

Our ref: 3507
Your ref: MP10_0180

23 April 2013

Mark Brown
Senior Planner
Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Dear Mr Brown

**Stage 1 Project Application for a mixed used development on the
Former Allied Mills Site, 2-32 Smith Street Summer Hill**

I refer to your letter to Council of 11 March 2013 regarding the public exhibition of the Environmental Assessment for the above, and thank you for the opportunity to comment.

Council has always supported an appropriately scaled/designed development of this nature on the Allied Mills and Lewisham Estate sites, particularly as both of these renewal sites have good access to services and public transport, including the new light rail extension. In previous submissions on the Allied Mills development, Council has been generally satisfied with the scale/design of this development, but has raised more detailed concerns. Council is pleased that its concern about affordable housing has been addressed by the Concept Approval, but is disappointed that the approval has not required construction of the GreenWay path.

Council has also repeatedly stressed the importance of careful co-ordination of the design of the two developments with the Lewisham West light rail stop, now under construction. Recently staff from the Department of Planning & Infrastructure, Transport for NSW and the two councils met to facilitate this kind of co-ordination.

At this meeting, Ashfield Council staff raised concerns about the Stage 1 Allied Mills Project application, and these concerns are supported by Marrickville Council. The main concern relates to the need for an adequate/generous width for the public access way to be dedicated to Council, and it should be noted that Marrickville Council has raised similar concerns in relation to the Lewisham Estate development. There is also a need for careful design of such aspects as path width, path clearances, location of trees, seating, poles, lighting, drainage, finishes, sight lines etc. A further issue raised is use of the RailCorp-owned light rail corridor as a stormwater detention basin, which presents an opportunity to build the GreenWay path as part of the construction of this basin.

Should you have any queries, please contact Kendall Banfield, Council's Team Leader, Planning Services on 9335 2179.

Yours sincerely



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