

HOW TO BECOME INVOLVED

Community attitudes and ideas are important to us and we seek to work with local communities to ensure that our developments are responsive to local needs. 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 is working with EG Funds Management to develop a range of initiatives to keep you informed about the project and to provide you with the opportunity to become involved in the planning process.

The consultation initiatives will include:

A freecall 1800 number and project email address which will enable you to express your views and to register your attendance at forthcoming consultation events.

The 1800 number is 1800 075 008

The project email is information@summerhillflourmill.com.au

The Summer Hill Flour Mill project website will carry information about the project and a feedback form. The website address is www.summerhillflourmill.com.au

Community Newsletters. This is the first of our newsletters for this project. We will prepare further newsletters as key information becomes available and to advise you of future consultation events. If you would like to be placed on a mailing list to receive future copies of our newsletters and project updates please register your details using the 1800 number or website.

A Community Survey. We will be conducting a door-knock household survey in the coming months to gain further insight into community attitudes towards the proposed change in land use from industrial to mixed use for the Summer Hill Flour Mill site. The results of this survey will be reported to Ashfield and Marrickville Councils.

Community briefings. We will hold community briefings to provide information and access to our planning and design team and the opportunity to provide feedback.

COMMUNITY INFORMATION

For community information enquiries:

Phone: Summer Hill Flour Mill Project
Information Line on 1800 075 008

Email: information@summerhillflourmill.com.au

Web: www.summerhillflourmill.com.au

Mail: Summer Hill Flour Mill Project Community Consultation
Level 14, 345 George Street
Sydney NSW 2000

Disclaimer:

The information and text presented in this newsletter has been prepared by Urban Concepts in conjunction with and has been approved by EG Funds Management ABN 22 108 198 492. Urban Concepts is the trading name for Ambaska Holdings Pty Ltd ABN 96 074 171 065 Director, Belinda Barnett, Suite 3, Level 8, 15 Blue Street, North Sydney 2060.

Acknowledgments:

The photographs of the Summer Hill Flour Mill that appear in this newsletter have been taken by Martin van der Wal for and on behalf of EG Funds Management.

summer hill flour mill project
IS IT TIME FOR CHANGE?

EG Funds Management invites you to share
our vision for the Summer Hill Mills

NEWSLETTER No.1 March 2010

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 presents a unique opportunity to consider a different land use future 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.

Straddling Ashfield and Marrickville Council areas at 2-32 Smith Street, this 2.47 hectare site is a significant landholding in single ownership and an iconic landmark of considerable local and broader community interest.

With this in mind, EG Funds Management is embarking on a planning and consultation process to deliver a new vision for the site.

This newsletter contains important community information about the first phase of the proposed planning and community consultation process and details how you can have your say about the future of the Summer Hill Flour Mill Project.



INTRODUCING EG FUNDS MANAGEMENT

The EG brand began life as an advisory practice in 2000. Its focus was assisting clients with the land use change process by applying its skill base in urban planning, design, project management and land economics. In 2001, the company established EG Funds Management to capitalise on the investment opportunities arising from urban renewal projects that support public transport infrastructure. The company currently manages five property funds within Australia, with total committed funding largely from Australian superannuation funds in excess of \$750 million. EG Funds Management is the proponent behind the Summer Hill Flour Mill Project having purchased the site from Allied Mills in September 2007.

A WORD FROM OUR CEO

ADAM GEHA
EG FUNDS MANAGEMENT

EG Funds Management purchased the Allied Mills site in September 2007 realising that it was a significant urban renewal opportunity available in the inner west. The Mills site presents a wonderful canvas on which we can create a new pace of development – a vibrant urban precinct. We believe that it is important to advance a discussion about the future of this landmark site with the community and local and state government. Together we should ask and answer the question 'is it time to change the use of this site from industrial towards a mix of uses'.

Our preliminary investigations are indicating that the time is indeed right. Such a change would dovetail with the master plan for the adjacent McGill Street Precinct and the expansion of the light rail network.

A change in land use away from industrial does not mean doing away with this site's important built and social heritage. On the contrary, it is the heritage fabric of this site that holds the key to unlocking its full potential and to ensuring the long term conservation of its heritage values – through the adaption, recycling and blending of new architecture with old.

We appreciate that the Mills have a compelling presence within the Summer Hill landscape. With this in mind we are keen to engage with the local community to better understand the strategic significance and sensitivities of this site and to progress rezoning through the appropriate statutory process. I urge you to participate in this discussion and to be part of the consultation events that we will hold in the first quarter of 2010. My team and I look forward to sharing our vision with you and to hearing your thoughts.

sustainable

INTRODUCING OUR 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

SHARE OUR VISION

EG Funds Management's vision for the Summer Hill Flour Mill site is to create a livable and sustainable precinct that combines housing choice with open space and some local retail, cultural, commercial and employment generating uses to complement the Summer Hill village.

A precinct that is diverse, sustainable and authentic. A place that is not themed or contrived but attracts locals and visitors through its design excellence, connectivity of open space and public transport linkages.

The vision is supported by a set of design principles. These principles will be used to inform and guide the preparation of a masterplan and development controls for the site:

- > New buildings are lower along Edward Street opposite existing houses and increase in height towards the freight rail line. The existing silos will remain the highest buildings on the site.
- > The most significant heritage buildings such as the former Mungo Scott building will be retained and adapted for new uses. The concrete silos will also be retained and converted for residential use.
- > New vehicle and pedestrian access points into the site will be provided to minimise traffic impacts on existing roads and surrounding residential areas.
- > The creation of publicly accessible open space areas within the site and pedestrian connections through the site to the future light rail and Greenway corridor.
- > Future development of the site will incorporate best practice sustainable development initiatives to reduce water and energy use.
- > To create a place that will complement the local businesses within Summer Hill rather than compete with them.

**AUTHENTICITY + DIVERSITY + SUSTAINABILITY =
THE SUMMER HILL FLOUR MILL PROJECT**

THE NEED FOR CHANGE

The vision to transform the Summer Hill Flour Mill site into a vital mixed use precinct requires EG Funds Management to initiate a change to the existing planning framework that applies to the site at both the state and local government level. This is essential as the existing planning controls reflect the site's industrial past and do not allow for a mixed use development. Specifically:

- > The Summer Hill Flour Mill site is currently zoned Industrial under the planning controls of Ashfield and Marrickville Councils. The Industrial zoning does not permit the range of uses associated with a mixed use development.
- > The Industrial zoning is not consistent with the proposed rezoning of the adjacent McGill Street Precinct in the Marrickville Council area to Mixed Use,
- > The majority of the is presently identified by the NSW Department of Planning as Category 1 employment land under the Draft Inner West Subregional Strategy. Under a Category 1 classification the site can only be developed for an industrial related use. The adjoining McGill Street precinct is identified as Category 3 employment lands, which enables rezoning to facilitate mixed use development.

To enable the site to be developed for mixed uses it is necessary to change the zoning of the Summer Hill Flour Mill site. It is the zoning of land that establishes the possible purposes for which land may or may not be used and developed. EG Funds Management is seeking to change the land use zoning of the site to a Mixed Use zone to enable the site to be developed with council consent for residential, retail and commercial uses.



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.

THE BENEFITS OF CHANGE

The key benefits arising from the rezoning proposal being advanced by EG Funds Management are described below.

Enhance open space and public access

A mixed use development enables the incorporation of open space, pedestrian and cycle routes to be accommodated across the site to reinforce the Greenway master plan initiatives.

Generate employment opportunities

The mixed use zoning does not result in a lower employment level on the site. A mixed use development will generate employment through the incorporation of commercial and retail activities on the site.

Heritage conservation and adaptive reuse

The scale of the purpose-built Mill structures physically define this site as a landmark. Unfortunately, they do not lend themselves to modern industrial occupation. The site is recognised as being of historical importance and many of the buildings on the site should be retained. A mixed use development scenario allows for the preservation and regeneration of many of these buildings for commercial or residential conversion more readily than an industrial use.

Increased housing choice and affordability

A mixed use zone will enable a range of housing to be accommodated on the site and assist the councils meet housing targets for the Inner West.

Support for the light rail expansion

The freight corridor provides the opportunity for further expansion of the light rail network to Summer Hill, with a station on the Flour Mill site. This vision was recently endorsed by the NSW State Government, which announced expansion of the light rail system to Dulwich Hill, including funding for this in the forthcoming 2010 State Budget.

Support for local villages and rail infrastructure

The site is within walking distance of the villages of Lewisham and Summer Hill and their respective City Rail Stations.

Consistency with the planning framework for the McGill Street Precinct

A rezoning to mixed use is consistent with the planning direction being adopted for the McGill Street Precinct. The planning of both precincts simultaneously will lead to a better urban outcome and will enable complimentary development scenarios to be implemented. This will facilitate the revitalisation of what has become a declining industrial precinct.

Removing existing and potential land use conflicts

Industrial reuse of the Summer Hill Flour Mill Precinct is likely to generate and exacerbate the undesirable amenity impacts and conflicts with its low density residential surrounds, designated as a heritage conservation area. Further, there is no main road frontage to the precinct, with vehicle access via local residential streets and constrained intersections. In addition to the amenity conflicts, industrial use is constrained due to the heritage value of a number of items on the former flour mill site. The purpose-specific nature of the existing flour mill infrastructure precludes economic reuse of the mill for industrial uses and demolition of buildings and structures to facilitate redevelopment of the site for alternative industrial uses would be constrained due to the heritage values. An industrial redevelopment of the site would be a lost opportunity to retain and promote the heritage values of the site through adaptive reuse of existing buildings and structures. Finally, industrial reuse fails to recognise the transition of employment demand away from a traditional manufacturing role. The incorporation of local commercial and retail employment uses in conjunction with residential uses has the clear capacity to provide greater employment generation than industrial development of the land.



THE WAY FORWARD

EG Funds Management is keen to advance this project at the council level by requesting Ashfield and Marrickville Councils consider rezoning the Summer Hill Flour Mill site from its current Industrial zone to a Mixed Use zone.

The rezoning process starts with the lodgment of a Planning Proposal which presents the reasons for why the site should be rezoned.

In December 2009, EG Funds Management lodged a Planning Proposal with Ashfield and Marrickville Councils. The lodgment of the Planning Proposal marked the commencement of the rezoning process which can take up to 12 months to complete.

To coincide with lodgement, EG Funds Management has initiated a community consultation process, which will begin March 2010, to gauge community and stakeholder attitudes to the proposed rezoning. The results of this consultation will be reported to the councils.

Following this preliminary consultation, each council will decide whether to support the proposed rezoning in-principle. The Planning Proposal is then forwarded to the NSW Department of Planning for assessment, and a decision on whether the proposal has sufficient merit to be progressed as an amendment to the current local planning instruments.. This is referred to as a gateway determination.

Further details about the local plan making process and gateway process can be found on the NSW Department of Planning website at <http://www.planning.nsw.gov.au/LocalEnvironmentalPlans/GatewayProcess/tabid/291/Default.aspx>