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Michael Woodland  
Director, Metropolitan and Regional projects, South  
Department of Planning and Infrastructure  
GPO Box 39, Sydney 2000

Dear Sir,

**MP08\_0195: Former Allied Mills site, 2-32 Smith Street, Summer Hill**

In association with:

**MP08\_0195: Lewisham Towers site: 78-90 Old Canterbury Road**

I want to register my strong concerns about the development of the Former Allied Mills site, with particular regard to its scale and impact on the suburb, and to seek a review that takes into consideration the concerns of those who live in the neighbourhood, and our local council.

In particular, it is clear to everyone in the area that it is necessary to carry out a review of this site in conjunction with the totally irresponsible plan for development of the Lewisham Towers site: Application no: MP08\_0195.

I have lived in Summer Hill for 22 years, and understand the patterns of living in the area, including those of transport and shopping. I also strongly support the small business infrastructure that exists here, and want to maintain its viability.

I support the work of both Ashfield and Marrickville Councils, in their planning for residential and business development across their entire region of responsibility.

In the plans currently presented by the developers, particularly of the Lewisham Towers proposal, I see little regard for local knowledge of needs, opportunities and constraints, but rather a greedy opportunity for making money, by-passing local planning processes, and to date, exploiting state planning processes.

**1: Specific to the Former Allied Mills Site: MP08\_0195**

- The towers are significant in heritage and historic terms – and beautiful. While it is understood that they will have to have such as windows included, the extrusions on top appear to be overwhelming and inappropriate, both conceptually and physically.
- The height of buildings at the Smith Street end of the site are far too tall for this area, rising to 8 storeys in some places (Bldg 8), and 13 storeys (Bldg 10) in others. This is quite inappropriate for this position, so close to the road, and will overwhelm the neighbouring buildings already there.
- The density of people and cars that this site will generate, needs to be carefully considered with regard to the impact on Smith Street and new

Canterbury Road as major thoroughways, and Edward Street which is a small residential street.

- It is necessary to make sure there is adequate green space associated with this development.

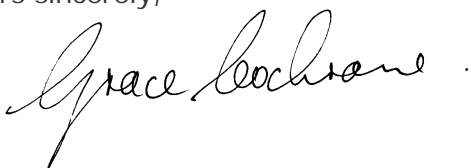
## 2: Specific to the Lewisham Towers proposal: MP08\_0195

This application should be rejected as it was last presented and a more responsible scale of development be demanded that would take into account the actual needs and characteristics of the area, as well as the issues below, which are shared by residents of the area and the Marrickville and Ashfield Councils.

- **Residential density:** There are far too many people to be housed on a site this size, and in this location. If the Department is serious about looking at the full context in which proposals are assessed, it is clear that the two adjacent sites need to be considered together. It is noticeable that the Lewisham proposal is vastly more densely populated than the Mill proposal.
- **Retail density:** there is a gross over-allocation of space to retail businesses, especially the huge and inappropriate supermarket in the Lewisham proposal (2800 sq.m!). The area (even with the influx of new people) is already well catered-for with supermarkets and small businesses, and the scale of this facility is unnecessary.
- **Traffic:** While the site is close to the railway line, and to some bus routes, there is absolutely no doubt that there will also be an increase in the number of cars on roads and intersections that are already identified as inadequate for current traffic. This is already a significant problem for the area, with frequent gridlocks for long distances, and it can only be worse. The traffic report is not convincing; this aspect needs to be reviewed more objectively.
- **Parking:** The parking under the building for residents is described as 'limited'. Thus, those with more than one car will park in narrow adjacent streets, already congested with cars of existing residents, and rail commuters. If, as well, there is inadequate parking for shoppers on the precinct, their cars will also congest those streets.
- **Light rail:** This is not likely to make a significant difference. Not everyone works along that route; it will have the same destination as city-bound trains (and currently costs more). And not everyone needs to travel to the city!
- **Open space:** The amount of open space allocated is pitiful in the extreme. What a wasted opportunity. What greed!

I look forward to hearing the results of your careful consideration of both these sites.

Yours sincerely,

A handwritten signature in black ink that reads "Grace Cochrane". The signature is written in a cursive, flowing style with a large initial 'G'.

Grace Cochrane