



16 August, 2011

Dear Participant,

**Summer Hill Flour Mill Project
Saturday 23 July 2011 – 10.00am-12.00noon**

On behalf of EG Funds Management I would like to thank you for participating in the Community Information Session held on Saturday 23 July 2011 to present the Concept Plan for the Summer Hill Flour Mill Site.

We are pleased to forward to you the Final Record of Comments raised during the question and answer session. We advise that we received one response from a participant to amend the record. The request has been made and is identified in the text with an underlined italic font.

The final Record will now be uploaded onto the project website and will be included in the Consultation Report that we will issue to the NSW Department of Planning and Infrastructure.

On behalf of Urban Concepts, EG Funds Management and the consultancy team I would like to thank you for your participation and I look forward to your ongoing involvement in the community consultation process for this project.

Yours faithfully,

Belinda Barnett
Director, Urban Concepts

CONCEPT PLAN FOR THE SUMMER HILL FLOUR MILL SITE CONTACT DETAILS:

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Record of Comments

Arising from the

Summer Hill Flour Mill Site

Community Information Session

Held on
Saturday 23 July 2011
at St Andrews Anglican Church Hall
10.00am – 12.00noon

Prepared for
Session Participants

Prepared by
Urban Concepts

Issued 16 August, 2011



Disclaimer

Urban Concepts has taken every care to ensure that the comments raised by the participants have been faithfully represented and recorded. If there are comments that have not been recorded or recorded incorrectly we apologise for any misunderstanding and advise that it has not been deliberate.



Community Information Session

Urban Concepts advises that 19 people participated in this Session.

Comments Recorded during Question Time

The following comments were recorded during the facilitated question and answer time.

| | COMMENT/QUESTION |
|----|--|
| 01 | Car Parking – I am a resident from Drummoyne. We had a local development which I refer to as the rubber factory redevelopment. This residential project went through on the basis that residents would utilise public transport but the reality is that nobody uses public transport, everybody drives. I am not persuaded that your public transportation assumptions are correct. If you are serious about getting residents to use public transport shouldn't you look to reduce your onsite car parking provision to encourage this? |
| 02 | Councillor Loft. Council has funded an independent traffic study which indicates that this development will generate 300 cars <u>per hour in peak periods</u> . We have put a motion through Council for RTA intervention in this project. Have you made any progress with the RTA? |
| 03 | The aboriginal heritage significance of the site what are you doing in this regard? Has aboriginal heritage significance been addressed in your documentation? |
| 04 | There is a SEPP 65 – requirement for development to be signed off by a qualified architect – will Hassell continue to be involved in this project and what role does SEPP 64 play with a concept plan application? |
| 05 | I am a resident of 10 years and I live in Short Street. I am concerned about traffic congestion. I used to use the train until 6 months ago because I needed to drive my kids to childcare. Now I work in Rosebery and cannot catch the train to work at all. I have to leave at 7am in order to get to work in time because of the congestion in local streets. It can take me one hour to get out of local roads. Your predictions of traffic for journey to work are not correct. You need to factor in other road journeys such as getting children to childcare and school. Car share provisions don't work in this regard. |
| 06 | I think it is good to redevelop the site but I think the scale is over the top. I like the re-use of silos and the Mungo Scott building. I do not agree with the massive scale of the 10 storey new building and its location at the Smith Street frontage of the site. It will block the views through to the Mungo Scott Building. |
| 07 | What will be the demographic of this development? Do you envisage young families living here? We cannot get children into the Summer Hill Public School, there is a lack of childcare for working parents. To bring in another 300 families means potentially another 300 childcare spaces that don't exist in this area. Have you considered this? The scale of the development seems too greedy. Do you see these as real issues, will you seriously look to modify your proposal? |
| 08 | Councillor Stott. I am concerned about the 10 storey building – is there open space around it for residents of that building? Does it have its own communal space at ground level? I think open space on the top of buildings creates a hostile environment – hot in summer/cold in winter. It is not good open space and is used very little. I am concerned about sustainability. Where will clothes drying occur, where does this occur within this building? How many units in the 10 storey building would be reliant on the roof area? We are not spoilt for open space. Ashfield is not oversupplied. Our existing green space is low. |



| | COMMENT/QUESTION |
|----|---|
| | The silos look a lot taller in your artistic impressions – this is a one and two storey area. |
| 09 | Must look at traffic with combined Lewisham Towers site. |
| 10 | This development taken together with adjacent developments imposes what is the equivalent to a new Country Town onto our community We laboured to get light rail – you are benefiting from our community activism. Our concern is this site's cumulative impact when considered in conjunction with the adjacent site. |
| 11 | We are concerned that this development will be on sold and we will get poor quality architecture. We would like to see Hassell take it through to building design. Will you commit to this? |
| 12 | Smith Street resident. You should encourage people without children to live in the 10 storey building and it should be reduced to 6 storeys. If this development provides 280 new dwellings even with 2 car parking spaces it will encourage families to live here. This development may be better suited to professional couples and singles. We don't have the schools etc to cater for more children. Will the silos have three extra storeys or not? What is the actual situation in terms of height? Will the Chinese Elm stay? Can you encourage 1 dwelling – 1 car? |
| 13 | I acknowledge we need to increase densities. What opportunity is there for affordable housing on this site so my son can stay in the area? What level of universal housing design is incorporated into this project to cater for older people? |
| 14 | Everything seems to be too small. These days everyone uses cars – to go to parks, to go shopping, the whole traffic situation (Old Canterbury Road) is in congestion. Your development together with the other sites will just bring in more cars. Lewisham Station cannot cope at the moment let alone with further demand. The Greenway is too narrow. It's 3 metres wide. It needs to be substantially wider to cope with demand. You will have people walking and riding bikes on a 3 metre wide pathway, this is deemed dangerous. There is no provision for commuter parking for light rail. This will increase parking on residential streets. |
| 15 | Preservation of existing trees – will this occur? |

| | QUESTIONS TAKEN ON NOTICE. | RESPONSE PROVIDED BY EG FUNDS MANAGEMENT |
|----|--|--|
| 01 | Have you considered the prospect of using rail for transport of construction? | No. This will not be an option available for this development as the rail line will be used for light rail. |
| 02 | Have you investigated the need for sound abatement for the 10 storey building? | This is a detailed building design issue that would be considered as part of a future development application. |



16 August, 2011

Dear Participant,

**Summer Hill Flour Mill Project
Saturday 23 July 2011 – 2.00-4.00pm**

On behalf of EG Funds Management I would like to thank you for participating in the Community Information Day held on Saturday 23 July 2011 to present the Concept Plan for the Summer Hill Flour Mill Site.

We are pleased to forward to you the Final Record of Comments raised during the question and answer session. We advise that we received two responses from participants to amend the record. The requests for amendments have been made and are identified in the text with an underlined italic font.

The final Record will now be uploaded onto the project website and will be included in the Consultation Report that we will issue to the NSW Department of Planning and Infrastructure.

On behalf of Urban Concepts, EG Funds Management and the consultancy team I would like to thank you for your participation and I look forward to your ongoing involvement in the community consultation process for this project.

Yours faithfully,

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Community Consultation Session

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2.00 – 4.00pm

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Session Participants

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Community Information Session

Urban Concepts advises that 27 people participated in this Session.

Comments Recorded during Question Time

The following comments were recorded during the facilitated question and answer time.

| | COMMENT/QUESTION |
|----|---|
| 01 | The development as a whole is wonderful. The issue I sense from the community is the scale and that it does not fit with the village atmosphere. Would you consider reducing the scale and if so how much could it be reduced by before it becomes a problem for the super fund in terms of its financial viability. |
| 02 | You are saying that the development that you have presented is not at its maximum size that it has already been reduced. |
| 03 | Edward Street terraces and the proposed road at the rear. Has this proposal been discussed with the owners of these terraces? |
| 04 | Is there the chance that you can decide not to develop the whole site and subdivide parcels off to on sell to other developers and this process starts again? |
| 05 | I am concerned about the 10 storey building and the message that this sends. Particularly when we think about Lewisham Towers – will we end up with a high rise ghetto – like Chatswood and Strathfield? I am concerned about how this will impact on the other side of the railway line, having seen what has happened to Strathfield? |
| 06 | I am concerned about the impact of more cars parking on local streets. You have mentioned 400-500 spaces for future residents. What about the commercial space/retail space – workers, clients and shoppers. How many car parking spaces are being provided for each business? |
| 07 | How much are you contributing towards the establishment of the Greenway? |
| 08 | Will there be traffic lights at the exit points provided as part of the contributions that you provide? (Section 94 contributions). |
| 09 | I think the redevelopment needs to be done. But the bus route 417 <u>413</u> is unreliable, trains are crowded. What guarantee do we have that the State Departments that are involved in transport are going to do something to fix the issues? You are relying on public transport services that are already overcrowded. Concerned about traffic lights at Edward Street and Old Canterbury Road. What will be the impact of the new residents on existing services such as the Summer Hill Public School and Lewisham Public School? In terms of light rail the problem is that the light rail only goes to Central. What is the timeframe for building this development? If you are providing 280-300 apartments – how many residents is this? More residents are tending to drive to Summer Hill instead of using public transport. Have you factored this into your project? |
| 10 | Who owns the green space at Smith Street? <u>It would be beneficial if this space could be incorporated into the development.</u> <u>It would be of extreme benefit to the overall land use and development to have this land included in the application as it will probably become redundant/isolated from any potential form of development in the future. If not, it seems a bit of a waste and poor use of land, where land is limited and in such a good location for urban development.</u> You have shown all traffic onto Smith Street rather than Longport Street, why is this? |



| | COMMENT/QUESTION |
|----|---|
| 11 | In the block of 10 storeys how many units are there? This is a very big block to stick in that part of site. It sends the message that Summer Hill should have high rise. You come into Summer Hill and the first thing you will see is a 10 storey building. This is at the gateway to Summer Hill. We have seen other areas such as Burwood destroyed by high rise. How did you inform people about these meetings? You said you would phone me and my wife – you didn't. Is this a conspiracy? |
| 12 | I don't support the 10 storey building. Tall buildings next to low lying buildings create wind tunnels which makes it difficult for people to live on the site. Have you considered the wind tunnelling effects of the development? |
| 13 | My concern is traffic congestion at the exits. It can take 20 minutes to get into the round about. Where is the communal space for the 10 storey building – how much space is being provided on the roof as communal open space? Is that 500-600 square metres of roof top open space between the two components of the building? |
| 14 | Will EG Funds Management sell part of this site or will they develop it all? |
| 15 | There is no guarantee that the development will look like what we see. Is it possible that the proposal we see will change? Your development partner may want your approved plan changed? |
| 16 | Congratulations on a great design. I want to clarify your role and dialogue with Government bodies about traffic and infrastructure. I am concerned about Wellesley Street – it's a narrow street. If it is extended into the development it will become a rat run. It is a conservation heritage street. Have you assessed the impact of this development on Wellesley Street in its own right? |
| 17 | If there was a median strip to stop a right hand turn that would create an impediment to getting to the village – and this would create a rat run. |
| 18 | This development is coming into an already very dense area. It is a nice development that is better suited to Homebush Bay etc. I would like to see the road system and transport infrastructure upgraded first before this development occurs. |
| 19 | I echo comments about the inappropriate scale of the 10 storey building – the prospect of looking at a huge building is disgusting – use the same concept that you apply in Edward Street and put lower buildings at the street frontage and step development back. This building does not fit in with the streetscape. The rest of the development is exciting. |
| 20 | You said earlier that you have the feel of the community. Do you believe in your heart that the community wants this development? |
| 21 | I would say overwhelmingly that 90% of people are against this development. |

| | QUESTION TAKEN ON NOTICE | RESPONSE PROVIDED BY EG FUNDS MANAGEMENT |
|----|--|--|
| 01 | What other similar developments has this developer been involved in – in Sydney? | EG Funds Management has commenced construction of its first development in Melbourne. EG has several significant redevelopment sites in Sydney for which EG is in the process of securing the required planning approvals. |