



June 2011

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

I object to the above Concept Plan application on the basis of the following (as indicated):

- **Traffic congestion** lack of any credible plans to deal with the very substantial increase in traffic and congestion that this development will generate. It is estimated that this development and the proposed Lewisham Towers development will generate an extra 1000 cars/hour in peak hour (Independent study by Colston, Budd, Hunt & Kafes, May 2011 commissioned by Ashfield Council).
- **Scale and out of character with our village** this is a gross over-development of the Mills site and the proposed heights of the tower blocks (10-13 storeys) is completely out of character with the local one and two-storey dwellings (many of which are heritage), that are characteristic of Summer Hill and adjoining villages.
 - Impact on local amenity the addition of over 800 new residents (330 units x 2.49 people/ dwelling average in Ashfield) in this development simply cannot be accommodated by local schools, childcare and other amenities, many of which are already at capacity.
 - Limited green space This development has limited green space, a concern compounded by the fact that Ashfield is already the 2nd most densely populated municipality in NSW.
 - Lack of genuine community consultation despite 62 per cent of the Summer Hill community confirming in the developer's own survey that they wanted to be informed about this development, community consultation has been extremely limited and not at all genuine. The community's concerns are simply being ignored and overlooked.
 - **Combined impact with Lewisham Towers** nobody is considering the combined impact (increased traffic, scale and design, overcrowding and loss of living amenity and negative impact of existing local businesses) of this development and the adjacent Lewisham Towers development which is part of the same McGill Street precinct.
 - Retail impact on the Summer Hill village the excessive retail elements in this development will duplicate and squeeze out local small businesses in an area with already extensive retail provision.

Signature:

Name:

Email:

Hochrone Grace Cechrone grace coderous Obigpond. com

Copy to the Minister for Planning, Brad Hazzard and Ashfield Council

Grace Cochrane curator.writer.consultant MFA, PhD (Tas) D.Litt (UNSW)

25 Morris Street, Summer Hill, NSW 2130, Australia 61 (0)2 97986821 61 (0)4 25215244 gracecochrane@bigpond.com

28 June, 2011

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 throughways, 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,

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Grace Cochrane

Amy Watson - Submission on Redevelopment of former Allied Mills Site MP10_0155

From:	"julie foreman" <julie.foreman@aapt.net.au></julie.foreman@aapt.net.au>
To: Date:	<amy.watson@planning.nsw.gov.au> Wednesday, 29 June 2011 7:55 PM</amy.watson@planning.nsw.gov.au>
	Submission on Redevelopment of former Allied Mills Site MP10_0155
CC:	<plan_comment@planning.nsw.gov.au></plan_comment@planning.nsw.gov.au>

Dear Ms Watson

I write to make a submission regarding the Concept Plan Application for a Mixed Use Development of the Former Allied Mills Site – 2-32 Smith St Summer Hill (MP10_0155)

I object to the current plans because:

- The density and bulk of the buildings are inappropriate for the area
- The impact on traffic will be significant. The area is currently grid-locked at morning peak
- It is not clear how the potential impact on the Greenway during construction and after will be managed
- The increase in population would require additional community facilities such as childcare, open space etc
- A development such as this provides the opportunity for including affordable housing and social housing. This has not been considered.
- The development has not been considered with the neighbouring redevelopment in adjoining Marrickville Council [Mixed redevelopment, Canterbury Rd Lewisham MP08_0195] which will compound the concerns mentioned above.

Yours sincerely

Julie Foreman 7/11 Kensington Rd Summer Hill 2130



June 2011

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

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- □ **Limited green space** This development has limited green space, a concern compounded by the fact that Ashfield is already the 2nd most densely populated municipality in NSW.
- □ Lack of genuine community consultation despite 62 per cent of the Summer Hill community confirming in the developer's own survey that they wanted to be informed about this development, community consultation has been extremely limited and not at all genuine. The community's concerns are simply being ignored and overlooked.
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Signature: Ma Alm

Name:

Email:

MARGARET SHAW 56/10 TERRY RD DULWICH HILL 2203

Department of Planning Received 4 JUL 2011

Scanning Room

Copy to the Minister for Planning, Brad Hazzard and Ashfield Council





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Name: NIDA

Email: Must Lett

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Signature:

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Name:

Anthony Meaker 30 Mons & Sumon Hill ajmeaker@optimat.com.au

Email:

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Signature:

M. Courte Michelle O'Ranke 30 Mours St. Summer H.II shellovande@aptisaet.comas

Name: Email:

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Koren Penning Kormick@ ozemat. Lem. 20 Signature: Name: Email:

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provision.

Signature:

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Name: Michael

Email: Mick. elliottenickous com au

Copy to the Minister for Planning, Brad Hazzard and Ashfield Council

Amy Watson - Application No MP10_0155 Location 2-32 Smith St. Summer Hill. Proponent EG Funds Management. Councils Ashfield & Marrickville.

From: To:	<pre><plan comment@planning.nsw.gov.au=""></plan></pre>	
Date:	Tuesday, 5 July 2011 9:49 AM Application No MP10_0155 Location 2-32 Smith St. Summer Hill. Funds Management. Councils Ashfield & Marrickville.	Proponent EG

Attention: Director, Metropolitan & Regonal Projects South

Dear Sir or Madam,

In regard to:-Application No. MP10_0155 Proponent EG Funds Management Council area Ashfield & Marrickville

I am not in favour of the project mentioned above. My reason is that I live in this area and the traffic is already horrific. The concept is for new residential streets, new residential buildings, and a new shopping centre etc., which means adding more trucks and cars to the single lane roads in the area. The area already has two shopping centres, one in Summer Hill and one in nearby Leichhardt (Marketplace) and does not need another, both have supermarkets, cafes, and shops. I have not made any donations to any political party ever. I would prefer not to have my name and address made available to the Proponent.

Thank you. Yours faithfully,

Lewisham NSW 2049

4 Short ST Summer Hill NSW 2130

6 July 2011

To whom it may concern,

RE: MP10_0155 - Redevelopment of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

I write with regard to the proposed redevelopment of the Summer Hill Flour Mills site.

I am a concerned resident, homeowner and local of Summer Hill for the last 10+ years.

Firstly, I would like to make it clear that I think it is a positive step that the old Flour Mills site is being developed, It is a lovely historic site and I think (if done the right way) development of the site will add to the charm and quality of what is one of the nicest areas to live in Sydney.

However, I am <u>gravely</u> concerned over the scale and size of the proposed development and the impact that the enormous increase in residents and cars in what is a very small geographical area will have on our local shops, services, roads, open spaces, childcare facilities and schools.

I am deeply concerned that the development does not bring any new real essential services to the area, and therefore will only cripple our already 'at capacity' local facilities. The intention to develop the site with a number of 10+ storey high rise buildings in a suburb that has only low to mid level buildings, seems totally incongruent to retaining the integrity and character of the historic site and the heritage standing of the suburb.

Due to the narrowing of the roads around the train line and the era of the street layout, it is already a very high traffic area. I drive to my workplace in Rosebery and it can regularly take me up to 45mins to reach Petersham in the morning peak - a distance of less than 2kms.

I can see nothing in the proposed development that takes responsibility for a solution to this extremely significant issue. How do you propose to manage the massive increase in road traffic to the area, with the significant increase in residents?

My children are 2 and 6 years old. There is currently no childcare facility in Summer Hill for children under 3 years old and for both of our children; I had my name on waiting lists at Childcare centres in surrounding suburbs before we had even told family of my pregnancy!

The only long day care option for pre-school aged (3+) children is the Summer Hill Children's Centre. My 6 year old son was lucky enough to get a spot there - however I had my name on the list there from 6 weeks pregnant - and as it was, we were still unable to get a full time place for him. Where do you suggest the new residents of the development will be able to get childcare for their children?

Our son now attends Summer Hill Primary School and it too, is at maximum capacity levels. They are already unable to take children who live in the immediate vicinity just outside of the current catchment, and the Flour Mills development falls into the catchment for the school, yet no consideration has been given for how these new resident children will be accommodated into existing facilities.

The residents of Summer Hill are predominantly middle income professional people, many with young children, the current proposed development seems to completely disregard the services required for these kind of families - namely - childcare, open space, recreational facilities and schools.

I am significantly concerned over the lack of foresight and sustainability that the current proposed development offers, and I look forward to hearing how you intend to manage the many significant challenges that the current development poses.

Yours sincerely

Ellen Lloyd Shepherd



Bernard & Helen Boerma

20 Farleigh Street, Ashfield NSW 2131

M: 0439 497 008 E: bernardboerma@hotmail.com

The Director-General

NSW Department of Planning & Infrastructure

GPO Box 39

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SYDNEY NSW 2001

2 July 2011

Dear fri (malan

Department of Planning Received 6 JUL 2011

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- 2. Scale and out of character with the local area this is an overdevelopment of the Mills site and the proposed heights of the tower blocks (10 -12 floors) is completely out of character with the local one and two storey buildings.
- 3. Impact on local amenity the addition of 800 new residents will have a major impact on local amenities.
- 4. Limited greenspace the lack of adequate greenspace in the development is a major concern.

- 5. Lack of community consultation the consultation has been extremely limited. Most members of the community believe that consultation to date has been going through the motions rather than listening to the community's views.
- 6. Combined impact with Lewisham Towers when considered together with the nearby Lewisham Towers development this development is even of greater concern.

Kind regards

Bern Aleren Boen

Helen & Bernard Boerma

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Signature: Name:

Name: VJULIET CAIRNS Email: julietcairns123@gmail.com

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By email:plan_comment@planning.nsw.gov.au

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July 2011

- Scale and out of character with our village this is a gross over-development of the Mills site and the proposed heights of the tower blocks (10-13 storeys) is completely out of character with the local one and two-storey dwellings (many of which are heritage), that are characteristic of Summer Hill and adjoining villages.
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- **Retail impact on the Summer Hill village** the excessive retail elements in this development will duplicate and squeeze out local small businesses in an area with already extensive retail provision. A

Signature:

Name:

Email: juliet cairns123@gmail.com Address: 1/22 Moonbie Street. Simmer Hill 2130

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

ULIET CAIRNS

1 Z July 2011

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

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Signature:

Name: TTHOTHY SUGAN

Email: TSUCAN CLIFFATOSERPADEG. AV





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Signature: Name: LAUREN INVER

Email: Lavres. Hom equisite com. au

Copy to the Minister for Planning, Brad Hazzard

Department of Planning Received 1 3 JUL 2011

Scanning Room

Diary from Andrew McCutcheon to Amy Watson on 12/07/2011

Diary against Annex <u>Website Submissions</u> for job <u>#4210 MP10_0155 - Redevelopment</u> of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

Online Submission from Andrew McCutcheon (object)

Email Details

- Received6:43PM, Tue 12th Jul, 11
- StatusActioned on 12/07/2011
- Time Spent0:00:00 (hh:mm:ss)
- PriorityMedium
- ClassObject

Interactions

💩 Contacts (1)

- Inbound email from:
- <u>Andrew McCutcheon</u> andvanfamily@gmail.com

💩 Staff (1)

- Email to:
- Amy Watson

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

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Diary from Vanessa Liell to Amy Watson on 12/07/2011



Diary against Annex <u>Website Submissions</u> for job <u>#4210 MP10 0155 - Redevelopment</u> of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

Online Submission from Vanessa Liell (object)

Email Details

- Received6:44PM, Tue 12th Jul, 11
- StatusActioned on 12/07/2011
- Time Spent0:00:00 (hh:mm:ss)
- PriorityMedium
- ClassObject

Interactions

🖁 Contacts (1)

- Inbound email from:
- Vanessa Liell andvanfamily@gmail.com

💩 Staff (1)

- Email to:
- Amy Watson

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

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Diary from Ginger Chen to Amy Watson on 14/07/2011

Diary against Annex <u>Website Submissions</u> for job <u>#4210 MP10 0155 - Redevelopment</u> of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

Online Submission from Ginger Chen (object)

Email Details

- Received9:55AM, Thu 14th Jul, 11
- StatusActioned on 14/07/2011
- Time Spent0:00:00 (hh:mm:ss)
- PriorityMedium
- ClassAnonymous Object

Interactions

💩 Contacts (1)

- Inbound email from:
- <u>Ginger Chen</u> ychen999@msn.com

💩 Staff (1)

- Email to:
- Amy Watson

I have been living in Summer Hill for 10 years since I immigrated to Australia. I love this place from the first sight of seeing it. It is such a beautiful and peaceful place, and I am attracted to its conservation of heritage. There are not many places have been kept like Summer Hill in inner west. So I don't support the development plan to change current situation in Summer Hill.



The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

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Signature:	deauly tea .	
Name:	manlyn Lean	
Email:	manlynlean agmail.	com



To whom it may concern

Former Allied Mills Site - 2-32 Smith Street Summer Hill: MP10_0155 - Redevelopment of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

I write with serious concerns over the above development, namely:

- 1. That it is not being considered in conjunction with the McGill Street development just on the other side of the light rail link.
- 2. That there is no appropriate traffic strategy that mentioned in the plans is not realistic. You only have to be on Old Canterbury Road, or stuck at the Summer Hill roundabout to realise that this area is going to get completely clogged up, and not just during peak periods.
- 3. The plan seems to consider that the 'greenway' contributes to its' own green space. This should be excluded from their plans and ample green space including a small park with facilities for children and teenagers needs to be included. If you go to Darrell Jackson Gardens in Summer Hill it is always quite full there needs to be ample space for the new residents.
- 4. No consideration has been taken to the fact that both developments will increase the population of the surrounding area significantly without any additional provision of services such as childcare, primary and senior schools, sports facilities etc
- 5. Additional commuters will also increase numbers on the inner west train line, which makes me wonder how anyone will soon be able to get on at Newtown or other later stations.
- 6. The size of the buildings is entirely inappropriate. Looking in the plans in section 3.10 of the planning documentation I have the following comments:
 - a. I am happy that the silos and original buildings are being retained and developed and have no issues with this if they are kept at their existing height (and not increased in size as the plans suggest)
 - b. The other tall buildings are totally inappropriate and will change the entire surrounding feel of the surrounding area. Existing buildings will be shadowed and, already fairly cramped, the area will be totally swamped by these structures. Why can't the tall existing buildings be retained as the focus of the development, making a landmark in their own right and a focal point of the surrounding area not just squashed with other towering structures.

This development has the potential to be a great development and one that enhances the area but issues such as traffic, height and density, provision of great space and services must be addressed - and also considered as part of the wider development with the McGill Street plan - these two have to be considered together.

Please take into local residents views and help us ensure that the development is an asset, not a liability to the area.

Yours faithfully

durne lett

Joanne Herron

(22)

Diary from Mark McGrouther to Amy Watson on 17/07/2011

Diary against Annex Website Submissions for job #4210 MP10 0155 - Redevelopment of the Former Allied Mills Site for the purposes of a Mixed Use Residential, Commercial and Retail development

Online Submission from Mark McGrouther (object)

Email Details

Received	1:32PM, Sun 17th Jul, 11
Status	Actioned on 17/07/2011
Time Spent	0:00:00 (hh:mm:ss)
Priority	Medium
Class	Object

Interactions

🍰 Contacts (1)

Inbound email from: Mark McGrouther markmcg@gmail.com

🚴 Staff (1)

Email to: Amy Watson

This proposed redevelopment causes me great concern. Summer Hill is often termed 'Summer Hill Village' because of its village atmosphere. The addition of 280-300 residences will most definitely impact on the ammenity of the local area. In particular, several of the roundabouts in Summer Hill currently present major traffic problems during peak hours. No buildings in the immediate vicinity are anywere near 11 stories in height. I feel that with the addition of shopping facilities, the proposed redevelopment is far greater than should be imposed on the suburb.

Summer Hill Children's & Community Centre





Long Day Care Centre Cnr. Moonbie & Lorne Streets Summer Hill NSW 2130

Telephone: 9797 9699 Facsimile: 9798 2571

Postal Address: PO Box 188, Summer Hill 2130

Email: summerhillchildren@tpg.com.au

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

Copy to: amy.watson@planning.nsw.gov.au

Dear Sirs

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

1. Who are we?

The Summer Hill Children's Centre (the *Centre*) is a not-for-profit long daycare centre set up to provide quality childcare and an education program for children aged between three (3) and five (5) years of age in the Summer Hill community. There is only one other small kindergarten in Summer Hill, namely KU Henson Street Preschool and no childcare facilities for children younger than three (3) years old, despite the large number of young families in the community.

The Centre currently has 60 enrolled children and 9 staff members. We have been operating for 35 years from the site of the heritage listed United Church at the corners of Lorne and Moonbie Streets in Summer Hill. To provide you with a sense of the philosophy of the Centre, preference of enrolment is given to:

- Children at risk of serious abuse or neglect
- A child of a single parent or both parents who satisfy the work/training/study test
- Children of aboriginal or Torres Strait Islander families
- Children in families which include a disabled person
- Children in families whose C.C.B percentage is 100%
- Children in families with a non-English speaking background
- Children in socially isolated families
- Children of single parents
- A child whose sibling attended the Centre previously

18 July 2011

2. The Centre's concerns regarding the Mills redevelopment

At the outset, given the nature of the essential childcare services that the Centre provides to the Summer Hill community, we are rather surprised and dismayed that the Centre was not specifically consulted about the proposed Summer Hill Mills redevelopment by EG Property Management.

The Centre is concerned that the addition of over 800 new residents (330 units x 2.49 people/ dwelling average in Ashfield) in the proposed Summer Hill Mills redevelopment simply cannot be accommodated by childcare, local schools and other amenities, many of which are already at capacity.

In terms of our Centre, we currently have a total of 287 children on our waiting list. Unfortunately every year we are forced to turn away hundreds of children from attending the Centre due to a lack of capacity. This situation is only going to be exacerbated by the proposed Summer Hill Mills redevelopment.

At present, there are simply no childcare services for young children available in Summer Hill or surrounding areas to accommodate the number of children that are likely to reside in proposed Summer Hill Mills redevelopment.

The Centre also objects to the scale of the proposed Summer Hill Mills redevelopment on the basis of the following:

- Traffic congestion lack of any credible plans to deal with the very substantial increase in traffic and congestion that this development will generate. It is estimated that this development and the proposed Lewisham Towers development will generate an extra 1000 cars/hour in peak hour (Independent study by Colston, Budd, Hunt & Kafes, May 2011 commissioned by Ashfield Council).
- Scale and out of character with the Summer Hill village this is a gross over-development of the Mills site and the proposed heights of the tower blocks (10-13 storeys) is completely out of character with the local one and two-storey dwellings (many of which are heritage including the church building in which the Centre is housed), that are characteristic of Summer Hill and adjoining villages.
- □ Limited greenspace This development has limited greenspace, a concern compounded by the fact that Ashfield is already the 2nd most densely populated municipality in NSW. This has dire implications for children and young families that may reside in the proposed Summer Hill Mills redevelopment.

On the basis of the above, the Summer Hill Children's Centre objects to the current scale of the proposed Summer Hill Mills redevelopment.

A copy of this letter will be sent to the people indicated below.

Yours sincerely

Yolanie Moore

Melanie Moore Chair of the Summer Hill Children's Centre Management Committee

Copy to:

Brad Hazzard Minister for Planning By email: office@hazzard.minister.nsw.gov.au

Linda Burney Member for Canterbury By email: <u>canterbury@parliament.nsw.gov.au</u>

Ted Cassidy Ashfield Mayor By email: <u>ecas@bigpond.net.au</u>

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

Dear Sirs

Objection to the Redevelopment of the Former Allied Mills Site - MP10_0155 2-32 Smith Street, Summer Hill NSW 2130

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Signature: Loue

LYNETTE DEWAR

Name:

Email: deworgj@big pond. com

75 Victoria St. Lewishom, 2049, NSW. Address:

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

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Retail impact on the Summer Hill village - the excessive retail elements in this development will duplicate and squeeze out local small businesses in an area with already extensive retail provision.

Signature:

Julie Von Der Ly

Name:

julie val @ optus net. com.an Email:

62A Derison Rel Lewiston 2049 Address:

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

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Signature:

Name:

· Koardnan Iman@hotmail.ce

Victoria (theat

Address:

Email:

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

From:"Leo Cirillo" <leonardo1@ozemail.com.au>To:<amy.watson@planning.nsw.gov.au>Date:Thursday, 21 July 2011 8:29 PMSubject:Allied Mills development

Amy this must not go ahead!! Full stop!

Leo Cirillo

EDM STATES

Summer Hill resident



Page

From:	"Leo Cirillo" <leonardo1@ozemail.com.au></leonardo1@ozemail.com.au>
To:	<amy.watson@planning.nsw.gov.au></amy.watson@planning.nsw.gov.au>
Date:	Thursday, 21 July 2011 8:47 PM
Subject:	Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055
CC:	<office@hazzard.minister.nsw.gov.au></office@hazzard.minister.nsw.gov.au>

The Department of Planning and Infrastructure Sydney NSW 2001

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

Objection to the Redevelopment of the Former Allied Mills Site - MP10_1055 2-32 Smith Street, Summer Hill NSW 2130

Dear Amy and Bradley

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I have lived in Ashfield and Summer Hill most of my life and this development will make life living on Smith street hell, I already can't cross my street to take my kids to school because of the very high level of through traffic. This is madness! Why don't you guys do your job and plan instead of take bribes from developers! We need more open space and parks for our built up areas in the inner west not concrete jungles , high rises, McDonalds' and more supermarkets- we have enough of them!!Your adding to pollution and the obesity epidemic

Signature: Leo Cirillo 194 Smith St, Summer Hill, 2130 1/12 Bartlett St Summer Hill

Name: Leo Cirillo Email: leonardo1@ozemail.com.au



Amy Watson - Fw: Summer Hill Flour Mill Project

From:	Ron Sim <rons@ashfield.nsw.gov.au></rons@ashfield.nsw.gov.au>
То:	Amy Watson < Amy. Watson@planning.nsw.gov.au>
Date:	Thursday, 21 July 2011 4:38 PM
Subject:	Fw: Summer Hill Flour Mill Project
Attachments:	EIA Crude Oil Exports 1986 20091.jpg;
	Australian_crude_oil_production_Mar_2010_April_2011.jpg

FYI

Regards

Ron SimManager Strategic Planning & Projects260 Liverpool Road Ashfield NSW 2131Tel (02) 9716 1971info@ashfield.nsw.gov.auwww.ashfield.nsw.gov.au



Ashfield Council acknowledges the traditional Aboriginal owners of the land, the Cadigal and Wangal people. We acknowledge their living culture and unique role in the life of this region. ----- Forwarded by Ron Sim/Ashfield/AU on 21/07/2011 04:37 PM -----

From: Ashfield Council/Ashfield/AU

 To:
 Ron Sim/Ashfield/AU@Ashfield, Con Colot/Ashfield/AU@Ashfield

 Date:
 05/07/2011 11:56 AM

 Subject:
 Fw: Summer Hill Flour Mill Project

 Sent by:
 Nina Minnicino

----- Forwarded by Nina Minnicino/Ashfield/AU on 05/07/2011 11:56 AM -----

From: Matt Matter To: BillC@urban-concepts.com, LeslieL@urban-concepts.com, KimS@urban-concepts.com, sydney@arup.com, info@australianflourmills.com.au, urban@sjburban.com.au, sydney@hassell.com.au, sydney@hillpda.com, Council Internet Mailbox <council@marrickville.nsw.gov.au>, info@ashfield.nsw.gov.au Date: 05/07/2011 08:49 AM Subject: Summer Hill Flour Mill Project

То

Urban concepts

file://C:\Documents and Settings\alwatson\Local Settings\Temp\XPgrpwise\4E2855F... 22/07/2011
ARUP Australian Flour Mills Ashfield & Marrickville Councils

Re: Summer Hill Flour Mill Project http://www.summerhillflourmill.com.au/110525_Summer%20Hill%20Community% 20Consultation_Site%20Analysis.pdf

http://www.summerhillflourmill.com.au/110525_Summer%20Hill%20Community% 20Consultation_ARUP%20Traffic%20and%20Transportation.pdf

Madam, Sir

Where will Sydney store its wheat/flour when the era of just-in-time-by-truck delivery is coming to an end? What will be the storage requirements when there are 2-3 years drought in the next El Nino?

Global crude oil exports irreversibly peaked in 2005 and Australian oil production is in terminal decline, 27% in the last 12 months.

I did a 5 min peak oil presentation to the Ashfield Council some years ago. When you turn on your TV you see the signs of peak oil everywhere.

We have now entered the period of social unrest (Yemen, Syria, Egypt) and oil wars (Sudan, Libya) all triggered by peak oil (graphs on my website). This has started to impact on oil supplies. Saudi Arabia could not pump more to offset Libyan oil losses. The IEA had to release oil from the Strategic Reserve. This is a temporary and futile attempt to bring down oil prices. In 2005, the same IEA published a 170 page report "Saving oil in a hurry". Excerpts are here:

26/06/2011 Save, baby, save - in a hurry http://crudeoilpeak.info/save-baby-save-in-a-hurry

We are going to see the end of our car culture (free wheeling long distance commuting) in this decade. If not by 2015

The world has lost 1 degree of freedom, namely to increase oil supplies when something happens somewhere which impacts on oil supplies. Therefore, we are in a very instable situation.

Dr. Bakhtiari (one of 2 OPEC whistle blowers who risked - and possibly lost - his life for this advice) told me in 2006 personally that Iran will no longer export oil by 2015

http://crudeoilpeak.info/iran-peak

Great Prophet 6 maneuvers http://www.uskowioniran.com/2011/06/great-prophet-6-maneuvers-2.html

So the modal split assumptions in the above document are too optimistic for cars. In particluar, basement car parking will be un-economic. Better keep the silos for the coming emergency.

Are town-planners thinking about where Sydney will store its wheat/flour? Possibly again brought in by rail? What will happen when there are 2 or 3 years of drought, exacerbated by global warming? We need silos for that.

We cannot eat apartments. Diesel shortages = food shortages. Or are we converting our truck fleet to

CNG/LNG? Are we electrifying our rail lines?

The signs of peak oil are everywhere

We have to see the problems with low cost carriers as yet another desperate attempt to rescue the airline industry over peak oil.

Tiger Airways After the accounts were lodged, they showed Tiger's operating loss ballooned from \$1.5 million last year to \$6.8 million this year <u>http://www.smh.com.au/business/tiger-troubles-offer-hope-to-rivals-</u>20110703-1gxdv.html

Solution: http://crudeoilpeak.info/solutions/night-trains

Where will the additional trains be stabled and serviced? Redfern? Also turned into flats?

Peak oil will change the whole world (and global warming even more so) but everyone continues business as usual. That cannot work.

It is much too late to try increasing the densities in Sydney in order to change a couple of percent of modal split.

The more flats (with parking) the longer the petrol lines at filling stations when there are shortages. Read here about my own experience in 1979

http://crudeoilpeak.info/my-experience-oil-crisis-1979

Watch out for filling stations closing. The more are closing, the longer the lines at the remaining stations. Have Councils plans what happens at filling stations along main roads when queues go back on the main road and block traffic?

It is to be expected that the industry is downsizing after peak oil:

13/4/2011

Australia's fuel import vulnerability increases as Sydney's Clyde refinery is closing <u>http://crudeoilpeak.info/australias-fuel-import-vulnerability-increases-as-sydneys-clyde-refinery-is-closing</u>

And then there is the next phase of the GFC

The RBA has understood what is coming: http://www.smh.com.au/business/global-train-wreck-coming-20110630-1gszi.html

But they don't like to say anything about the link to peak oil.

In the worst case scenario, the silos are pulled down, a credit freeze arrives and there is waste land.

So don't grow the beast. The best you can hope for is to keep the status quo.

Ryde Council also ignored my advice. Investors lost millions

http://crudeoilpeak.info/top-ryde-shopping-centre

And of course the whole Metrostrategy won't work

9/4/2010 Australian Population Scenarios in the context of oil decline and global warming <u>http://crudeoilpeak.info/australian-population-scenarios-in-the-context-of-oil-decline-and-global-warming</u>

Regards

Epping 2121

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By email: plan_comment@planning.nsw.gov.au

Dear Sirs

Objection to the Redevelopment of the Former Allied Mills Site - MP10_0155 2-32 Smith Street, Summer Hill NSW 2130

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Signature: Janette Name:

Email: JANDELEON CHOTMAIL COM

Address: 5%/68-74 LIVERPOOL RD, SOMMER HUL

Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

July 2011



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Signature: Adichwood

Name: JUDITH LOCKWOOD

Email:

Address:

SUMMER HILL QI30

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Signature: Stechwood 16/7/2011 Name: JUDITH LOCK WOOD Email:

Address: 41 CARRINGTON STREET

SUMMER HILL NSW. 2120

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

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Signature: DA Lockwood.

Name: DAVID LOCKWOOD

Email: -----

Address: 41 Carrington Street Summer Hill NSW 2130





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and Infrastructure

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Signature: DR Lockwood 16/4/2011 David Lockwood

Name:

Email:

Address: 41 Carrington Street Summer Hill NSW 2130

Copy to the Minister for Planning, Brad Hazzard

Department of Planning Received 1 9 JUL 2011

Scanning Room

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Signature: Name: Lynnette | Field Email: Lynnefield & J7 Mail.com Address: 15/25 Stoane St Scimmer Hill NSW 2130

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The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

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Signature:	Gyranne.	NSW GOVERNMENT Planning & Infrastructure
	P. C	2 5 JUL 2011
Name:	George Giannaras.	DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED
Email:	gegia optusnet.com.au	
Address:	19 Eltham st Lewisham 20	49

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Signature:

N. Tupaldo

Name: N. TIPALOO



Email: nickgrowtheyahoo.com

Address: PO BOX 44 SUMMER HILL 2130



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Signature:

Address:

Name:

COLCI:

12 FAIRMOUNT ST. DULWICH HILL 2203

GRAEME PEDEMONT

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NSW GOVERNMENT Planning & Infrastructure 7.6 JUL 2011

DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED



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Signature:

Name:

Email:

Address

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Road Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

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NSW GOVERNMENT Planning & Infrastructure

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Signature:

Name: DAMEN WATKINS

Email: the plake 75 @ gmail. com

Address: 24 BARTLETT ST, SUMMER HILL NS. 2130



Objection to the Redevelopment of the Former Allied Mills Site - MP10 0155 -2-32 Smith Street, Summer Hill NSW 2130

I object to the above Concept Plan application on the basis of the following (as indicated):

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July 2011

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Impact on local amenity - the addition of over 800 new residents (330 units x 2.49 people/ dwelling average in Ashfield) in this development simply cannot be accommodated by local schools, childcare and other amenities, many of which are already at capacity.

Limited greenspace- This development has limited greenspace, a concern compounded by the fact that Ashfield is already the 2nd most densely populated municipality in NSW.

Lack of genuine community consultation - despite 62 per cent of the Summer Hill community confirming in the developer's own survey that they wanted to be informed about this development, community consultation has been extremely limited and not at all genuine. The community's concerns are simply being ignored and overlooked.

Combined impact with Lewisham Towers-nobody is considering the combined impact (increased traffic, scale and design, overcrowding and loss of living amenity and negative impact of existing local businesses) of this development and the adjacent Lewisham Towers development which ispart of the same McGill Street precinct.

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Ze July 2011

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The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

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Signature:

Name: Drane Vierra

Email:

Address: Il Fred St, Wenisham 2049.

By email: plan_comment@planning.nsw.gov.au

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Signature: Name: RESPRINTER 2 HOMALL COMMANNE Email: GROSVINOR CRESCIANT Copy to the Minister for Planning, Brad Hazzard at office@hazzard.minister.nsw.gov.au

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email:plan_comment@planning.nsw.gov.au

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Signature:

Name:

Email:

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Address:

9 Nometrie ST, Simmer MILL, NSW, 2150



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July 2011

The Department of Planning and Infrastructure GPO Box 39 Svdnev NSW 2001

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Signature:

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Cingan CALABRESE Name:

Email:

giovanni- calabrese@aus.fuji xerox - com; gcala@tpg.com.au

24 Dover St Summer Hin 2130 Address:



By email:plan_comment@planning.nsw.gov.au

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Signature:

Name:

SLOTT MURRAY

Email:

Scott-murray@hdy.com.av

7 MOONBEE ST SUMMER HEL 2130

Address:



人 July 2011

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email:plan_comment@planning.nsw.gov.au

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Signature:

Name:

SLOTT MURRAM

Email:

1: Scott - murray @ Ldy. com. av

Address:

7 MOONGEE ST SUMMER HELL 2130



From:	Hernan Diaz <hernan.cdiaz@gmail.com></hernan.cdiaz@gmail.com>
To:	<pre><plan_comment@planning.nsw.gov.au></plan_comment@planning.nsw.gov.au></pre>
Date:	Monday, 25 July 2011 9:51 AM
Subject:	Summer Hill Mills
CC:	<office@hazzard.minister.nsw.gov.au></office@hazzard.minister.nsw.gov.au>
Attachments:	Summer Hill Mills Jul 2011.pdf

Good morning,

Please find attached my Objection to the Redevelopment of the Allied Mills Site. As a resident of and home owner in Summer Hill for the last 10 years or so, I feel totally removed from the consultation process I am mortified that there is little if no improvements to or increase in amenities within the village. Traffic is already painfully slow during peak hours at the intersection of Longport St and Old Canterbury Rd. There are no plans for green areas or parks.

This is yet another example of Governments continuing to kowtow to developers. What are you doing to redress this?

Hernan Diaz 3/166 Smith St

Summer Hill

The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email: plan_comment@planning.nsw.gov.au

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Signature:

Name:

ERNA

Email:

herman. coliaz@gmail.com 3/166 sylt# St. Supportune Address:

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Signature:

Name: NATALIE MICALIZZI

Email: Natalie Micalizzi@lion-nathan com av

Address: B) I JUNCTION FORD SUMMER HILL 2130



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July 2011

DEVELOPMENT ASSESSMENT AND SYSTEMS PERFORMANCE RECEIVED

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The Department of Planning and Infrastructure GPO Box 39 Sydney NSW 2001

By email:plan_comment@planning.nsw.gov.au

Dear Sirs

Email:

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Signature: JARANCEN Name: JULFS JEANCOR



Address: 24 MORRIS St- SMMMER Hill WSW. 2130

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Signature:

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Dr. GREGORY BATTS Name:

27 JUL 2011 DEVELOPMENT ABBEBBMENT AND SYSTEMS PERFORMANCE

RECEIVED

Planning & Infrastructure

Email:

Address:

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MILL. NOW. 2130.

Copy to the Minister for Planning, Brad Hazzard

P.O. Box 231