



27 JUL 2011

DEVELOPMENT ASSESSMENT AND
SYSTEMS PERFORMANCE
RECEIVED

50

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

July 2011

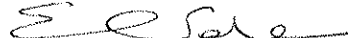
By email: plan_comment@planning.nsw.gov.au

Dear Sirs

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

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).
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Signature: 

Name: *ELOISA FRANKEN*

Email: *eloisafranken@gmail.com*

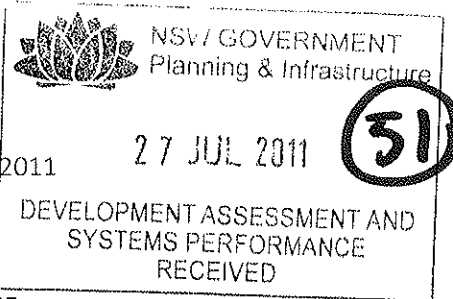
Address: *83 Victoria Street Lewisham 2049*

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

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Signature:

M. Titmarsh

Name:

MADEINE TITMARSH

Email:

Address:

*12 Seaview
Street, Summer Hill
NSW 2130*

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It's a shame that the developers did not build a sports centre or playing fields on the site, as opposed to buildings
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Signature:

C Heathcote

Name:

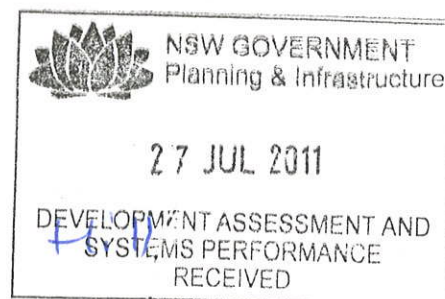
Cathene Heathcote

Email:

memscott@tpg.com.au

Address:

35 Sloane St, Summer



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It already takes 15mins to drive from Summer Hill Station to Lewisham Station in the mornings.
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Signature:

[Handwritten Signature]

Name:

CHRISTINE ANDERSON

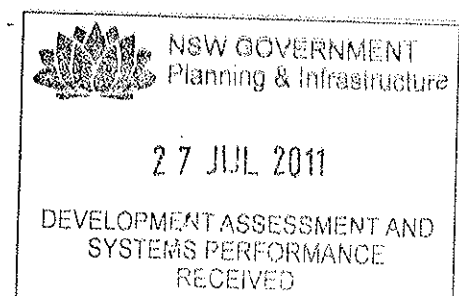
Email:

christine.anderson@sydney.edu.au

Address:

3/49 Grosvenor Cres
Summer Hill NSW 2130

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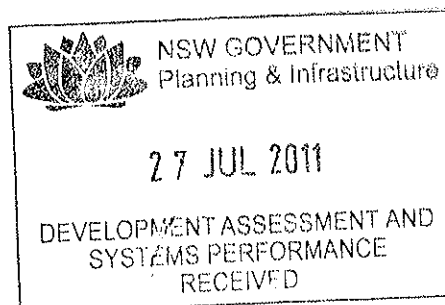
Signature:

Yvonne EUNSON

Name:

YVONNE EUNSON

Email:



Address:

28 VICTORIA ST LEWISHAM 2049

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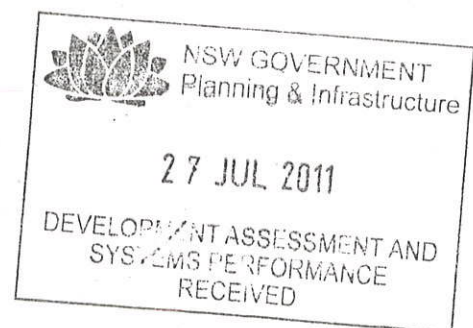
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Signature: 

Name: C. BEKIARIS

Email: chris@epbandco.com.au

Address: 4 Carrington St Summer Hill



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Signature:

Raeel Sarkodee

Name:

Raeel Sarkodee

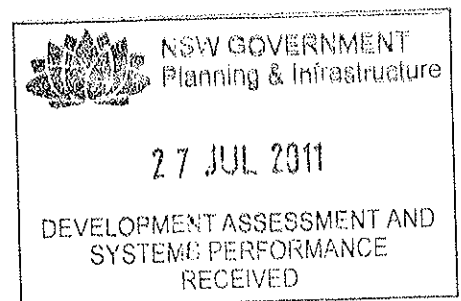
Email:

rsarkodee@hotmail.com

Address:

*10 Fred St
Lewisham 2069 NSW*

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



P.O. Box 428
SUMMER HILL NSW 2130

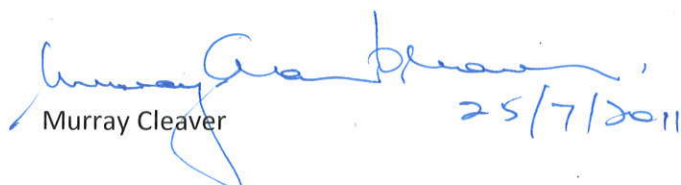
NSW Department of Planning & Infrastructure
GPO Box 39,
SYDNEY NSW 2001

SUBJECT: Application No. MP10 1055
Redevelopment of former Allied Mills site
2-32 Smith Street, SUMMER HILL
CONCEPT PLAN

I object to the proposal as detailed in the above referenced Concept Plan, for the following reasons:

- The number of residential buildings proposed, with their height ranging up to 13 storeys, and containing some 330 flats, is a gross overdevelopment of this site and is completely out of character with the local one and two storey dwellings of Summer Hill / Lewisham.
- It provides for a density and scale which is completely at odds with the established and valued character of the surrounding community. It will have a detrimental impact on the community in many ways such as traffic generation, rubbish generation and general unattractiveness. The people of the local community should not have to cop this nonsense.
- It will have a detrimental impact on local amenity and services. This includes transport systems, parks and recreation space and education facilities. The adjoining and nearby main roads are already heavily used and gridlocked at peak periods.
- There will be an economic impact on existing Summer Hill, Lewisham, Leichhardt and Dulwich Hill shopping precincts.

Kind regards,


Murray Cleaver 25/7/2011



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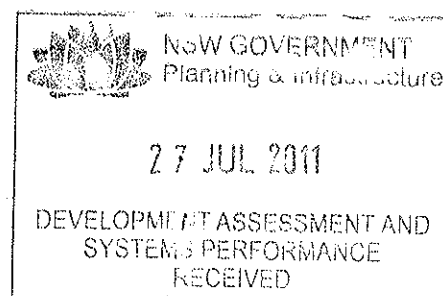
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Signature: *Tim Pyman*

Name: TIM PYMAN

Email: *tim.pyman@bigpond.com*

Address: *3/48 GROSVENOR CRESCENT
SUMMER HILL . 2130*



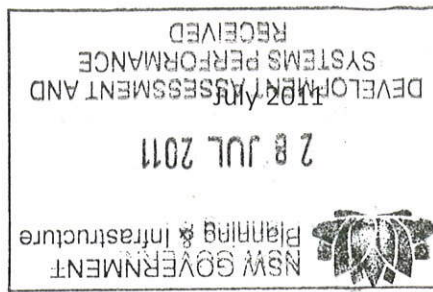
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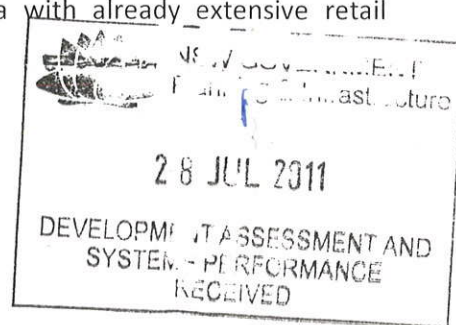
Steve Dwyer

Email:

buzzsd@hotmail.com

Address:

23 Morris St Summerhill



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Signature:

W. deVreeze

Name:

Denise deVreeze

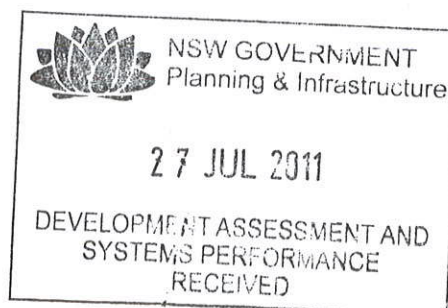
Email:

john_denise@tpg.com.au

Address:

18 KENSINGTON RD SUMMER HILL 2130

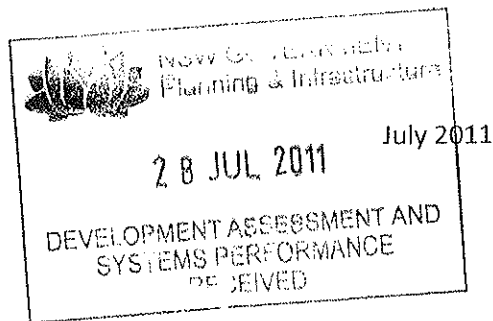
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Signature:

Name:

Email:

Address:

FERNANDO NAVARRO

fnavarro70@yahoo.com

179 SMITH ST., SUMMER HILL, NSW 2130

SHANE CURREY

SCURREY2@gmail.com

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

22/ July 2011

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**

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).
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Signature:

Ian Gerathy

Name:

IAN GERATHY

Email:

ian.gerathy@gmail.com

Address:

34 SMITH ST, SUMMER HILL 2130

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

July 2011

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Signature: 

Name: JOHN EVANS

Email: john.evans@live.com

Address: 3/23 EDWARD ST.
SUMMER HILL NSW
2130

Copy to the Minister for Planning, Brad Hazzard

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

July 2011

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



PCU024592

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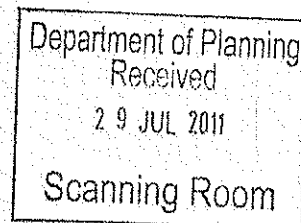
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Signature: *M. Stewart*

Name: M. STEWART

Email: mickmaulplato@opidnet.com.au

Address: 9 VICTORIA ST. LEWISHAM NSW 2049



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

July 2011

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

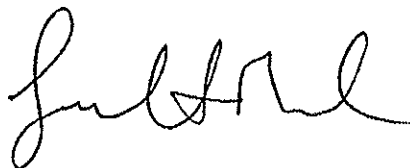
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Signature:



Name:

GARETH MADGEN

Email:

GARETH.MADGEN@YAHOO.COM.AU

Address:

69 OLD CANTERBURY ROAD, LEWISHAM, 2049

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

July 2011

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Signature:

D. Wieschalla

Name:

Duke Wieschalla

Email:

wiescha @ rexel g d.com.au

Address:

33 Prospect Road, Summer Hill

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

3/ July 2011

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

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Signature:

Name:


JOHN AVERY

Email:

altetragic@gmail.com

Address:

57 VICTORIA ST LEWISHAM NSW 2049.

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July 2011

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*SUMMER HILL WILL BECOME COMPLETELY DEAD END. THE ROADS
CANNOT TAKE THE EXTRA TRAFFIC & PARKING WILL BECOME IMPOSSIBLE.*

Signature:

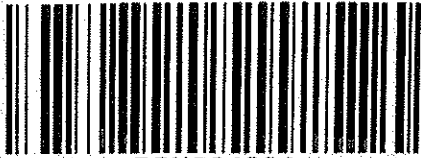
Name:

DANIEL JOSEPH NEWELL

Email:

Address: *32 TUNNICLIFFE RD,
SUMMER HILL
NSW 2130*

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



PCU024684

Infrastructure

July 2011

GPO Box 39
Sydney NSW 2001

69

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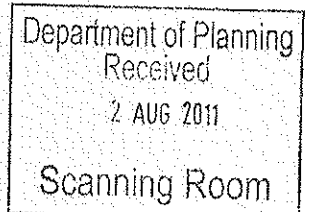
Signature: *Georgina Calabria*

Name: *GEORGINA CALABRIA*

Email: *georginacalabria@gmail.com*

Address: *40 WELLESLEY STREET, SUMMER HILL NSW 2130*

Copy to the Minister for Planning, Brad Hazzard



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

27th July 2011

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Signature: *Lindy R Smith*

Name: *LINDY R. SMITH*

Email: *lindyrosetsmith@gmail.com*

Address: *2A ROSEDALE ST
DULWICH HILL 2203*

Copy to the Minister for Planning, Brad Hazzard

The Department of Planning and Infrastructure
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Sydney NSW 2001

27 July 2011

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Signature:

Leonard M. Smith

Name:

Leonard Smith

Email:

leonardsmith@gmail.com

Address:

*2A Lovedale St
Dulwich Hill 2203*

Copy to the Minister for Planning, Brad Hazzard

72



PCU024665

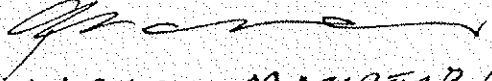
26 July 2011

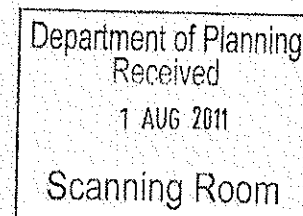
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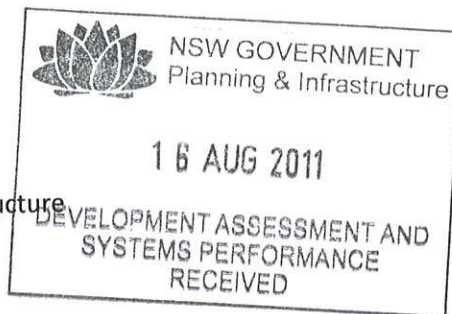
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Signature: 
Name: CARLOS MOREIRA
Email: RIC158@GMAIL.COM



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July 2011

The Department of Planning and Infrastructure
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Signature:

Name:

Email:

[Handwritten Signature]
CARLOS MAUREIRA
fic158@gmail.com

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Signature:

Elizabeth Devonshire

Name:

Elizabeth Devonshire

Email:

l12.devonshire@sydney.edu.au

Address:

*6/2 Lindsay Ave,
Summer Hill, 2130*

Copy to the Minister for Planning, Brad Hazzard

Department of Planning
Received
3 AUG 2011
Scanning Room

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

July 2011

**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:

Name:

Email:

Address:

15 CARRINGTON STREET
SUMMER HILL NSW 2130

Copy to the Minister for Planning, Brad Hazzard

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

July 2011

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

Dear Sirs

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2-32 Smith Street, Summer Hill NSW 2130

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Signature:

Heather F. Laving

Name:

HEATHER LAVING

Email:

frankl@iinet.net.au

Address:

34 Junction Rd, Summer Hill, 2130

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

July 2011

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

Dear Sirs

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Signature: *L Whitley*

Name: *Lyndall Whitley*

Email: *lyndallw@gmail.com*

Address: *49 Henson St, Summer Hill*

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

25th July 2011

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Signature:

Marty Schoen

Name:

Martin Schoen

Email:

marty.schoen@gmail.com

Address:

PO Box 406

SUMMER HILL NSW 2130

Copy to the Minister for Planning, Brad Hazzard

78

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

July 2011

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

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Signature:

John Yu

Name:

John Yu

Email:

Johnbb668@yahoo.com.au

Address:

42 Smith St Summer Hill 2130

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

July 2011

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

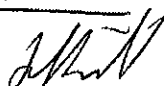
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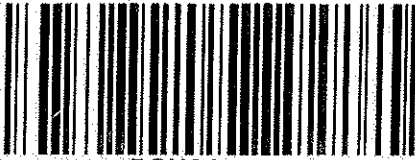


Name: JON TAIT

Email: jonnocatie@optusnet.com.au

Address: 175 VICTORIA ST DULWICH HILL 2203

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



PCU024755

Infrastructure

23rd July 2011

80

GPO Box 39
Sydney NSW 2001

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Signature: *J. Nicholas*

Name: James Nicholas

Email: jnnicholas@gmail.com

Address: 12 Hampstead Road, Dulwich Hill NSW 2203

Copy to the Minister for Planning, Brad Hazzard

Department of Planning
Received
4 AUG 2011
Scanning Room

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

July 2011

By email: amy.watson@planning.nsw.gov.au

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: Sophie Rae
Email: alexsoophie@optusnet.com.au

(Hard copy with signature has been posted to the postal address noted above)

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

July 2011

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Signature:

Name:

Email:

Sophie Rare
alexsohpie@ophsnet.com.au

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

July 2011

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Signature:

Name: Alexander Rae
Email: alexsophie@optusnet.com.au

(Hard copy with signature has been posted to the postal address noted above)

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

82

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

July 2011

By email: amy.watson@planning.nsw.gov.au

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Signature:

Alex RAE

Name:

Alex RAE

Email:

alexscphie@optusnet.com.au

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

83
84

From: Hotmail <laurencsommer@hotmail.com>
To: "plan_comment@planning.nsw.gov.au" <plan_comment@planning.nsw.gov.au>
CC: "office@hazzard.minister.nsw.gov.au" <office@hazzard.minister.nsw.gov.au...
Date: 9/08/2011 3:44 pm
Subject: Concern over scale of Summer Hills Mills Development
Attachments: new doc.pdf; Part.002

Dear Sir / Madam,

Please find attached signed letters from my husband and I, voicing our concerns on the large scale of the Summer Hill Mills redevelopment.

The impact on our heritage feel community, concern of the traffic congestion and the further congestion of small parks we have for our children caused by the proposed development is of grave concern to us.

We are also very worried about how our local child care centers and schools who are already at full capacity could accommodate such a large influx of new residents.

We hope you take the time to look closely at the monumental negative impact such a development would have on our community.

Yours truly,

Lauren and Justin Sommer
44 Nowranie Street, Summer Hill NSW 2130
Phone: 9799 6465

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

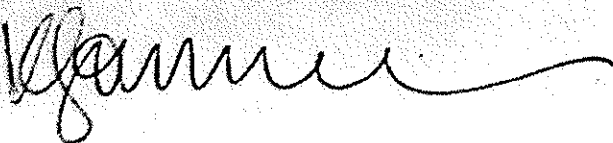
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- ☐ **Retail impact on the Summer Hill village** – the excessive retail elements in this development will duplicate and squeeze out local small businesses in an area with already extensive retail provision.

Signature:



Name:

LAUREN SOMMER

Email:

laurencsommer@hotmail.com

Address:

44 NOWLANE ST, Summer Hill NSW 2130

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

July 2011

84

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

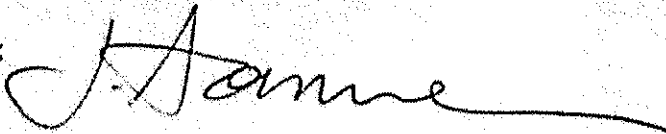
Dear Sirs

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:



Name:

Justin Sommer

Email:

justin@artessentials.com.au

Address:

44 Nowrairie Street, Summer Hill

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

July 2011

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

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Signature:

Name:

Darren Hew

Email:

dheuw@kpmg.com.au

Address:

4 Navarre St Summer Hill 2130

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

July 2011

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

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2-32 Smith Street, Summer Hill NSW 2130**

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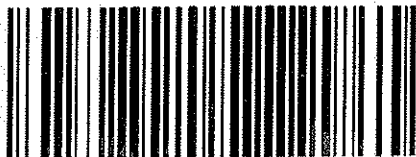
Signature: EM Paterson

Name: LIZ PATERSON

Email: liz.paterson@willoughby.nsw.gov.au

Address: 4/6 REGENT STREET, SUMMER HILL 2130

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



PCU024776

and Infrastructure

July 2011

GPO Box 39
Sydney NSW 2001

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

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2-32 Smith Street, Summer Hill NSW 2130

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Signature:

Yasmin Percy

Name:

Yasmin PERCY

Email:

yasmin.percy@hotmail.com

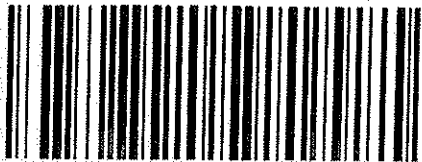
Address:

4/169 Smith Street Summer Hill

Department of Planning
Received
5 AUG 2011
Scanning Room

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

87



PCU024814

Infrastructure

July 2011

GPO Box 39
Sydney NSW 2001Objection to the Redevelopment of the Former Allied Mills Site - MP10_0155 -
2-32 Smith Street, Summer Hill NSW 2130

Department of Planning
Received
8 AUG 2011
Scanning Room

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Signature: *R.E. Pace*Name: *Rose Pace*

Email:

Address: *14/49 Grosvenor Crescent
Summer Hill NSW 2130*

Copy to the Minister for Planning, Brad Hazzard

*Note: Summer Hill &
Surrounding Area do not
have infrastructure to
support development—
Congested as it is
at present — Also height
will affect our Community
from "High Rise"
I am apposed to this
development! R.E. Pace*

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

4 August 2011
July 2011

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:

Debra Pinkerton

Name:

Debra Pinkerton

Email:

debra.pinkerton@gmail.com.au
67 Pigott St
Dulwich Hill 2203.

Copy to the Minister for Planning, Brad Hazzard

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

4 August 2011
~~July 2011~~

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Signature:

Shirley Henton

Name:

Shirley Henton

Email:

shenton@optusnet.com.au

*67 Rigott Street
Dulwich Hill NSW 2203*

Copy to the Minister for Planning, Brad Hazzard



PCU024853

Infrastructure

July 2011

GPO Box 39
Sydney NSW 2001

91

**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:

Tracy Greer

Name:

Tracy Greer

Email:

greer.tracy@gmail.com

Address:

*10/44 Grosvenor Cres
Summer Hill 2130*

Copy to the Minister for Planning, Brad Hazzard

Department of Planning
Received
9 AUG 2011
Scanning Room

Amy Watson - Objection

From: Tony <tony@p4ps.com.au>
To: <plan_comment@planning.nsw.gov.au>, <office@hazzard.minister.nsw.gov.au>
Date: Tuesday, 26 July 2011 12:54 PM
Subject: Objection

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

Dear Sir/Madam

I would like to object to the above redevelopment plan, for the following reasons:

- 1) As a resident of Lewisham (105 Old Canterbury Road), the Allied Mills development lies directly across the road and the new light rail tracks from my residence. There will be a significant increase in local traffic along Old Canterbury Road, which when combined with the impacts of the Lewisham Towers site, will become intolerable. The impending light rail will not make any significant impact to this traffic, as Old Canterbury Road is a trunk road.
- 2) The community consultation has been run on an 'information' basis only. It is not a genuine consultation and there has been no undertaking by the developers to take any account of community concerns, or importantly, to respond in any way, to the community in relation to modifying their plans.
- 3) I understand well that we have to accommodate more people in existing suburbs, which can be done, if it is well planned and coordinated. Unfortunately, this is not the issue here. The development is neither well planned, nor has there been any coordination with the neighbouring development, Lewisham Towners, which is even larger. The fact that each falls into different Council areas should not make any difference in terms of coordination. The combined local impacts are what residents and businesses are left with – and these will be quite overwhelming to the smaller existing communities.

I trust the Department will have the courage to advise the Minister to intervene – before Part 3A of the Act is changed, to force the developers to undertake some sensible changes to these plans, to take into account the overall impacts on the local area.

Sincerely

Anthony O'Brien
105 Old Canterbury Road Lewisham

(93)

Amy Watson - Objection to the Scale of the Redevelopment of the Former Allied Mills Site - MP10_0155: 2-32 Smith St, Summer Hill NSW 2130

From: "Sarah McNaughton" <sarah@zeta.org.au>
To: <plan_comment@planning.nsw.gov.au>
Date: Sunday, 24 July 2011 4:29 PM
Subject: Objection to the Scale of the Redevelopment of the Former Allied Mills Site - MP10_0155: 2-32 Smith St, Summer Hill NSW 2130
CC: <office@hazzard.minister.nsw.gov.au>

Dear Department of Planning & Infrastructure

Even though some development is not, per se, a bad idea, the current Concept Plan application is not well thought out, and nor would it work for the community.

You will know from other emails and letters that the plan has some genuine flaws:

- Traffic congestion – this is a HUGE problem – please come down one morning at peak hour – you will see how incredibly bad the traffic is already;
- Scale/ and out of character with the rest of Summer Hill;
- Impact on local amenity;
- Limited greenspace;
- Lack of genuine community consultation;
- Combined impact with Lewisham Towers
- Retail impact on Summer Hill village

Please do the right thing with this one.

Kind regards

Sarah McNaughton
61 Henson Street
Summer Hill
Sarah@zeta.org.au

0419161329
(02) 97980134

Ministerial Correspondence Unit - FW: Summer Hill Flour Mills & Lewisham Towers

From: Kacey Cogle <Kacey.Cogle@minister.nsw.gov.au>
To: "Ministerial.Correspondence.Unit@planning.nsw.gov.au"
 <Ministerial.Correspondence.Unit@planning.nsw.gov.au>
Date: 6/8/2011 9:32 AM
Subject: FW: Summer Hill Flour Mills & Lewisham Towers

submission

From: Jacquelyn Cassell [mailto:jcassell@moneypenny.com.au]
Sent: Wednesday, 8 June 2011 9:14 AM
To: Public Hazzard's Office Email; Public Piccoli's Office Email
Cc: linda.burney@parliament.nsw.gov.au; ecas@bigpond.net.au
Subject: Summer Hill Flour Mills & Lewisham Towers

Dear Mr Hazzard & Mr Piccoli

I am writing as a very concerned Summer Hill resident regarding the impact of the proposed developments at the sites of the Mungo Scott Flour Mills and Lewisham Towers on our community.


I request that the current plans be scaled back to ensure the developments are sustainable in terms of traffic, transport and open spaces.

I urge you to please use your positions to safeguard the wonderful village atmosphere within Summer Hill.

Thank you.

Kind Regards
 Jacquelyn Cassell
 Client Manager

mOneypenny | business & taxation services

 please consider the environment - do you really need to print this email?

Building 19 FSA #23
 Fox Studios Australia
 18 Driver Avenue
 Moore Park NSW 2021
 Australia

PO Box 990
 Bondi Junction NSW 1355
 Australia

Tel 61 2 9383 4580
 Fax 61 2 9383 4592
 Web www.moneypenny.com.au
 Email business@moneypenny.com.au

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Liability limited by a scheme approved under Professional Standards Legislation

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

July 2011

By email: amy.watson@planning.nsw.gov.au

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):

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Signature:

Name:

Email:

Jaqueline Carroll
jaqueline@moneygreen.com.au

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

Amy Watson - Summer Hill Redevelopment Former Allied Mills Site

From: Diana Sabbah <dsabbah@hotmail.com>
To: <amy.watson@planning.nsw.gov.au>
Date: Sunday, 31 July 2011 5:14 PM
Subject: Summer Hill Redevelopment Former Allied Mills Site
CC: "Johnny Sab(home)" <jsabbah@tpg.com.au>, "Diana Sabbah" <dsabbah@hotmail.com>, <plan_comment@planning.nsw.gov.au>

31 July 2011

The NSW Department of Planning and Infrastructure

Attention: Amy Watson

Dear Amy,

Your ref: MP10_0155

Subject: Exhibition of Concept Plan Application for a Mixed Use Development of the Former Allied Mills Site – 2-32 Smith Street, Summer Hill (MP10_0155)

We would like to state our total and unequivocal opposition to the proposed development at the site of the Summer Hill flour mills

Our objection is based on the following grounds:

- a- The proposed development is massively out of scale and proportion with the surrounding area
- b- Road and transport infrastructure is already at breaking point with heavy congestion experienced daily
- c- Local amenities, facilities and parking already under heavy strain
- d- The massive influx of new residents apart from its unsustainable effect on the infrastructure will destroy what is left of the area's village character.
- e- More noise, more pollution, more crime and all the other unsavoury effects that flow from unreasonable overcrowding
- f- This development will be the thin end of the wedge to justify and carry out future high rise tenements
- g- Just across Canterbury Road from the flour mill development there's an equally massive development, **the Lewisham towers project**; making it a double whammy for the Lewisham-Summer Hill and surrounding areas.

We're not unreasonably opposed to all developments but rather to the excessive size and scale proposed in this project.

From :

John Sabbah – 1 Kensington Road, Summer Hill NSW 2130

Diana Sabbah-Ghosn – 1 Kensington Road, Summer Hill NSW 2130

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From: Chris Saville <c.saville@optusnet.com.au>
To: Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>, Publ...
CC: "linda.burney@parliament.nsw.gov.au" <linda.burney@parliament.nsw.gov.au...
Date: Sunday, 19 June 2011 5:08 pm
Subject: Proposed Mills Redevelopment, Summer Hill

We are residents of Summer Hill who are extremely concerned about the proposed redevelopment of the flour mill site in Summer Hill, as well as the adjacent proposed development in McGill Street of Lewisham Towers.

It seems nobody is looking at the horrific negative impact the combined sites will have on the area which is ludicrous. The scale and height of the proposed developments are not sustainable for this area. An independent traffic study recently commissioned by Ashfield Council found that the combination of the Mills site and the adjacent McGill Street precinct in Lewisham will generate approx. 1,000 vehicles per hour, two ways, during peak hour. The study cautions that this is a "significant volume of traffic in an area where there are already a number of traffic constraints." The developers of the Mills site have also openly admitted that the roads in the area are already to capacity.

The developers for the Summer Hill flour mill site recently held a "community consultation" which was a bit of a sham - the venue chosen by the developers was far too small with the result that many concerned residents were turned away at the door and therefore prevented from participating in the "consultation" and voicing their concerns. How is that considered community consultation?

The Summer Hill community is up in arms about the proposed scale and oppressive height of the redevelopment of the Mills site as well as the adjoining development of Lewisham Towers. Multiple 10-13 storey towers, 300+ apartments for the Flour Mill site, 500+ apartments for the Lewisham Towers site, and potentially a few thousand new residents, plus their motor vehicles, are not sustainable in the little village of Summer Hill. We believe the developers continue to dismiss the unprecedented community referendum in which Summer Hill and Lewisham residents voted overwhelmingly against plans for the two massive, high-rise developments that straddle the two small neighbourhoods. Held over the Federal election weekend last year, 94 per cent of the 1,500 Summer Hill and Lewisham residents who took part in the community referendum opposed the scale of these two developments.

It seems the developers opinion is that the Light Rail is to be the saviour in all this!! However most people will NOT use the Light Rail mainly because - (1) it's more expensive than City Rail; (2) it's slower than City Rail; and most importantly (3) the Light Rail terminates at Central, where people have to then change and either take a bus into the city (or wherever), or walk around to the City Rail platforms to catch another train (and pay an additional fare) to their destination in the city/eastern suburbs/north shore - in morning and afternoon peak hour people are definitely not going to do this and fight their way through hordes of people all trying to get to and from work. The majority of people will use their car and attempt to squeeze their way into already chocked roads, or head for either Summer Hill or Lewisham stations, and the trains coming through these stations during rush hours are already to capacity.

Despite the State Government abolishing Part 3A last month, we understand that the Mills redevelopment has not been referred back to Ashfield council for determination, rather it is to be assessed through the NSW Planning and Assessment Commission. Local residents are calling for:

- the developers, State and local government to consult closely with the community in developing these two sites.
- the current plans for massive high rises to be scaled back significantly to ensure the development is sustainable in terms of traffic, transport, open public space and local amenities.

Concerned residents

Chris & Erica Saville
Summer Hill



Amy Watson - office@hazzard.minister.nsw.gov.au

From: "Marcille Cameron" <marcille@pacific.net.au>
To: <amy.watson@planning.nsw.gov.au>
Date: Monday, 1 August 2011 8:26 AM
Subject: office@hazzard.minister.nsw.gov.au

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

August 2011

By email: amy.watson@planning.nsw.gov.au

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 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 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: Marcille Cameron

Name: Marcille Cameron, 17 Louisa street, Summer Hill NSW 2130
 Email: Marcille@pacific.net.au

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From: Shirley Barrett <sh1rleyb@tpg.com.au>
To: <plan_comment@planning.nsw.gov.au>
CC: <office@hazzard.minister.nsw.gov.au>
Date: 31/07/2011 3:46 pm
Subject: Summer Hill Flour Mills

Dear Sirs,

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

I am writing to express my strong objections to the above Concept Plan application.

While I have no objection to the idea of a sympathetic conversion of the old Flour Mills into residential apartments, I believe the plan as it currently exists represents gross over-development of this site which I believe will create dire problems for Summer Hill.

In particular, traffic congestion. Smith St, Carlton Crescent and Grosvenor Crescent already experience severe bottlenecks around the roundabout on a weekday morning between 8 am and 9 am. As the roads can not be widened, this problem can only get much, much worse with hundreds of new residents in the Flour Mills travelling to their workplaces. The developers' response to this problem seems to be a "head in the sand" kind of response - we were blithely assured at the community consultation meeting (through some kind of psychic means apparently) that these new residents would be the sort to only use their cars on weekends.

Furthermore, it seems that no one is considering the combined impact of this development with the development of the Lewisham Towers complex at McGill St. The stress on these narrow roads of all this new traffic could make the area completely unliveable.

I am also extremely concerned about the impact of the Flour Mill development on our local schools and child care centres, which are already at capacity, and on our local shopping centre at Summer Hill Village.

Yours sincerely,

Shirley Barrett
3 Nowranie St,
Summer Hill, 2130 NSW
sh1rleyb@tpg.com.au

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Amy Watson - Objection to the Redevelopment of the former Allied Mills Site - MP 10_0155 Summer Hill

From: "Jennifer O'Callaghan" <jennifer.ocallaghan@gmail.com>
To: <plan_comment@planning.nsw.gov.au>, <office@hazzard.minister.nsw.gov.au>
Date: Sunday, 31 July 2011 8:47 AM
Subject: Objection to the Redevelopment of the former Allied Mills Site - MP 10_0155 Summer Hill

**Objection to the Redevelopment of the former Allied Mills Site - MP 10_0155
2-32 Smith Street, Summer Hill, NSW 2130**

I object to the above Concept Plan application because of the following reasons:

Traffic congestion - lack of any credible plan to deal with the very substantial increase in traffic and congestion caused by this development.

Out of scale and character with the local area - this is a gross over development with proposed heights of tower blocks far exceeding local buildings and dwellings.

Impact on local amenities - the development cannot be accommodated by local schools, childcare, roads and rail.

Combined impact with Lewisham Towers - nobody is considering the combined impact (increased traffic, scale and design, overcrowding) of this development and the adjacent Lewisham Towers development which is part of the same McGill Street precinct. The combined impact would be enormous.

Thanking you for your consideration on this important matter.

Jennifer O'Callaghan
55 Denison Rd
Lewisham NSW 2049

jennifer.ocallaghan@gmail.com