




SUMMER HILL FLOUR MILL BUILDING IDENTIFICATION PLAN

HASSELL

	NSW GOVERNMENT Planning
Issued under the Environmental Planning and Assessment Act 1979	
Approved Application No. <u>10-0155</u>	
granted on the <u>07/12/12</u>	
Signed <u>AW</u>	
Sheet No. <u>1</u> of <u>11</u>	



Date
16 February 2011

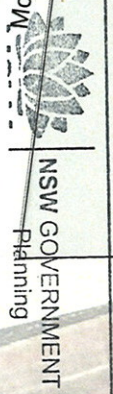
Scale
Not to scale

Client
EG Funds Management

Project Name
Summer Hill Flour Mill

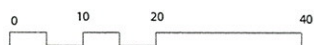


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- Site boundary
- Basement entrances
- Proposed Turf
- Proposed paths/ pedestrian connections
- Existing trees
- Lophostemon confertus
- Proposed trees
- Trees in future GreenWay
- max 1-2 storey
- 2-6 storeys
- 7-8 storeys
- 9-13 storeys
- Cores

SUMMER HILL FLOUR MILL CONCEPT PLAN



Revision
 01
 02

Date
 23-March-2011
 25-May-2012

Scale
 1:1000@A3
 1:500@A1

Client
 EG Funds Management

Project Name
 Summer Hill Flour Mill
 Sydney

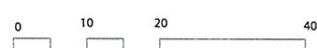
Drawing
 A-010
 Masterplan

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SUMMER HILL FLOUR MILL CONCEPT PLAN



Revision
01
02

Date
01-March-2011
05-JUNE-2012


Scale
1:1000@A3
1:500@A1

Client
EG Funds Management

Project Name
Summer Hill Flour Mill
Sydney

Drawing
A-030
Basement Plan

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- | | |
|---|---|
|  1-2 storeys (max) |  7-8 storeys |
|  2-3 storeys |  9-13 storeys |
|  4-6 storeys |  Site boundary |



Figure 3.4

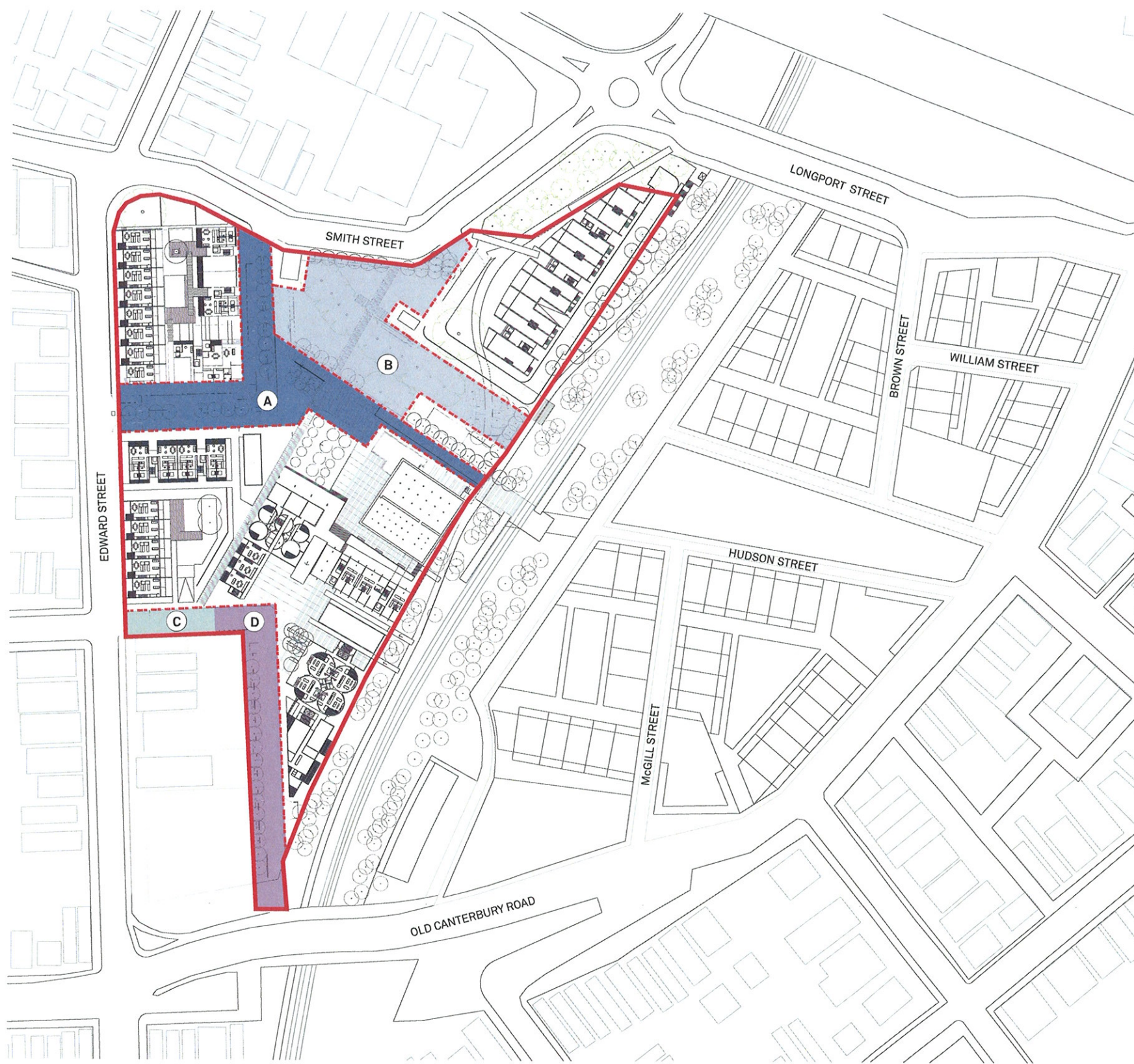
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Concept Plan

Proposed Dedication Plan


- A Streets to light rail access
- B 'Soft' open space (Does not include bridged access to Stage 4)
- C Street access
- D Street access

- A Dedicated with Stage 1
- B Dedicated with Stage 2
- C Dedicated with Stage 3
- D Dedicated with Stage 4



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Proposed open space plan



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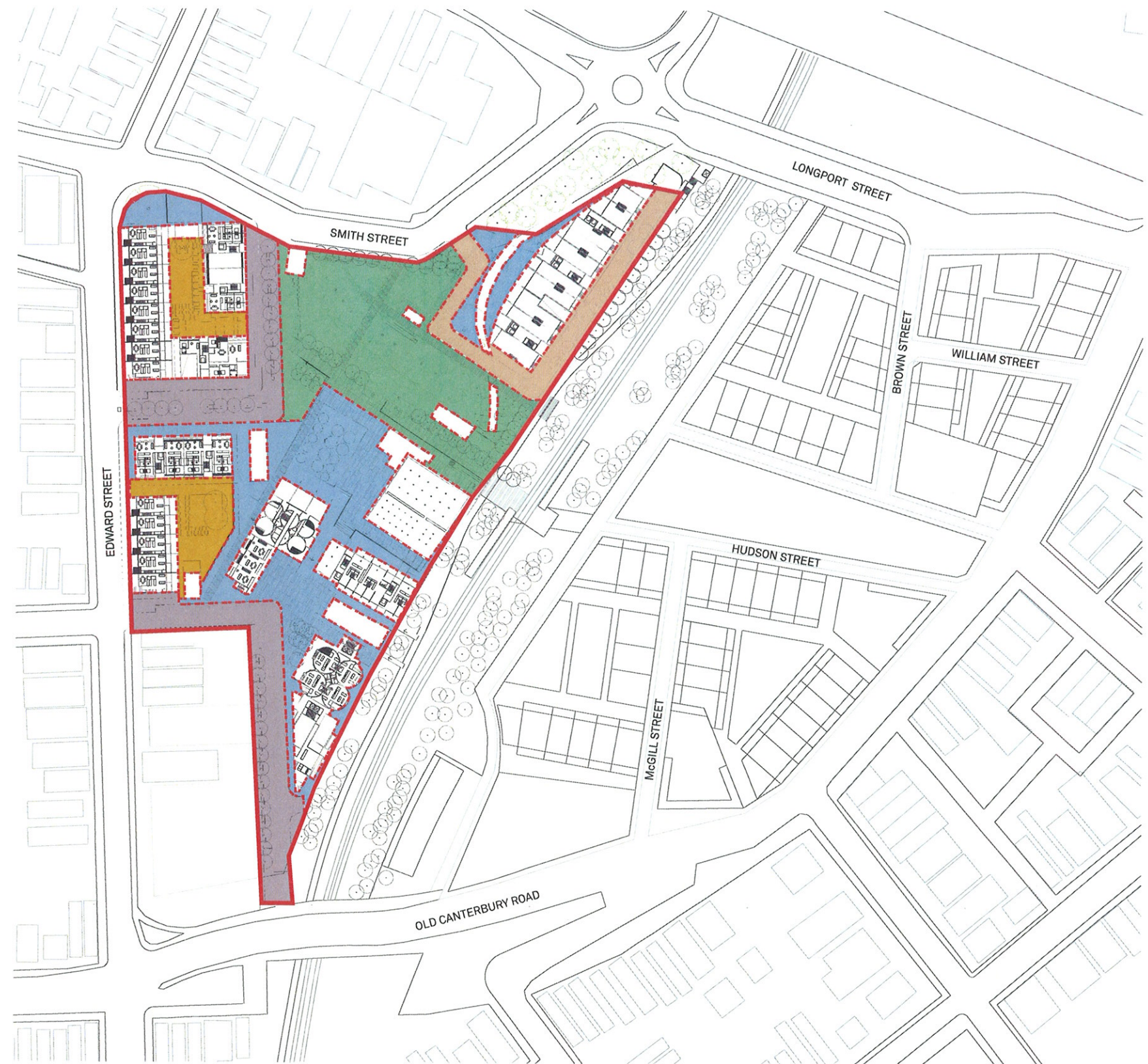
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- Public streets dedicated to Council**
(Area 3,530 m²)
- Public open space dedicated to Council**
(Area 4,806 m²)
- Publicly accessible open space (privately owned)**
(Area 5,287 m²)
- Publicly accessible streets (privately owned)**
(Area 1,415 m²)
- Communal open space**
(Area 1,390 m²)



Concept Plan

Proposed Deep Soil Plan. Scale 1:500

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■ Deep Soil - Soft Landscaping. (5,025 m²)
■ Landscaping over Structures




Access and Traffic Strategy

Key features of the traffic and access strategy for the Summer Hill Flour Mill site include the following:

- _ Increased permeability and public access to a part of the local area that has not been useable for a considerable period of time, increasing residential densities and open space near the light rail service
- _ New internal roads have been created and existing streets extended to provide better internal connections and options for ingress and egress from the site
- _ New pedestrian and cycle links through the site connect Summer Hill to the future 'GreenWay', the light rail stop and the McGill Street precinct
- _ The new streets from Smith Street and Edward Street allow access through the site without affecting the public and predominantly pedestrian heart of the site
- _ The site is to accommodate a generous (approximately 3m wide) shared walk/cycle path. This is to provide a convenient, direct and safe route (connecting places where people want to go), where pedestrians and cyclists can mix safely
- _ Pedestrian entries to buildings are predominately located on primary streets and away from vehicular entry points to minimise potential pedestrian/vehicle conflicts
- _ To maintain active street frontages and streetscape design, vehicle access points will be designed so that they are as narrow as possible (width of driveways should be a maximum of 6 metres)
- _ New higher density development requiring carparking should situate parking underground

For more detailed information refer to the TMAP prepared by ARUP

- ▲ Car park Access
- Primary pedestrian/cycle connection
- ▬ Street (vehicular)
- ▬ 'Greenway' pedestrian/cycle route
- ▬ Pedestrian route
- ▬ Site boundary



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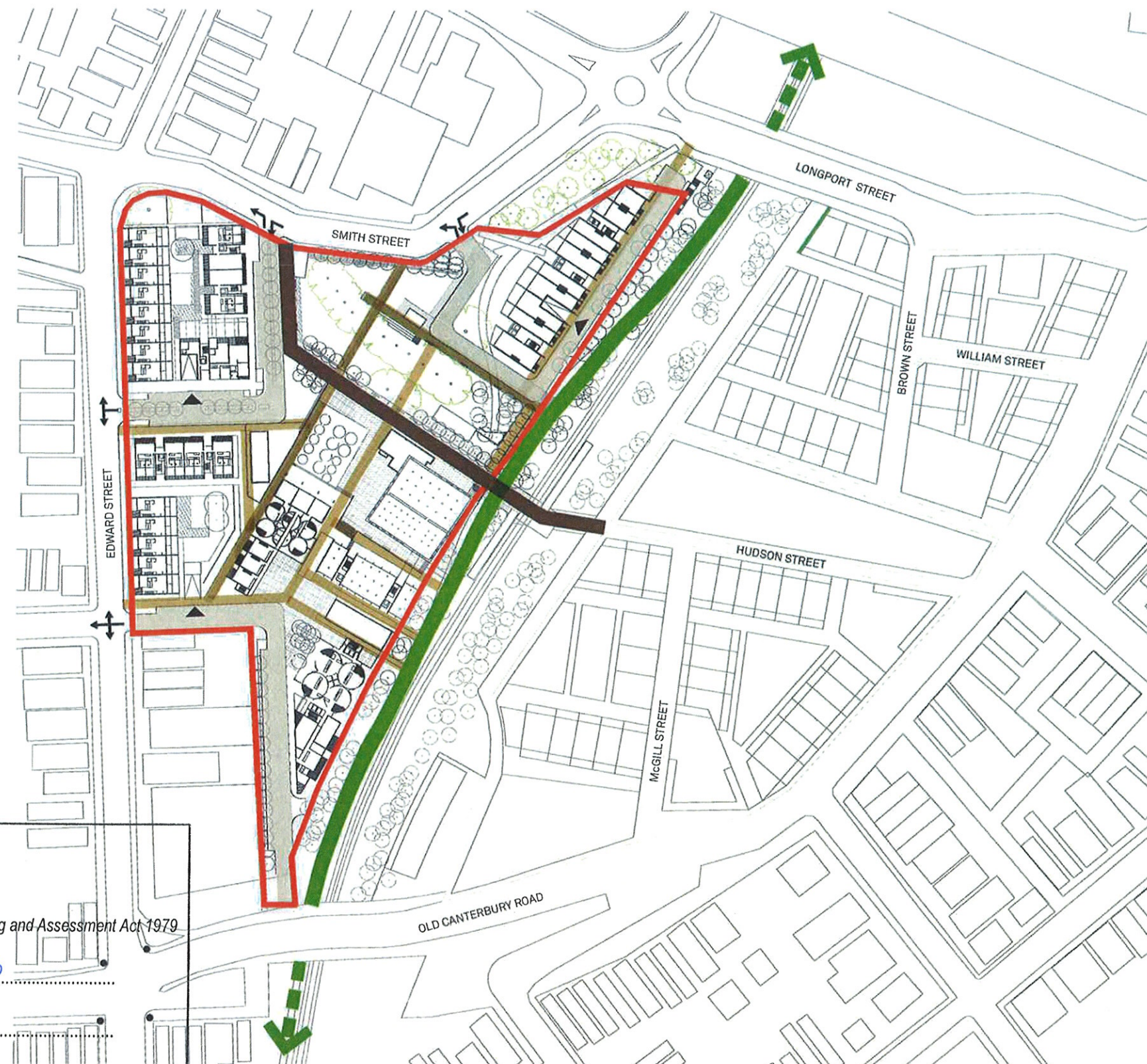
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Figure 3.9



Not to scale

Concept Plan

Active Ground Level (Building) Uses

The following land uses are proposed in the Summer Hill Flour Mill precinct:

- _The predominant use has a residential focus with a diversity of dwelling types
- _Encourage new commercial and retail ground floor uses primarily around the public heart around the heritage buildings
- _Commercial development is included in the 'Mungo Scott' building.
- _Higher-density residential development is situated along the light rail corridor and future 'Greenway' - a locality which provides a pleasant outlook and amenity to residents
- _Retail floor space will attract small tenancies and local convenience retail uses. The site will not accommodate a supermarket.
- _The majority of commercial uses will be in Mungo Scott building
- _Potential addition of commercial uses may include a childcare centre located in the former amenities building.

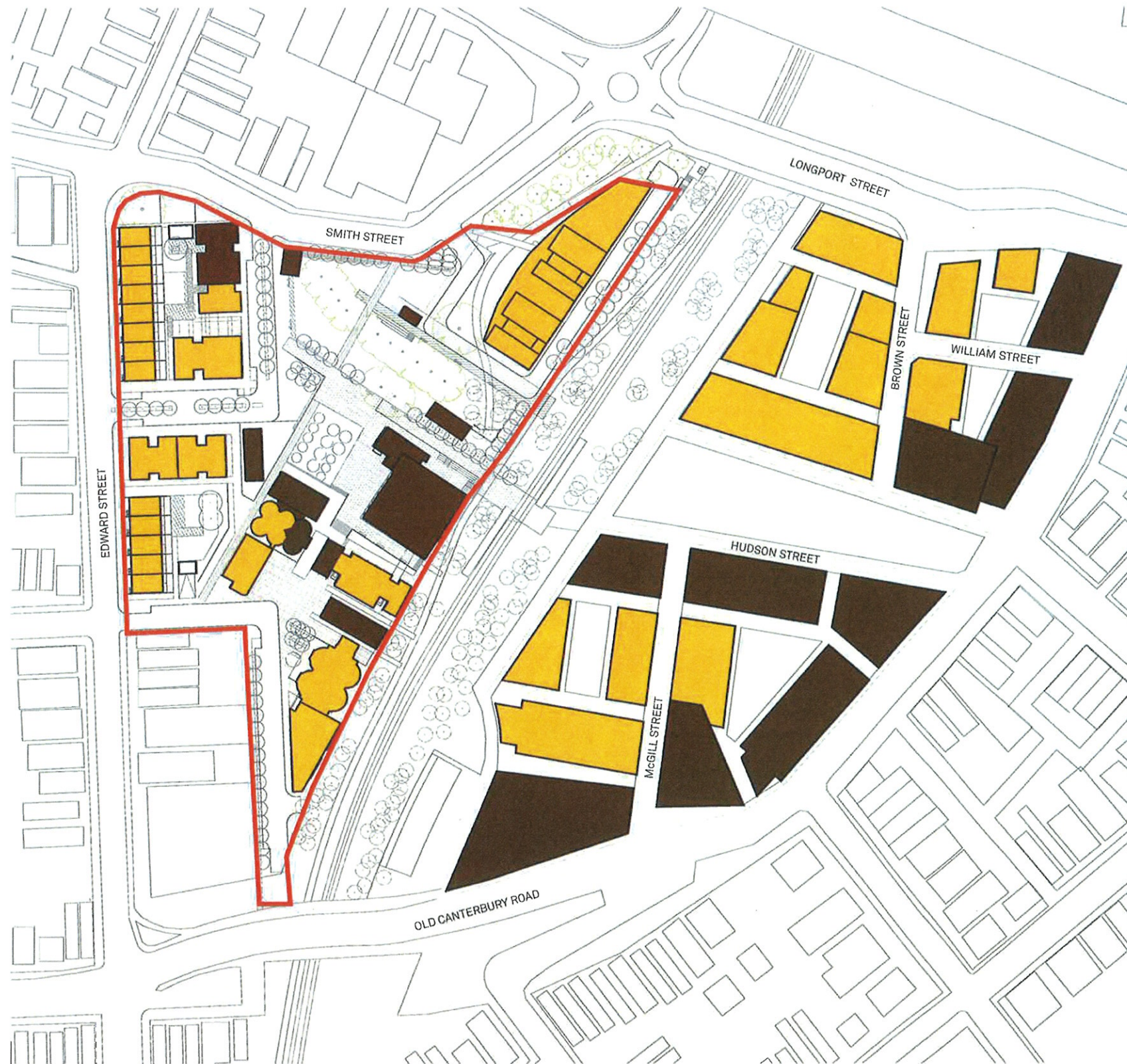


Figure 3.5

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- Active ground floor uses (retail, commercial lobbies)
- Residential use
- Site boundary

Heritage and Adaptive Re-use

- 1 High significance heritage item
Adaptive re-use
- 2 High significance heritage item
Adaptive re-use
- 3 Moderate significance heritage item
Adaptive re-use
- 4 Moderate significance heritage item
Adaptive re-use
- 5 Adaptive re-use
- 6 Adaptive re-use
- 7 Brush Box trees (to be retained)
- 8 Dimensions of new residential building match
existing timber silo
- 9 Alignment of heritage listed Hawthorn Canal retained
- 10 Proportions and location of access gate and weighing bridge are
maintained in the form of a new street



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- High significance heritage item
- Moderate significance heritage item
- Adaptive re-use
- Interpretive element
- Site boundary

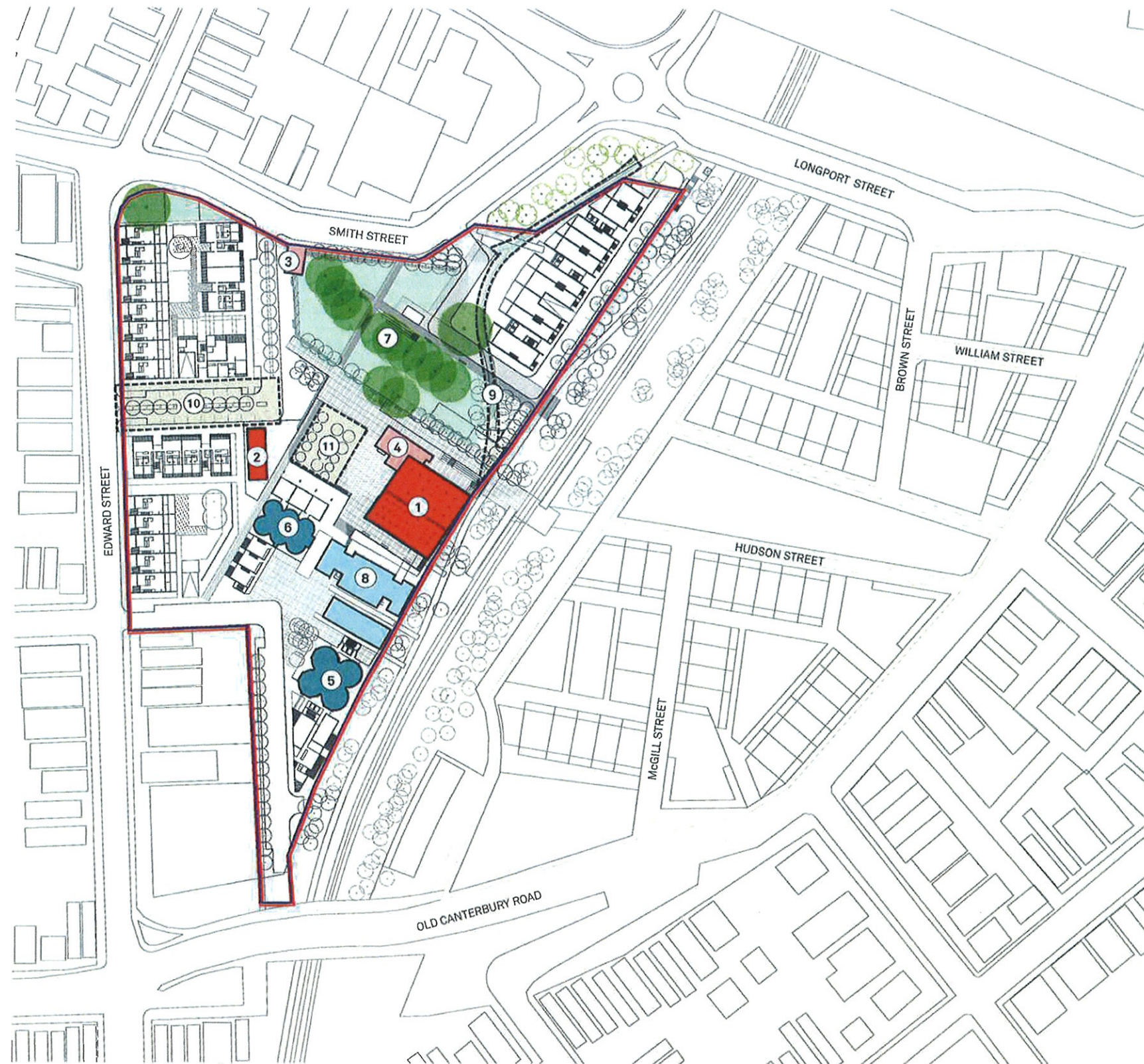


Figure 3.7

Not to scale

Concept Plan

Indicative Development Staging Plan

The adjacent diagram indicates the intended staging of the development commencing with the predominantly residential development on the corner of Edward and Smith Streets. Definition of Stage 1 boundary has been adjusted to allow early access to the future light rail platforms.

- 1 Stage 1
- 2 Stage 2
- 3 Stage 3
- 4 Stage 4



Figure 3.8

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— Site boundary