**IMPORTANT NEWS UPDATE****Community Consultation**

EG Funds Management is pleased to advise that the exhibition of the Part 3A Concept Plan application and Environmental Assessment for the Summer Hill Flour Mill Project has now closed. The Department of Planning and Infrastructure is currently reviewing the public submissions that have been received as part of the Part 3A assessment process.

The record of comments arising from the May 25 and 26 consultation sessions are available to view on the website. [click here](#)

The record of comments arising from the July 23 consultation sessions are now available to view on the website. [click here](#)

Project Information: 1800 075 008 | information@summerhillflourmill.com.au
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SUMMER HILL FLOUR MILL PROJECT



OVERVIEW

EG Funds Management realises a key milestone in the Summer Hill Flour Mill Project - Adam Geha CEO, EG Funds Management



In March 2009, Allied Mills opened its new state of the art Flour Mill in Picton, marking for that company an exciting new era. For the Summer Hill community it presented a unique opportunity to consider a different land use for a site that has been defined by its industrial heritage since 1922. The new owner of the Flour Mill site, EG Funds Management, is keen to realise this opportunity.

EG Funds Management has embarked upon a design and consultation approach that would deliver a new and exciting urban vision for the Flour Mill site.

We began by asking the Summer Hill community whether it was time to consider a change in land use for the former Allied Mills site. In March 2010 we commissioned a community survey to determine the level of community support for changing the use of the Flour Mill site from industrial to a mixed use development offering a range of residential, office and retail uses set in landscaped open space and with a strong connection to the proposed Lewisham West Light Rail Station.

The survey targeted the residential areas of Ashfield and Marrickville in close proximity to the Mill site and also included pedestrians shopping at the Summer Hill Village. A total of 580 residents participated in the survey.

The survey results indicated overwhelming support to changing the industrial use of the site with 82% of respondents preferring that the site not be retained for industry.

Similarly 72% of residents surveyed agreed that a mixed use redevelopment of the site would be a positive contribution to the local area.

Greatly encouraged by these survey responses EG Funds Management has spent the last twelve months working with our specialist design team to formulate a concept plan to guide the transformation of the Flour Mill site into a vibrant and sustainable mixed use urban precinct.

This website presents the Concept Plan we have developed for the site. We advise that the public exhibition of the Concept Plan application has now closed. The NSW Department of Planning and Infrastructure is currently reviewing the public submissions that have been received.

Adam Geha
Chief Executive Officer
EG Funds Management

Introducing EG Funds Management

EG Funds Management purchased the former Allied Mills Site in September 2007 realising that it was a significant urban renewal opportunity for the Inner West. Allied Mills ceased its flour milling operations on the site following the opening of its new state-of-the-art flour mill in Picton in March 2009. EG Funds Management is the proponent for this project.

EG Funds Management is a specialist property funds manager, with \$750 million in assets under management on a fully invested basis. Our investors are major Australian industry and public sector superannuation funds. EG specialises in real estate funds management and real estate development, with an investment focus on urban renewal opportunities close to public transport and community infrastructure, and within areas anticipated to experience capital growth.

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THE TEAM

Introducing the team

Working with EG Funds Management on the Summer Hill Flour Mill Project is a multi-disciplinary team with expertise in urban design and architecture, town planning and heritage. The key consultants are as follows:

Town planning:

SJB Planning

Responsible for town planning advice and support for the project.

SJB is a leading town planning practice specialising in statutory and strategic planning and has built a significant reputation in NSW and Victoria working with public and private clients.

Urban design and architecture:

Hassell

Responsible for urban design and architectural design for the project.

Hassell is an award-winning multi-disciplinary design practice with a network of locally based studios across Australia. It is structured around the key disciplines of architecture, interior design, landscape architecture and planning, with market-leading sustainability and urban design capabilities.

Built heritage:

John Graham and Associates

Responsible for heritage advice on the conservation and adaptive reuse of Mill buildings and structures.

John Graham is a Sydney-based specialist heritage architect, with expertise in the conservation and re-use of heritage buildings and structures. John has a deep track record of work on private and public projects and has been appointed to government advisory positions relating to the architectural and heritage features of development projects.

Industrial heritage:

Godden MacKay Logan

Responsible for undertaking the heritage impact assessment of existing machinery and equipment.

GML is a leading provider of research and advisory services in environmental heritage, planning, interpretation and archaeology.

Traffic and transport:

ARUP

Responsible for traffic and transport planning advice and assessment of impacts on the surrounding road network and transport infrastructure.

Stormwater management:

APP

Responsible for preparation of stormwater management plan and flood impact assessment and assessment of services infrastructure requirements.

Economic impact assessment:

Hill PDA

Responsible for economic impact assessment of the proposed development on established commercial centres.

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SITE AT A GLANCE

The site at a glance



FIGURE 1. The Summer Hill Flour Mill site is located at 2-32 Smith Street, Summer Hill. Straddling the Council areas of Ashfield and Marrickville the site measures 2.47 hectares in area.

- The Greenway
- Public open space
- Site boundary

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PLANNING APPROVAL PROCESS

The planning approval process

On the 16 December 2010 the Summer Hill Flour Mill Project was declared a major project under the provisions of State Environmental Planning Policy (Major Development) 2005 (hereafter referred to as the Major Development SEPP).

Part 3A of the Environmental Planning and Assessment Act 1979, associated Regulations and the Major Development SEPP establishes the planning process to be followed for the assessment and determination of a Part 3A project. The planning process is illustrated by the flowchart at Figure 3.

In accordance with this process, the Director General of the NSW Department of Planning and Infrastructure consults the relevant public authorities and establishes the key issues that must be addressed by a proponent in formulating the Environmental Assessment for a project. The requirements, referred to as the Director General's requirements, have been issued for this project. EG Funds Management is now preparing the Concept Plan and Environmental Assessment in accordance with these requirements for the project. Following a review of the Concept Plan and the Environmental Assessment which is referred to as a Test of Adequacy, the application is then placed on public exhibition for a period of 30 days. During the exhibition period any person can make a written submission to the NSW Department of Planning and Infrastructure regarding the proposal.

With the recent changes to Part 3A the Minister for Planning has delegated his determination powers to the Planning Assessment Commission (PAC). Any assessment report from the Department of Planning and Infrastructure addressing community and Government agency comments will be considered by PAC who will be the body making the final decision on this application.

The Concept Plan application and Environmental Assessment was on public exhibition from Wednesday 29 June 2011 until Friday 12 August 2011. The Department of Planning and Infrastructure is currently reviewing the public submissions that were received.

Further information about the status of the major project planning process can be found on the NSW Department of Planning and Infrastructure website at www.planning.nsw.gov.au

To view the Preliminary Environmental Assessment [CLICK HERE](#)

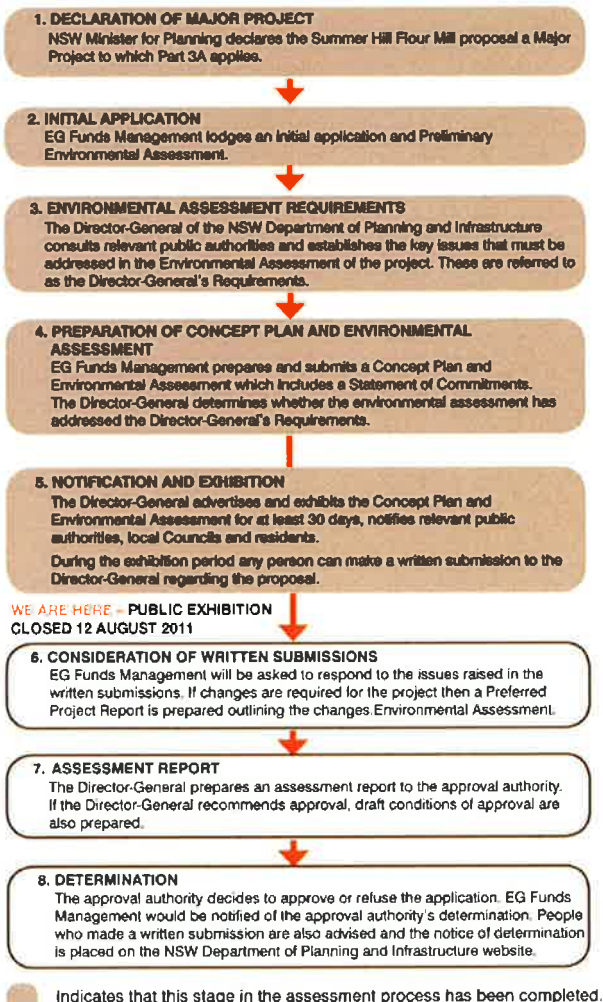
To View the Major Project Declaration [CLICK HERE](#)

To View the Director General's Requirements [CLICK HERE](#)

To View the Concept Plan [CLICK HERE](#)

To View the Environmental Assessment [CLICK HERE](#)

To View the exhibition Notice [CLICK HERE](#)



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COMMUNITY CONSULTATION

The community consultation presentation May 25/26 and July 23

- Hassell** - Site analysis [CLICK HERE](#)
 - Design Principles [CLICK HERE](#)
 - Master Plan [CLICK HERE](#)
ARUP - Traffic and Transportation [CLICK HERE](#)
SJB - Planning Overview [CLICK HERE](#)

The community consultation process

To view the record of comments arising from the May 25/26 consultation sessions [CLICK HERE](#)

To view the record of comments arising from the July 23 consultation sessions [CLICK HERE](#)

Community attitude survey report [CLICK HERE](#)

The consultation process that has been developed by Urban Concepts for this project is illustrated below at Figure 3.

Stage 1 consultation initiatives, which have now been completed, were designed to obtain an understanding about community and stakeholder acceptance to changing the land use of the Summer Hill Flour Mill site away from industrial to a mixed use.

Stage 2 consultation initiatives will examine community and stakeholder attitudes to the proposed Concept Plan that has been developed following extensive site investigations for the site.

Pending the approval of the Concept Plan by the NSW Department of Planning and Infrastructure **Stage 3** initiatives will focus on explaining the final approved plan inclusive of any changes that may have been made in response to the Stage 2 consultation and formal public exhibition or otherwise requested by the department during the assessment process.

FIGURE 3 – CONSULTATION STRATEGY



Consultation protocols

Urban Concepts advises that:

- Information prepared for public circulation including newsletters and media articles is approved by EG Funds Management prior to its public release.
- Unless otherwise instructed the involvement of a resident or stakeholder in a consultation event will not be interpreted by Urban Concepts as representing their acceptance or support of the concept plan for the Summer Hill Flour Mill site.
- We are advised that EG Funds Management will maintain a log of all telephone, email and mail enquiries received during the consultation process.
- We will prepare a report on feedback that is received during the community consultation process. This report will be submitted to the Approval Authority for this project.
- We will take every care to ensure that the comments raised by the community are faithfully represented and recorded. We are pleased to be advised of any omissions or mistakes and we will amend our records accordingly.
- We will provide a record of comments to all participants who attend our consultation events. Copies of the records will also be placed on this website.

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BECOME INVOLVED

How you can become involved

Community attitudes are important to EG Funds Management and community consultation is a key component of the development projects we undertake. To assist us with this aspect of the project we have engaged Urban Concepts, a consultancy that specialises in facilitating community consultation for town planning and development projects.

Urban Concepts has developed a range of consultation initiatives to keep you informed about the project and to provide you with the opportunity to become involved in the design process.

These initiatives include:

- **A Freecall 1800 number and project email address** enables you to express your views and to register your attendance at consultation events. The 1800 number is 1800 075 008. The project email address is information@summerhillflourmill.com.au
- **The Summer Hill Flour Mill project website** which you are now on carries information about the design and consultation process, enables you to register for consultation events and provide your feedback.

- **Community newsletters.** The second newsletter was distributed to local residents in mid May 2011. We will provide further newsletters at key project milestones and to advise you of future consultation events. If you would like to be placed on our mailing list to receive future copies please register your details using the 1800 number or website.
- **Community Consultation Sessions.** The community consultation sessions were held during May and July. The purpose of these events was to explain the Concept Plan application and Environmental Assessment to interested residents and stakeholders so that they could fully understand the development intent for the site. The record of comments arising from the sessions is available to view on this website.

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