

**Patrick Doyle - Allied Mills Development**

---

**From:** .  
**To:** Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>  
**Date:** 8/8/2011 9:38 PM  
**Subject:** Allied Mills Development

---

Dear Mr Hazzard

**Re : Application No MP10\_0155, 2-32 Smith St, Summer Hill – Concept Plan**

I am writing to you regards my wife's and my objection to the Allied Mills development outlined below in a submission to the planning and infrastructure. We understand that the proposed development is for a building of up to ten storeys, containing approximately 330 apartments, as well as substantial floor space for retail outlets.

We are very concerned about the proposed development. We moved into Summer Hill just under 3 years ago and enjoy the wonderful suburb we are proud to live in. Unfortunately, the Allied Mills development, together with The Lewisham Towers, is entirely out of keeping with the surrounds. Although we appreciate the growing population needs of our city, we are of the view that the proposal is excessive and inappropriate.

In particular, we have noted the following problems with the Concept Plan:

[if !supportLists]-->1. Increase in traffic and congestion – The area surrounding the proposed development already suffers from traffic congestion during peak hours. If the proposal goes ahead the increase in population will cause the already congested traffic situation to become dangerous and impractical. This is unlikely to be ameliorated, even by the introduction of light rail. Simply put, it will ruin the character of this great suburb. Unfortunately, the traffic study submitted by EG Funds Management underestimates the impact.

[if !supportLists]-->2. <!--[endif]-->Lack of green space and amenity – The public open space planned is inadequate. The 'green boulevard' unfortunately is insufficient. The planned open areas, between multistorey buildings, are primarily accessways, but are not viable as public space. The lack of green space also diminishes the aesthetic of the development and therefore the suburb itself. The proposed increase in population will also significantly impinge on already stretched health care, childcare and educational services.

[if !supportLists]-->3. <!--[endif]-->Commercial development – Given the surrounding shopping facilities in nearby suburbs, there is no need for a large commercial development on the premises.

are concerned that the shopping facilities will challenge the existing businesses, particularly in Lewisham and Summer Hill. It will augment the already strained traffic flow.

[if !supportLists]-->4. <!--[endif]-->Out of character with the suburb and surrounds – The height of the buildings is excessive. It is completely against the ambience of the area, which has a number of heritage buildings.

[if !supportLists]-->5. <!--[endif]-->Combined impact with Lewisham Towers – The combination of these sizable adjacent developments greatly increases their influence on the McGill Street precinct. As these two developments are being undertaken independently, we fear a lack of co-ordination in planning.

We are very concerned that the development was approved under Part 3A and therefore at a State Government level, rather than at a Local Government level. Local Governments are better placed to assess the impacts of proposed developments on local suburbs. We understand that the Local Councils are opposed to the development because they do not view them as appropriate for the area. We are dismayed that they have been bypassed.

We submit that the area is suited to appropriate development. We are not selfish enough to keep Summer Hill to ourselves. However, the planned development is inappropriate and excessive. The infrastructure and amenity is inadequate. The ambience, fabric and essence of Summer Hill will be irrevocably impaired by the scale of the Allied Mills (and Lewisham Towers) development. This development needs genuine reappraisal. We sincerely hope it is reassessed accordingly.

We declare that neither of us have reportable political donations in the last two years.

Please do not hesitate to contact us if you have any questions about this letter.

Yours sincerely,

Jason Balgi & Hong Foo

## Patrick Doyle - Developments at Summer Hill and Lewisham

**From:** Adele Walsh <adelewalsh128@yahoo.com.au>  
**To:** Public Hazzard's Office Email <Office@hazzard.minister.nsw.gov.au>, "marrickville@nsw.gov.au" <marrickville@nsw.gov.au>, "linda.burney@parliament.nsw.gov.au" <linda.burney@parliament.nsw.gov.au>  
**Date:** 7/24/2011 10:01 PM  
**Subject:** Developments at Summer Hill and Lewisham

Hi,

Just wanted to add my voice to the others from the inner west on the proposal to develop the mill and adjacent site at Summer Hill and Lewisham.

Although I believe it is a good idea to develop the site as residential, particularly with the new light rail transport being opened so close, I think the development needs to be of a smaller scale and any commercial development that would bring extra traffic into the area also needs to be omitted.

There also needs to be consideration of the number of children who will need to attend the local school, as the school already has over 700 kids - and still has a de-mountable classroom after recently building 2 new classrooms with the federal government scheme. There is not enough play space for the current children, so expansion is impossible. The school inclusion boundaries may have to change to include the site in the Lewisham school if numbers permit there.

The plans need:-

- more free space than the current proposal.
- lowered to ensure that the iconic mill and silos are not overshadowed by new buildings
- removal of any commercial space that would encourage more cars and trucks into the area
- inclusion of a new child care facility to ensure residents are not driving to child care facilities

Summer Hill has some major arteries travelling through it. With the restriction of the railway line, it results in a couple of bottlenecks where cars attempt to get under or over the railway line. The suburb is already gridlocked in the mornings, and the shopping/station area has been reduced to 40 km speed limit because of the narrow streets, traffic and pedestrians.

Before any decision, I hope you come to see the traffic in the area at 8 am any morning - particularly near the site on Old Canterbury Rd. This often backed up more than a kilometre.

I hope you will consider the community concerns here.

Thanks

Adele Walsh

128 Prospect Rd  
 Summer Hill

1112

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

July 2011

By email: [plan\\_comment@planning.nsw.gov.au](mailto: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).
- ☒ **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 2<sup>nd</sup> 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:



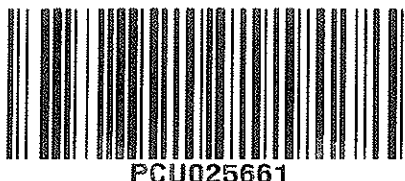
Name: Trent Parker

Email: [TRENT.PARKER@RABOBANK.COM](mailto:TRENT.PARKER@RABOBANK.COM)

Address: Unit 3/29 Prospect Rd, Summer Hill

Copy to the Minister for Planning, Brad Hazzard at [office@hazzard.minister.nsw.gov.au](mailto:office@hazzard.minister.nsw.gov.au)

Anthony Lawrence



64 Smith Street  
Summer Hill  
NSW. 2130  
Australia

10<sup>th</sup> August 2011.

Amy Watson  
Major Projects Assessment  
Dept. Of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

Department of Planning  
Received  
5 SEP 2011  
Scanning Room

Dear Ms. Watson,

**RE: Application for Development of 2-32 Smith St, Summer Hill (MP10\_0155)**

Firstly let me say that I object to the development being dealt with by this department when it should be dealt with by Ashfield Council. The reason that this development is being considered in the first place by this department is because the developer transferred the development to a Section 3A application last year so as to avoid community input. This department will, by being remote from the community, lack transparency, will consider the development only on an economic basis and will end up approving what will result in adverse outcomes for the neighbourhood.

The density of dwellings proposed within the development is excessive and as such will impact negatively on the lifestyle, the quality of life and general amenity of the area now and into the future. This excessive density is epitomised in the development on the four-pack silos being projected to be thirteen (13) storeys high and the development on the six-pack silos being projected to be twelve (12) storeys high. These are both gross over-developments that are completely out of character and will totally destroy the residential amenity of the surrounding local one and two-storey homes. This excessive density is also epitomised in the ten (10), five (5) and then eight (8) storey developments projected to be built from the northern Longport Street end southwards parallel to that part of Smith Street. Here the developer has abandoned the pretence of the stepping down of buildings to the frontage and intends to build a big slab-sided "look at me" building facing onto Longport Street that will be seen from some distance away by people travelling to and from the city by train and by car. A more reasonable development through this area would have seen the continuation of the two-three (2-3) storey buildings the same as the developer intends building on the Smith Street end of Edward Street. The further advantage of a lower two-three (2-3) development in that area is that the historic Mungo Scott building would still be visible for all to see in all its glory. Furthermore, none of the buildings suggested by the developer show any real architectural attempt to appear as anything as other than tacky-tack in association with the curvaceous reused silos and the gracious retained Mungo Scott building. The only thing one can say in the developer's favour is that they are retaining the green area on the northern side of the Mungo Scott building and hopefully a lot of the trees.

Given the density of people who will reside within this development and given that most Sydney households have in excess of two cars, there is insufficient on-street and off-street parking provided for the numbers of vehicles that will be used by the residents in this development. There is also the question as to whether there will be sufficient on-street and off-street parking for the commercial businesses that will occupy space on the site. Whatever the numbers all these extra vehicles will cause significant increases in traffic movements in Smith Street and the surrounding local streets which will result in on-going negative impacts felt throughout the neighbourhood.

Equally the lack of any attempt to reduce the impact on the environment by installing such measures as solar water heating, photovoltaic electricity generation and battery storage, basic on-site garbage and sewage treatment, outdoor clothes drying areas, etc. mark this development as being completely out of step with modern thinking.

Whilst the owner and the developer may make a quick profit from such a project unfortunately the local community will suffer the costs of such overdevelopment both financially and socially forever.

I object to the proposal.

A handwritten signature in black ink, appearing to read 'A.C. Lawrence', with a long horizontal flourish extending to the right.

A.C. Lawrence



PCU025492

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

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 2<sup>nd</sup> 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:

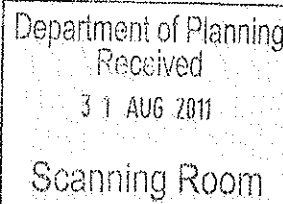
Name:

Eddy Lange

Email:

edelec@optusnet.com.au

52 Tintern Rd



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

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

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 2<sup>nd</sup> 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:

ANNE MCINTOSH

Email:

annemcintosh@optusnet.com.au

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



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

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 2<sup>nd</sup> 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:

*A. Spinelli*

Name:

*Ashana Spinelli*

Email:

*ashanaspinelli@hotmail.com*

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

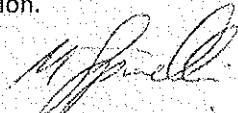
The Department of Planning and Infrastructure  
GPO Box 39  
Sydney NSW 2001

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 2<sup>nd</sup> 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:

Matthew Spinelli

Email:

matthew\_spinelli@hotmail.com

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

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

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 2<sup>nd</sup> 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:

*P. Higgins*

PETER HIGGINS

p.higgins@optusnet.com.au

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


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

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 2<sup>nd</sup> 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: CLAUDIA VOLPATO

Email: CVOLPATO12@bigpond.com

52 TINTERN ROAD, ASHFIELD

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

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

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 2<sup>nd</sup> 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:

  
Joe Vaccaro

joe.vaccaro@bigpond.com  
50 Tintern Rd, Ashfield

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

**Ministerial Correspondence Unit - FW: Concerns about development of sites at Summer Hill and Lewisham**

---

**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:** 8/22/2011 10:25 AM  
**Subject:** FW: Concerns about development of sites at Summer Hill and Lewisham

---

submission

---

**From:** Bridget Brooklyn [mailto:bridgetbrooklyn@bigpond.com]  
**Sent:** Sunday, 21 August 2011 9:50 AM  
**To:** Public Hazzard's Office Email  
**Subject:** Concerns about development of sites at Summer Hill and Lewisham

Dear Mr Hazzard

I am writing to express concern about the above developments.

I am particularly concerned about the proposed development of the Mill site on the corner of Edward and Smith Sts, Summer Hill.

This is a heritage site, and the design pays scant attention to this.

The usual issues of overdevelopment, increased population density beyond current infrastructure capabilities and so forth also apply to these developments.

Yours sincerely

Dr Bridget Brooklyn  
25 Edward St  
Summer Hill

