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30 April 2012

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**Objection to the Revised Concept Plan and the Preferred Project Report  
Redevelopment of the Former Allied Mills Site - MP10\_0155  
2-32 Smith Street, Summer Hill NSW 2130**

We refer to our previous submission of 12 August 2011 to the Department of Planning and Infrastructure regarding the above Concept Plan.

As you will recall, the Summer Hill Action Group (**SHAG**) is made up of a number of local residents who reside in Summer Hill and its surrounding suburbs in the Inner West. As a non-politically aligned community group, we are united in our concern about the proposed development of the Former Allied Mills Site in Summer Hill (the **Summer Hill Flour Mills redevelopment**). This concern has been heightened in the context of the Revised Concept Plan and the Preferred Project Report (**PPR**) which we have thoroughly reviewed in the short time available.

We are very disappointed that little change has been made to the original proposal, despite more than 1,200 submissions of objection to the scale and impact of the proposed development made by residents. These were accompanied by substantive and detailed objections by Ashfield, Marrickville and Leichhardt Local Councils respectively. We are also surprised and dismayed to hear that that requests from Ashfield Council planning executives to meet with the Department of Planning and Infrastructure, have to date been refused.

It is not surprising therefore that much of this submission in respect of the Revised Concept Plan and PPR reinforces many of our concerns that were raised in our initial detailed submission. We again request that these issues are considered and responded to appropriately.

**Executive summary**

The Summer Hill Flour Mills redevelopment site occupies part of an industrial precinct in Summer Hill. It was formerly the Allied Mills flour mill. The land to the west, north-west and south is zoned for residential use only. The Summer Hill Flour Mills redevelopment adjoins an adjacent site, referred to for the purposes of this submission as the **Lewisham Towers** site (MP08\_0195 Mixed Use Development 78-90 Old Canterbury Road, Lewisham), recently approved through the Planning and Assessment Commission (the **PAC**).

The Summer Hill Flour Mills redevelopment site has high levels of cultural significance. Indeed, Ashfield Council's Heritage Study review of Areas Zoned 2(a) of 2003, assessed it as:

*Rare aesthetic and scientific significance and having associative historic and social significance.*

In these circumstances, the redevelopment of the Summer Hill Mills site presents a unique opportunity for urban renewal in a sympathetic manner that is sustainable and compatible with the local community. As a broad proposition, we do not oppose the mixed use development of the site. However, we do oppose the

scale of that currently proposed in the Summer Hill Flour Mills Revised Concept Plan and the PPR, particularly in light of the cumulative effect of the adjacent Lewisham Towers development.

Overall, despite over 1,200 objections to the original Concept Plan, the Revised Concept Plan simply proposes overall higher buildings and defers the majority of important issues. The SHAG continues to object to the PPR for the Summer Hill Flour Mills redevelopment on the basis of the following:

1. **Adding to existing traffic congestion** – The applicant provides no credible plans to deal with the very substantial increase in traffic and congestion that the Summer Hill Flour Mills redevelopment will generate. It is estimated that cumulatively the Summer Hill Flour Mills redevelopment and the adjacent Lewisham Towers development will generate an extra 1,000 cars/hour in peak hour (Independent study by Colston, Budd, Hunt & Kafes, May 2011 commissioned by Ashfield Council). Even the applicant's more recent traffic study (ARUP 12 March 2012) suggests single site traffic generation of 2,581 cars daily from the Summer Hill Flour Mills redevelopment and 3,320 from Lewisham Towers.
2. **Scale and out of character with Summer Hill and adjoining villages** – the Revised Concept Plan remains a gross over-development of the Summer Hill Flour Mills redevelopment site and the proposed excessive heights of the tower blocks (10-13 storeys) are 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.
3. **Negative impact on local amenity** – the addition of close to 750 new residents (280-300 units x 2.49 people/ dwelling average in Ashfield) in the Summer Hill Flour Mills redevelopment simply cannot be accommodated by local schools, childcare and other amenities, many of which are already at capacity.
4. **Lack of public space** – opportunities to expand the public open space within the Summer Hill Flour Mills redevelopment should be further explored (including Ashfield Council's suggestion that the small "private" park to the north west of the Mungo Scott be handed to Council), particularly given that Ashfield is already the 2<sup>nd</sup> most densely populated municipality in New South Wales and the lowest percentage of green space per capita.
5. **Lack of genuine community consultation despite overwhelming community opposition** – despite 62 per cent of the Summer Hill community confirming in the applicant's own survey that they wanted to be informed about the Summer Hill Flour Mills redevelopment, community consultation has been extremely limited and arguably, quite disingenuous. Many in the local community remain concerned that their legitimate concerns are simply being ignored and overlooked. It is noteworthy that 94 per cent of the 1,500 Summer Hill and Lewisham residents who took part in a community referendum opposed the scale of the Summer Hill Flour Mills redevelopment and the adjacent Lewisham Towers development. It is also important to note that the community has not been at all directly consulted on the Revised Concept Plan.
6. **Flooding** – despite the threat of serious flooding, raised in a number of submissions, appropriate flood mitigation measures have not been put forward by the applicant.
7. **Ownership** – there remains ongoing genuine questions about whether the ownership of the Summer Hill Flour Mills site is as has been represented to the community.
8. **Combined impact with Lewisham Towers** – there is an overwhelming need to consider the combined impact (including for example, increased traffic, scale and design, overcrowding and loss

of living amenity and negative impact of existing local businesses) of the Summer Hill Flour Mills redevelopment and the adjacent Lewisham Towers development given they are clearly part of the same McGill Street precinct. This issue is implicit in many of the concerns highlighted above and is heightened by the recent approval of the Lewisham Towers development by the PAC earlier this year.

These issues are discussed in more detail below.

### 1. Adding to existing traffic congestion

In our view, the applicant continues to provide no credible plans to deal with the very substantial increase in traffic and congestion that the Summer Hill Flour Mills redevelopment will generate. The area around Longport Street and Old Canterbury Road is already gridlocked at peak hours:



**Traffic on Old Canterbury Road at 3.45pm**

Ashfield Council commissioned an independent traffic assessment of the combined impact of the Summer Hill Flour Mills redevelopment and the Lewisham Towers site. This study, undertaken by Colston Budd Hunt & Kafes (the **Colston Study**) and finalised in May 2011, estimated that the Summer Hill Flour Mills redevelopment and Lewisham Towers developments would generate an extra 1,000 cars per hour during peak hours. With the combined generation of 1,000 cars per hour in two directions, the Colston Study concludes that:

this is a significant volume of additional traffic in an area where there are already a number of traffic constraints.

The intersection of Railway Terrace and Old Canterbury Road is noted at being at “full capacity now” with no mitigation measures being suggested.

The independent Colston Study concludes that there are a “number of traffic issues” associated with the proposed developments of the Summer Hill Flour Mills redevelopment and the adjacent Lewisham Towers. In our view, the applicant has still not sufficiently addressed any of these issues in the PPR’s traffic study (ARUP 12 March 2012).

Indeed, even the applicant’s traffic consultant’s report (ARUP, March 2012) refers to “extensive vehicle queuing” (page 6) and the report lists a number of critical improvements that are needed including:

- New traffic lights
- Widening of intersections
- New roundabouts
- Other traffic management measures (some of which will require the acquisition of property)

Yet the applicant's latest PPR response simply states as follows:

*The PPR states that the applicant will defer resolution of the above matters until the lodgment of future development applications....*

*The relevant intersection and traffic management upgrades identified in the TMAP prepared by ARUP (Attachment 4) attributable to the development will be implemented as required by detailed staging assessment.*

This is clearly unsatisfactory. While the applicant says that it will construct a roundabout at Edward and Smith Street at Stage (Statement of Commitments) it is clear that the legacy of this proposal and the Lewisham Towers development demands that the respective developers must deliver all of the required traffic management improvements that have been recommended to date, including by the RTA in its previous submission. The applicant has not agreed to address any of these traffic related matters, leaving them to be resolved at development applicant stage. Yet these improvements clearly need to be outlined in detail now with clear thresholds for the development and timelines explicit.

## **Parking**

The applicant's latest PPR response has reduced the parking spaces for the commercial and retail components of the development. Thus resulting in a total of 428 car spaces, which is 47 fewer car spaces than that required in the Ashfield Development Control Plan.

In circumstances where the Summer Hill Flour Mills redevelopment could attract a population of at least 750 residents and will no doubt attract people who drive and park at the proposed light rail stop at the site, it is difficult to see how such limited onsite parking could be sufficient.

## **2. Heritage and urban design concerns**

### Urban design

The DGRs clearly required that the applicant address the height, bulk and scale of the proposed development within the context of the surrounding residential areas (including heritage areas and buildings) and the Marrickville Council McGill Street Masterplan and (at that time) the Concept Plan for the Lewisham Towers development.

The Preliminary Environmental Assessment Report submitted by SJB Planners stated (page 8) that the Summer Hill Flour Mills redevelopment site is adjoined by land to the west, north-west and south zoned only for residential purposes, and concedes that:

Existing residential development to the west in Edward Street is characterized by detached dwellings of one and two storeys in height and which are located within a heritage conservation area.

The small group of industrial buildings to the south of the Summer Hill Flour Mills redevelopment site (which are fronting Edward Street) is described by SJB Planners (ibid) as a mix of two and three storey buildings interspersed with single storey cottages.

The original Concept Plan for the Summer Hill Flour Mills redevelopment (as described in the SJB Planning Preliminary Environmental Assessment Report, pages 10-11) provided for:

- New five to ten storey residential buildings in the north eastern corner of the site on Longport Street
- New nine storey residential building to the south of the historic Mungo Scott building
- New six storey residential building in the south of the site
- New four to six storey residential buildings to the east of the Edward Street terraces
- New two to three storey terraces fronting Edward Street
- Additional three storey structure on the top of the iconic silos

The applicant's latest PPR response only makes the following main changes:

- a. The northern 10 storey tower has been moved south and the "southern" tower has been increased from 8 storeys to 9 storeys. We note the Ashfield Council previously advised the Department of Planning and Infrastructure that the height of buildings should be 5 storeys given their self evident and highly dominant visual impact down Smith Street and high visibility from houses in the vicinity.
- b. One building off Edward Street has been changed from 4 storeys to 3 storeys and there is a 1.5 metre setback zone. We note that Ashfield Council previously advised the Department of Planning and Infrastructure that a 5 metre wide deep soil setback was required.

In our view, particularly the series of 9-13 storey buildings on the Summer Hill Flour Mills redevelopment site are totally incompatible with, and incongruent to those, in the immediate and surrounding locality, with the exception of the iconic Mungo Scott Flour Mill Silo itself which dominates the skyline and should continue to do so without competition. The massing combined with the overall scaling-up of heights of buildings dominates the locality and compromises the usability of the public and private open spaces depicted, with overshadowing of these areas (and lower floors of the residential buildings themselves) for most periods of the day in any season. The eastern side of the Greenway corridor could be deprived of all afternoon sun.

The applicant's suggestion at page 40 of the PPR that it is justified in such excessive heights because:

The site *abuts land* that has now been rezoned to accommodate buildings up to 32.0m in height (10 storeys) (*emphasis added*)

implicitly concedes that the site on which the proposed redevelopment of the Summer Hill Flour Mills sits is not zoned as such. This remains the case.

Within the context of the existing locality, the visual impact and the compatibility of the Revised Concept Plan for the Summer Hill Flour Mills redevelopment is inappropriate. Obvious improvements could include (but are not limited to):

- a. Further setbacks of buildings, particularly from Edward Street (5 metres rather than 1.5 metres)
- b. Lowering of the height of the buildings, particularly the 10-13 storey buildings and reducing the built in height of the silos. It is clear that these buildings are still far too high.

Further, despite being required under the DGRs to do so, the applicant has still not submitted an adequate Visual Impact assessment. The basic visual impact assessment provided is completely inadequate in that:

- Only a few viewing points are taken from Summer Hill
- No viewing points are from house backyards eg to see whether there is an intrusion on resident privacy
- The representations do not acknowledge that the space between the silos will be occupied when considering the visual background
- One key viewpoint is the vista down Smith Street looking East yet this does not acknowledge that the taller 8 and 10 storey parts of the development will still be viewed, resulting in a profound change in character and scale for the area.

Notably, no use has been made of Ashfield Council's SIMBURBAN computer model which provides a photorealistic representation of space to assess the impacts or justify the taller building heights that are now proposed. It would appear that the applicant implicitly does not wish to make use of the SIMBURBAN computer model to allow precise and accurate examination of the visual aspects.

In the circumstances, we reiterate our requests that an appropriate assessment of the impacts of the increased building heights on the existing neighbouring residential areas of Summer Hill be determined, in particular, on the:

- a. Excessive height of the 6 storey flat buildings near the boundary of Edward Street and their impact on Edward Street (which is a Heritage Conservation area)
- b. Excessive height of the 9 and 10 storey buildings within the Marrickville LGA (for which no controls are shown in the Marrickville McGill Street Masterplan, despite the applicant arguing in its Environmental Assessment that its proposal supports this Masterplan) and their impact on predominantly 1 and 2 storey residential areas to the west and north west in Summer Hill.

#### Heritage concerns

The original Heritage Impact Assessment of the Proposed Rezoning and Redevelopment of the Site (John Graham & Associates, July 2010) makes it clear that there are a number of heritage issues associated with the Summer Hill Flour Mills redevelopment, namely:

- a. Ashfield Council has deferred its determination of whether the Summer Hill Flour Mills redevelopment site at 2-32 Smith Street, Summer Hill is a heritage item under section 68(5) of the Local Government Act, however it is considered draft heritage at this point
- b. The Summer Hill Flour Mills redevelopment site is to the immediate east of the Quarantine Ground Conservation Area
- c. The Hawthorne Canal which runs through the Summer Hill Flour Mills redevelopment site is a heritage item in the Ashfield Local Environmental Plan (**LEP**).

In 1998 and 2005, the cultural significance of the Summer Hill Flour Mills redevelopment site was carried out for Ashfield Council by Rod Howard Conservation Pty Limited. It concluded that the Mungo Scott Flour Mill was significant for a number of reasons (page 4). Further, Ashfield Council's Heritage Study review of Areas Zoned 2(a) of 2003, assessed it as:

*Rare aesthetic and scientific significance and having associative historic and social significance.*

Yet, at page 24 of the PPR, the applicant states:

The site and buildings do not currently have any heritage status that would warrant the preparation of a Conservation Management Plan. The provision of detailed measured drawings is also considered excessive and pre-emptive....

This completely overlooks the current draft heritage listing of the site in the Ashfield LEP and the applicant's own reports which clearly recognize the historic nature and significance of the site.

Both the original and Revised Concept Plans are extremely vague in its assurances regarding the conservation of heritage items and buildings. The practical reality is that the most significant buildings such as the Mungo Scott Flour Mill will simply be overshadowed. The overall scaling-up of heights dominates the locality to the clear detriment and detracting of Mungo Scott Flour Mill and silos. Furthermore, the silos will not remain as a prominent and iconic landmark.

Indeed for those structures that the applicant proposes to retain and "conserve" there is still a notable absence of detailed architectural and landscape documentation in the Revised Concept Plan order to determine what will in fact be conserved. In particular:

1. There is no architectural explanation of how the cultural significance of the site will be translated in the design for the building and landscape of the proposed redevelopment
2. There is no provision of appropriate and adequately sized drawings of the historic buildings within the site
3. There are no designs put forward for this structure to replace the demolished large wooden silo building to the south of the Mungo Scott Flour Mill building.

In our view, neither the original or Revised Concept Plan for the Summer Hill Flour Mills redevelopment adequately address the issues outlined in the DGRs and as such its approval would not lead to a quality development of this historic site.

In our view, any approval should at the very least require that:

- Heritage conservation listing be given to the site in an appropriate planning instrument
- The Ashfield LEP should apply to consideration of any Project Application on the site, including buildings and landscapes
- Irrespective of what is shown on the Revised Concept Plan, there should be demolition approval for any structures on the entire site, subject to assessment under the heritage provisions of Part IV of the Ashfield LEP.

It is imperative that the Summer Hill Flour Mills site have heritage listing and controls protecting the historical structures on the site equal to that found in the Ashfield LEP.

#### Affordable Housing

We note that none of the dwellings in the proposed Summer Hill Flour Mills redevelopment have been allocated as "affordable housing", despite a clear request in the DGRs to identify the proportion of housing to be allocated as such and State Environmental Planning Policy Number 65. Further the Ashfield Development Control Plan requires the provision of 5 per cent of the gross floor area of all dwellings of affordable housing as a community benefit for development within the Ashfield Town Centre which exceeds specific buildings heights – generally well below the taller buildings proposed for the Summer Hill Flour Mills redevelopment.

Yet the applicant, on page 18 of the PPR states that there will not be any “affordable housing” provided. At page 24 of the PPR it further states:

The capacity for the development to also quarantine further space for affordable housing is not viable in this instance.

Further the applicant says that it will not commit at this stage to requiring Universal Accessible Design applied to the interior of apartments.

### **3. Negative impact on local amenity**

The Revised Concept Plan for the Summer Hill Flour Mills redevelopment proposes the provision of up to 280 dwellings. On the basis that there is an average of 2.49 people per dwelling in Ashfield municipality, this amounts to a total of close to 750 new residents. This represents almost a 20 per cent increase in Summer Hill’s population.

Yet there is a notable absence of a study on the impact of the Summer Hill Flour Mills redevelopment on existing services or utilities or on the demand for future services and utilities. Two such areas are education and childcare.

#### Education

On a conservative estimate that the “0.49” of the 750 new residents at the Summer Hill Flour Mill redevelopment are children, this would amount to well over 100 children, most of whom may be at pre-school or school age.

The Summer Hill Flour Mills redevelopment site is currently zoned within Summer Hill Public School, a school that already has a large population of over 730 students (now 783 according to the Principal in December 2011 at a P&C meeting) and 28 classes.<sup>1</sup> Given Summer Hill Public School’s excellent results on the My School website, it will no doubt attract parents with school aged children to reside at the Summer Hill Flour Mills redevelopment. However, quite simply the Summer Hill Public School does not have the capacity to take on another 100 students: which would represent between 4 – 5 new classes.

A similar problematic situation has transpired in the nearby suburb of Rhodes, where the number of school aged children living in recently built developments has forced the Department of Education to consider relocating or building a new school.<sup>2</sup>

We understand that the Summer Hill P&C, together with the Principal, have taken steps to approach the NSW Department of Education in an effort to address the consequences of a population “explosion” at the Summer Hill Flour Mills redevelopment.

The applicant states at page 41 of the PPD that:

The provision of school spaces and hospital facilities are matters for State Government to accommodate in their planning and management of their service delivery obligations.

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<sup>1</sup> <http://www.summerhill-p.schools.nsw.edu.au/sites/swsRepo/3129/asset/2011/2/19eb9eeb2dddce7a012e69620e47611a.pdf>.

<sup>2</sup> See article at: <http://inner-west-courier.whereilive.com.au/news/story/school-size-concern/>.



This simply “passes the buck” and reinforces the fact that any adverse impact on services in the surrounding areas caused by the redevelopment of the Summer Hill Flour Mills is not being given due weight by the applicant.

#### Childcare

There is currently only one long day care facility in Summer Hill, which is the Summer Hill Children’s Centre at Moonbie Street. The Centre accommodates only 40 children between the ages of 3 and 6 years. We understand that the Centre currently had over 300 children on its waiting list for 2012. Needless to say, the vast majority of these will be turned away despite the fact that many have full-time working parents and live within Summer Hill or neighbouring suburbs.

Summer Hill and its surrounding localities are clearly already deficient in childcare facilities. The addition of over 100 new children at the Summer Hill Flour Mills redevelopment will only exacerbate the situation. Put simply, 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 Summer Hill Flour Mills redevelopment.

The applicant’s statement that it has “considered the potential for the former amenities buildings to be utilized as a childcare centre” but that this needs to be further resolved through subsequent stages of the development, is not sufficient. It further states at page 41 of the PPR that amenities will be provided on the basis of “commercial interests”. This completely misses the point that it is *community not commercial interests that need to be satisfied in this case*.

#### **4. Lack of public open space**

Ashfield is already the 2<sup>nd</sup> most densely populated municipality in New South Wales and has the lowest percentage of green space per capita. As such, the area of the proposed “private park” to the north west of the Mungo Scott building of approximately 4,500 sqm creates a unique opportunity for future public open space. The benefit to the community of creating public open space in this land is immense. Ashfield Council’s request that this be donated to the local council has implicitly been refused (page 27). This seems at odds with the recent Concept Plan approval for the Lewisham Towers development which required the applicant to enter into a Voluntary Planning Agreement with Marrickville Council for the dedication of public open space to Marrickville Council.

Regardless, there also needs to be considerably more clarity about the ability and right of the public to access land within the Summer Hill Flour Mill site, including access to the proposed light rail. Current statements in the “Statement of Commitments” such as:

Public access will be provided through the site providing access over and through the open spaces from Smith Street....

The treatment of these public domain areas consistent with the Landscape Open Space and landscape Concept themes in the Concept Plan will be documented at the Project Application or Development Application stage of the proposal and will be implemented prior to occupation of the relevant stage

are simply vague and not acceptable. The proviso of public open space needs to be clearly committed to by the applicant otherwise there is a likelihood of disputes in the future (for example, a strata corporation as part of the site refusing to allow public access to their “open space”).

In addition, we note that the Revised Concept Plan includes the provision of buildings within this open space that could be used for commercial or retail purposes. Specific use of such buildings has not been defined.

It is critical that the dedication of public open space be addressed in much more detail prior to Concept Plan approval.

## **5. Lack of genuine community “consultation”**

Last year in an unprecedented community referendum, 1,500 Summer Hill and Lewisham residents voted overwhelmingly against the scale of the Summer Hill Flour Mills redevelopment and Lewisham Towers. Held over the Federal election weekend in August 2010, some 94 per cent of the 1,500 Summer Hill and Lewisham residents who took part in the community referendum opposed the scale of these developments.

We note that on page 45 of Attachment 2 of the applicant’s PPR, it contends at (22) that “details of the referendum have been requested but not provided”. No such requests have been received by SHAG. Had such a request been received, we would have been happy to provide details.

More recently, SHAG has been involved in collating over 1,000 community objections to the Summer Hill Flour Mills redevelopment in the form of individual letters to the Department of Planning. These have also been supplemented by individual letters from local residents opposing the Summer Hill Flour Mills redevelopment.

On the applicant’s website<sup>3</sup> they state that:

Community attitudes are important to EG Funds Management and community consultation is a key component of the development projects we undertake...

Yet it is clear that the “community consultation” in relation to the Summer Hill Flour Mills redevelopment has fallen well short of genuine and transparent. In fact it appears that the applicant may be trying to discredit people and groups within our community. In a letter dated 15 June 2011 from Ashfield Council (Attachment 7 Appendix L), that the applicant made enquiries as to the “political affiliation” of the SHAG community group and attempted to obtain SHAG’s contact details from Council. We note that SHAG is not at all politically affiliated and that all of our submissions have clearly showed the key people involved in SHAG together with their addresses and signatures.

Throughout this process the applicant has continued to suggest that the Summer Hill Community supports the Summer Hill Flour Mills redevelopment based on a small survey its representatives conducted in April 2010. In short, this survey is flawed on the basis that:

1. It was conducted well in advance of the publication of the current Concept Plan, namely April 2010.
2. Only a very small sample of the population, namely 580 respondents, was interviewed.
3. The question asked of respondents was whether they *supported a change in the use of the Summer Hill Flour Mill site from industrial to mixed use*. This question simply goes to whether the community supported urban renewal of the site, not whether they supported the current scale of redevelopment proposed for the site.

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<sup>3</sup> <http://www.summerhillflourmill.com.au/>.

However, this flawed survey highlights the extent of the concerns held by the local community in respect of the Summer Hill Flour Mills redevelopment. Indeed, the Community Consultation Report (page 19) states that residents had the following concerns:

- Over half of the people surveyed considered the redevelopment of the Summer Hill Flour Hill to be a major issue
- Table 3.4 cites the following concerns articulated by residents:

<b>40%</b> traffic congestion
<b>29%</b> development size/ type/ design
<b>20%</b> loss of living amenity/appeal
<b>16%</b> insufficient parking
<b>15%</b> overcrowding of area
<b>13%</b> negative impact on local business
<b>11%</b> noise/ air pollution

- The concerns about the redevelopment's cost to the Summer Hill community focused on four key areas:
  - **Increased traffic** - increased traffic, road closures, poor access for residents, longer travel times and quality of life disruption
  - **Scale and design of buildings** - building height, amount of commercial space and building design not keeping in character with surrounds
  - **Overcrowding and loss of living amenity** - loss of privacy and quietness, loss of village/ neighbourhood feel, charm of area, fewer green and open spaces
  - **No parking and negative impact on existing businesses**
- 88 per cent of the community surveyed wanted more additional services or facilities such as more open space, parks, facilities for children, community centre.

Another example of the applicant's lack of genuineness regarding community consultation is illustrated by the "community consultation newsletter" referred to in the applicant's Community Consultation Report. This newsletter was allegedly distributed to 2,400 residents and occupiers in the "resident catchment notification area". However large numbers of Summer Hill residents claim never to have received such a newsletter (including many of the signatories to this letter). Finally, the "community consultation" sessions run by Urban Concepts on behalf of the applicant in May 2011 resulted in many local residents being refused entry due to the small size of the venue.

The applicant's more recent "community consultation" record of comments highlight extensive community concern across many of the issues raised throughout this submission.

## 6. Flooding mitigation

Briefly, we note that the applicant's own report (Meinhardt Infrastructure & Environment Pty Limited, July 2010) noted that there are a number of severe flooding issues to be addressed from the Hawthorne Canal. These were reinforced by Ashfield Council's submission in August 2011. However, we are concerned that the applicant has still not adequately addressed these in terms of design. With flood levels approximately 1.5 metres deep within the site adjacent and around the stormwater canal, this needs to be addressed through appropriate flood mitigation measures.

## 7. Ownership

As we stated in our previous submission, the SJB Planning Preliminary Environmental Assessment Report states (page 6) that:

EG Funds Management **controls** land described as the Summer Hill Flour Mills redevelopment Site....

Land **owned** by EG Funds and within Ashfield LGA .....

Land **owned** by EG Funds and within Marrickville LGA .....

[emphasis added]

Indeed throughout many of the documents including in the Revised Concept Plan and the PPD, EG Funds Management is described as the applicant for the Summer Hill Flour Mills redevelopment. Further we note the Political Donations Disclosure Statement is filed by Mark Syke of EG Funds stating that no donation had been made within two years of the Concept Plan for the Summer Hill Flour Mills redevelopment.

We are somewhat confused that property searches for the 19 parcels of land that make up the Summer Hill Flour Mills redevelopment site in August 2011 confirm that the properties are in fact owned by **Australian Executor Trustee Limited**. It is not clear to us how this separate legal entity is related (if, in fact at all) to EG Funds Management.

Furthermore, there is no doubt that both public and community perceptions exist that EG Funds Management owns the Summer Hill Flour Mills site. This has been reinforced through media, community brochures, consultation with the community, presentations to Ashfield and Marrickville Council and indeed in the advertising banners that were constructed around the site for a period of time.

## 8. Conclusion

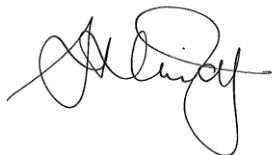
On the basis of our objections articulated above, we believe that there are numerous parts of the Revised Concept Plan and the PPD for the Summer Hill Flour Mills redevelopment that need further detailed examination by the Department of Planning. Moreover, neither the Concept Plan nor Revised Concept Plan has addressed all the Director General Requirements as outlined in our submission of August 2011.

We believe that the Minister for Planning & Infrastructure has the unique potential to reinforce the excellent precedent set in the Barangaroo Development review in the context of the Summer Hill Flour Mills redevelopment. That is, to engage strategic planners from outside New South Wales as part of the PAC in order to assess this development – ideally this would have occurred together with the Lewisham Tower development but we note that this has now been approved through the PAC.

We believe that the appointment of strategic planners, that are not resident in New South Wales, to the PAC may better reflect the legitimate concerns of the community of Summer Hill who feels that developments have been 'foisted upon them' without any considerations of the consequences to the fabric and amenity of the existing residents and of their community.

Please do not hesitate to contact us should you require additional information.

Yours sincerely



Signed below on behalf of the executive committee of the **Summer Hill Action Group** which includes (but is not limited to):

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