take into consideration the fact that many current dwellings do not have on-site parking and have to rely on parking in the street.

Similarly the wish to vary the affordable housing dedication in a development of 300 residences is mean spirited.

In general the proposed modifications are aimed at maximising the developer's financial returns, to the detriment of existing residents in the area.

In the interests of keeping a reasonable life style for existing residents in the surrounding area as well as those who buy into this and other developments, I ask that the modifications be disallowed.

*M. I. Rea*  
*20/06/14*

