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the awakening

SUMMER HILL FLOUR MILL PROJECT NEWSLETTER 2 - May 2011

This newsletter contains important community information about the concept plan that is being developed to transform the Summer Hill Flour Mill site into a vibrant mixed use transit-oriented urban precinct. EG Funds Management wants to hear your views about the proposed concept plan for the redevelopment of this iconic site and invites you to attend the community consultation sessions that we will be holding on Wednesday 25 May 2011. Details about how you can participate in these sessions are contained in this newsletter.

EG Funds Management realises a key milestone in the Summer Hill Flour Mill Project

– Adam Geha CEO, EG Funds Management



In March 2010 EG Funds Management asked the Summer Hill community whether it was time to consider a change in land use for the former Allied Mills site. We commissioned a community survey to determine the level of 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.

EG Funds Management is aware of the considerable interest that the local community has in the future of the Flour Mill site and is committed to progressing a concept plan that responds to its unique industrial heritage, complements the adjacent McGill Street Precinct, supplements the open space network created by the Greenway corridor and supports

a viable light rail system to service the inner west.

This newsletter provides an overview of the concept plan that has been developed for the site and details how you can participate in community consultation sessions that we will be holding on Wednesday 25 May 2011. Details about how you can register to attend these sessions are presented in this newsletter.

I look forward to your involvement in the consultation process and to hearing your views about our plans for the Summer Hill Flour Mill site.

Adam Geha
Chief Executive Officer
EG Funds Management

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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



A co-ordinated design approach

The Summer Hill Flour Mill site has been master planned as part of a wider precinct that includes the McGill Street area. Together the Flour Mill and McGill Street sites provide the opportunity to create a vibrant urban precinct that supports a range of residential, commercial and retail uses in an open space setting that is serviced by a light rail system and interconnected with local streets, pedestrian thoroughfares and cycleways.

While the two sites are in different ownership, responsible development dictates that they be designed in unison to reflect a common set of design principles. This will ensure that a complementary and integrated design outcome is achieved which is essential if this new precinct is to become a valued addition to the existing urban fabric.

The design principles that have been developed for the expanded precinct include:

- Promoting connectivity between the new precinct and the surrounding neighbourhood through the extension of existing streets and pedestrian links into and through the site. Currently both precincts are isolated from their

surrounding neighbourhoods by the heavily trafficked Old Canterbury Road and Longport Street, the former Rozelle Goods Line and the Western Railway Line.

- Enhancing access to the Greenway which will be located between the McGill Street Precinct and Flour Mill site. The Greenway will form part of a

boulevard promoting vitality and vibrancy throughout the precinct as it carries pedestrians, cyclists and commuters between the old and new residential areas and through to the new Lewisham West Light Rail Station.

- Adopting a sensitive approach to built form that embraces, and adaptively reuses the existing heritage and other

significant structures on the Summer Hill Flour Mill site.

- Providing a range of cafés, studio and small retail uses along the new street frontages to activate pedestrian spaces and promote safe and secure

areas for casual interaction.

- Maintaining and reinforcing the visual dominance of the iconic silo structures within local views and vistas. This is achieved by ensuring that all new structures remain below the height of

the existing silos and locating taller and denser building forms along the Greenway and within close proximity to the light rail station.

These design principles are reflected in the concept plan that is detailed at Figure 2.

The Concept Plan

The Concept Plan for the Summer Hill Flour Mill site is shown at FIGURE 2. The plan: (See page 8/9)

- Depicts where new streets and public open spaces will be located and how the site will connect to the Greenway, the proposed Lewisham West Light Rail Station and the McGill Street site.
- Establishes the location of new building forms, the building heights and where residential, retail and commercial uses will be accommodated on the site.
- Identifies which heritage buildings and other structures will be retained and adaptively reused.
- Creates a public domain that helps to link Summer Hill and Lewisham.

The plan will provide for the development of around 300 dwellings ranging from multi level apartment buildings through to low rise terraces. The dwelling mix will cater for a range of household sizes.

FIGURE 2



The Concept Plan

Key

1. New residential streets provide an address and access to new residential buildings which take the form of residential apartment buildings and traditional terrace style housing. The predominant land use on the site will be residential with the Flour Mill site supporting approximately 300 new dwellings.
2. Commercial and retail uses are concentrated at ground floor level to activate street frontages and public spaces. The site will accommodate approximately 4,000 square metres of gross commercial floor space and 2,800 square metres of gross retail floor space.
3. An intermediate scale and height of development is

introduced to provide a transition between the taller historic buildings and the silos and the lower scale and character of the residential dwellings in the surrounding streets. Higher building forms are centered around the Greenway and the existing heritage buildings. All buildings proposed for the site will remain below the height of the existing silos.

4. The existing avenue of Brush Box trees is retained and set within landscaped open space that connects Smith Street through to the Greenway, the McGill Street Precinct and the new Lewisham West Light Rail Station.
5. A public heart for the Mill precinct is created and

framed by the existing heritage buildings. A variety of ground floor retail uses, residential entrances and commercial lobbies will bring pedestrians into the area to create a vibrant urban space.

6. The light rail station is positioned alongside the Greenway between the McGill Street Precinct and the Summer Hill Flour Mill site. The Greenway will function as a green artery along which pedestrians, cyclists and the light rail will flow.
7. The historic Mungo Scott Building and the silos are retained and adapted for residential and commercial uses.
8. An open space hierarchy of landscaped green spaces, landscaped courtyards and urban squares create a public domain that provides both outlook and amenity for new residential buildings and functional areas for weekend markets and events.

9. The plan is supported by a water sensitive urban design strategy that uses planted median strips and kerbs to detain and filter stormwater run off. Water reuse and drainage infrastructure is incorporated onto the site, offering the opportunity to capture stormwater in tanks located in the lower section of the site to be used for toilet flushing and parkland irrigation.

10. The Silo Interpretation Square is proposed to reflect the industrial history of the site while providing a new public space.
11. A new pedestrian bridge will connect residential buildings at their upper levels over the Hawthorne Canal to facilitate pedestrian movements across the site.
12. Lift and stair access is provided to facilitate pedestrian movements between Longport Street and the Greenway and light rail below.

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.

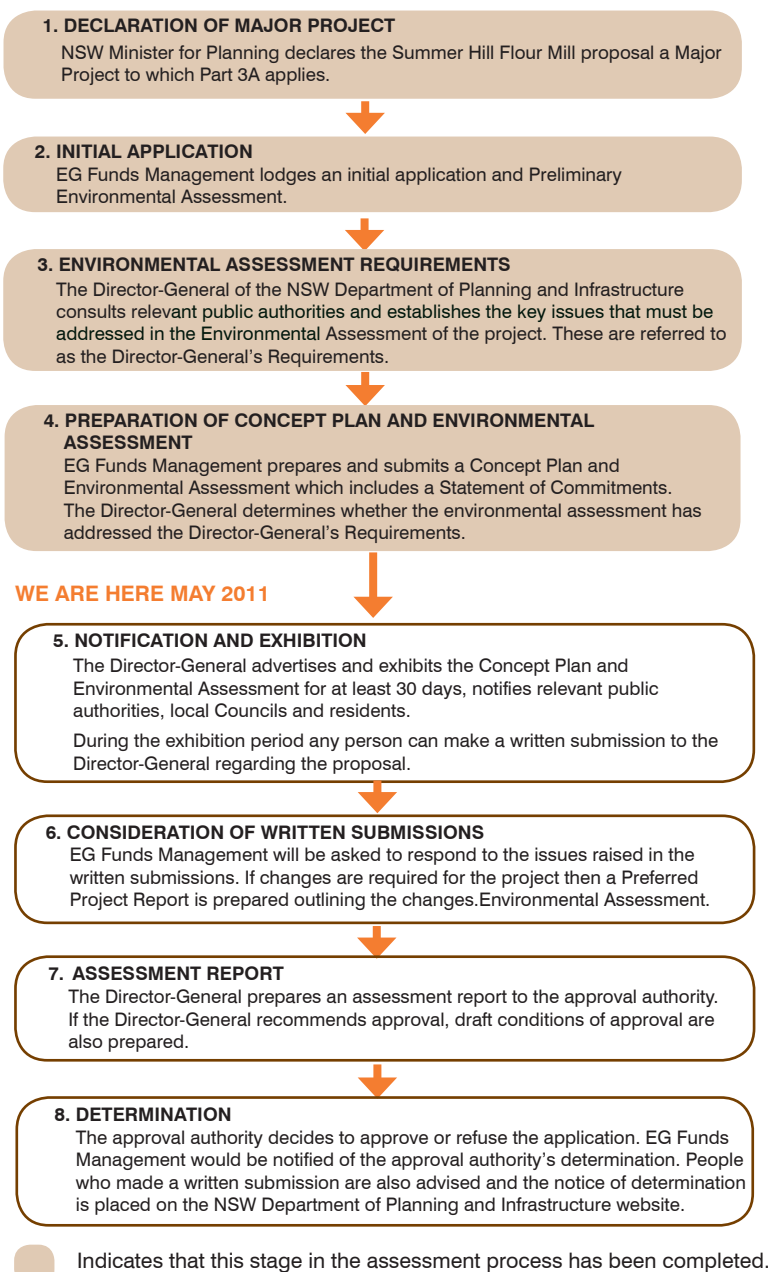
In accordance with this process, the Director General of the NSW Department of Planning and Infrastructure consults the relevant public authorities and establishes the key issues that must be addressed by a proponent in formulating the Environmental Assessment for a project. The requirements, referred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

It is noted that changes to the Part 3A process are to be made which may alter the final assessment process. At the time of preparing this newsletter the details of the proposed changes had not been made available by the NSW Government.

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

FIGURE 3 – PLANNING PROCESS FLOWCHART



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** carries information about the design and consultation process, enables you to register for consultation events and provide your feedback. The website address is www.summerhillflourmill.com.au
- **Community newsletters.** This is the second of our newsletters about this project. 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 consultation sessions will provide you with the opportunity to provide feedback directly to the Project Team on our design principles and concept plan. We will hold Community Consultation Sessions on Wednesday 25 May 2011. Details about how you can participate are set out in this newsletter.

Community consultation sessions

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To help you understand the Concept Plan that we have developed for the Summer Hill Flour Mill site we invite all interested residents and stakeholders to attend a Community Consultation Session on Wednesday 25 May 2011.

We will host two Community Consultation Sessions, each two hours in duration from 4.00-6.00pm and 7.00-9.00pm, providing you with a range of times at which you can attend. Light refreshments will be available.

The Community Consultation Sessions will provide you with:

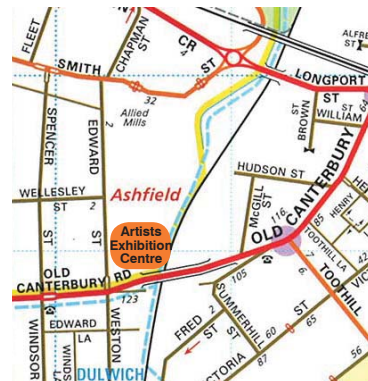
- The results of the site investigations that have informed the Concept Plan.
- An understanding of the Concept Plan that has been developed for the Summer Hill Flour Mill site and the range of uses that will be brought together.
- The opportunity to view photomontages and a scaled model of the proposed development so that you can better understand the proposed building forms.

- An appreciation of the site's rich industrial heritage.
- An explanation of the Part 3A planning process.
- The opportunity to ask questions about our proposal to our team of experts.

The sessions are designed to facilitate community understanding of the proposal.

The sessions will be held at:

Artists Exhibition Centre
46 Edward Street
Summer Hill



the awakening - The Summer Hill Flour Mill site will be transformed into a vibrant mixed use urban precinct. Don't miss the opportunity to learn more about this exciting project.

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How to register for consultation sessions

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We hope that you will attend the consultation sessions. We ask that you register your attendance at the session of your choice. Registering will ensure that you are notified if there are any changes, and it will help ensure there is sufficient seating and refreshments.

TO REGISTER

Please phone 1800 075 008 and leave your details.

Alternatively you can RSVP by emailing information@summerhillflourmill.com.au

FOR YOUR DIARY

I am registered to attend the Community Consultation Session on Wednesday 25 May 2011:

- ☐ 4.00 – 6.00 pm Session
- ☐ 7.00 – 9.00 pm Session

SUMMER HILL FLOUR MILL PROJECT COMMUNITY CONSULTATION Level 14, 345 George Street, Sydney NSW 2000 Phone 1800 075 008

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 NSW 2060.