



urbanconcepts

Summer Hill Flour Mill Project

Community Information Session
Saturday 23 July 2011

TODAY'S AGENDA

Part 1 (45 minutes)

- Introduction – Belinda Barnett, Urban Concepts.
- EG Funds Management and the Vision for the Site – Mark Syke, Planning and Design Director
- Presentation of the Concept Plan – Matt Pullinger - Hassell
- Overview of the Planning Process – Scott Barwick – SJB Planning

Part 2 (60 minutes)

- Question and Answer Session

THE PURPOSE OF TODAY

- To explain the concept plan, the range of land uses and the physical form that development will take on the site.
- To explain how the concept plan relates to the McGill Street Precinct.
- To explain the statutory planning process for the proposal.
- To enable EG Funds Management to understand community attitudes prior to the formal exhibition of the concept plan by the NSW Department of Planning and Infrastructure.
- To further develop the dialogue that has commenced between EG Funds Management, the design team and the community.
- To answer your questions.

INTRODUCING THE TEAM

PROPONENT

EG Funds Management

Mark Syke

TOWN PLANNING

SJB Planning

Scott Barwick

URBAN DESIGN AND ARCHITECTURE

Hassell

Matt Pullinger

TRANSPORTATION AND TRAFFIC

Arup

BUILT HERITAGE

John Graham and Associates

ECONOMIC IMPACT ASSESSMENT

Hill PDA

FLOODING AND STORMWATER MANAGEMENT

APP

GUIDELINES

- Reminder – Mobile phones
- The session will be of 2 hours duration
- No questions please during the presentation
- Only one person to speak at a time
- Every idea is valid – respect the views of others even if you may not always agree
- At question time participants will have the floor for 3 minutes.
- Questions unable to be answered will be taken on notice
- All comments and questions will be recorded by Urban Concepts and issued to participants in draft format
- We will only record your names when we are authorised to do so.

EG FUNDS MANAGEMENT

OUR VISION FOR THE SITE

EG FUNDS MANAGEMENT

- Unlisted property funds manager
- Investment focus on urban renewal opportunities close to public transport and community infrastructure
- Investors are Australian industry and public sector superannuation funds
- Purchased Allied Mills site September 2007 as significant urban renewal opportunity
- Vision for a sensitive transformation into a vibrant mixed use urban precinct that integrates with existing urban fabric

PRESENTATION OF CONCEPT PLAN

Matt Pullinger - HASSELL

Architecture
Interior Design
Landscape Architecture
Planning
Urban Design

Australia
PR China
Hong Kong SAR
Thailand

23 July 2011

SUMMER HILL FLOUR MILL PRECINCT CONCEPT PLAN_

Presented by:
Matthew Pullinger, Principal

HASSELL

CONTEXT AND ANALYSIS_



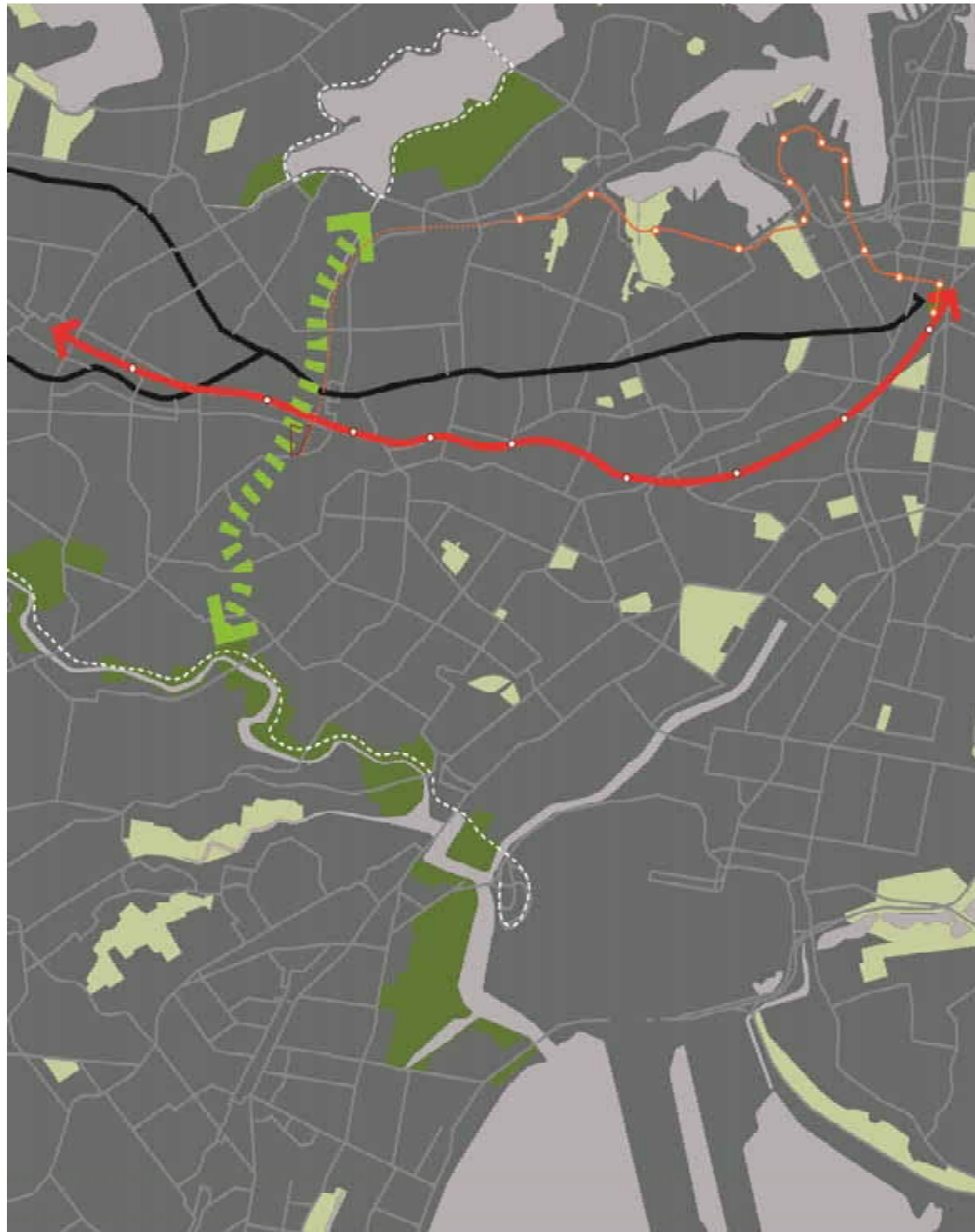
Summer Hill
Station

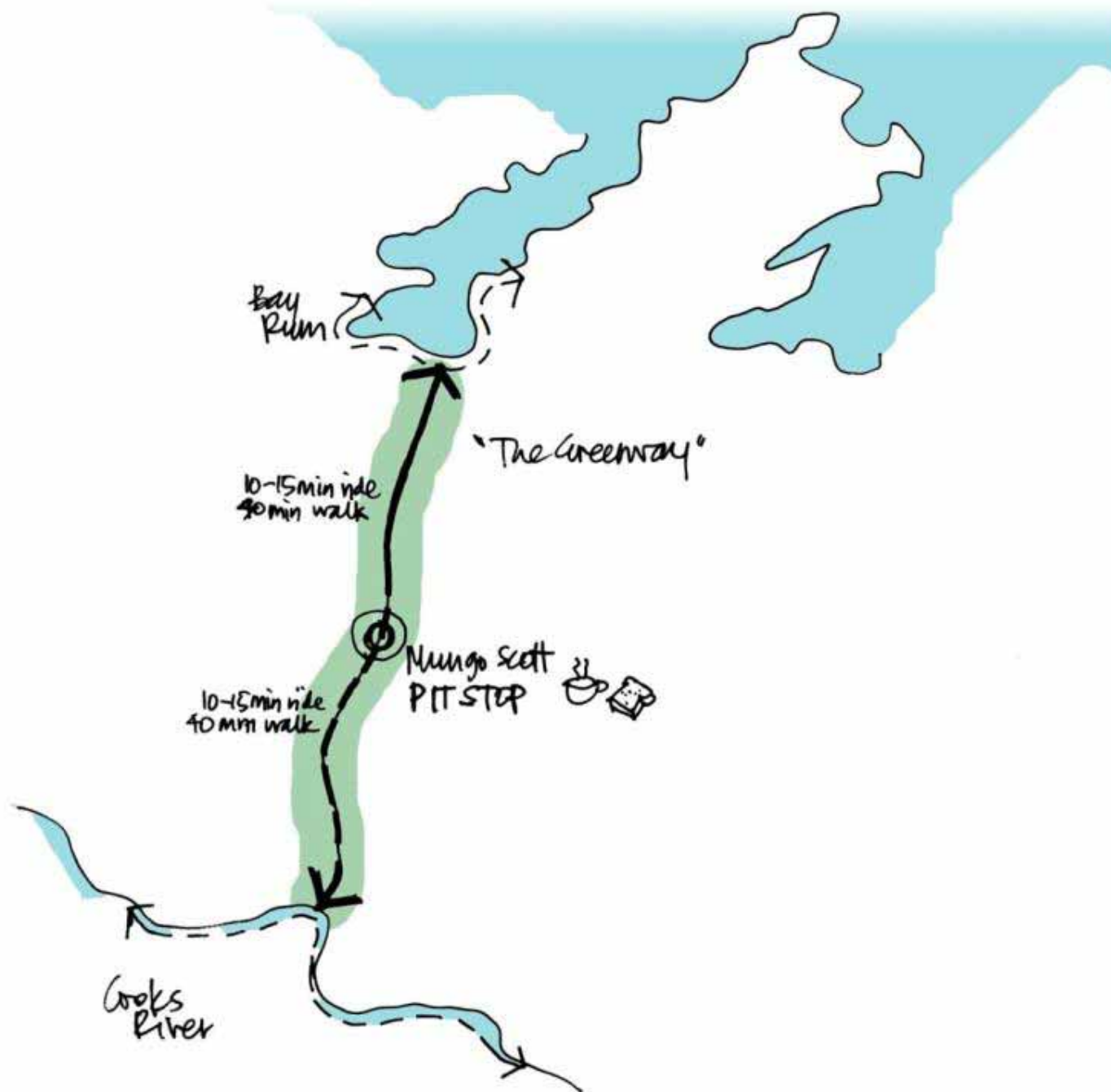
Greenway

Summer Hill
Flour Mill Site

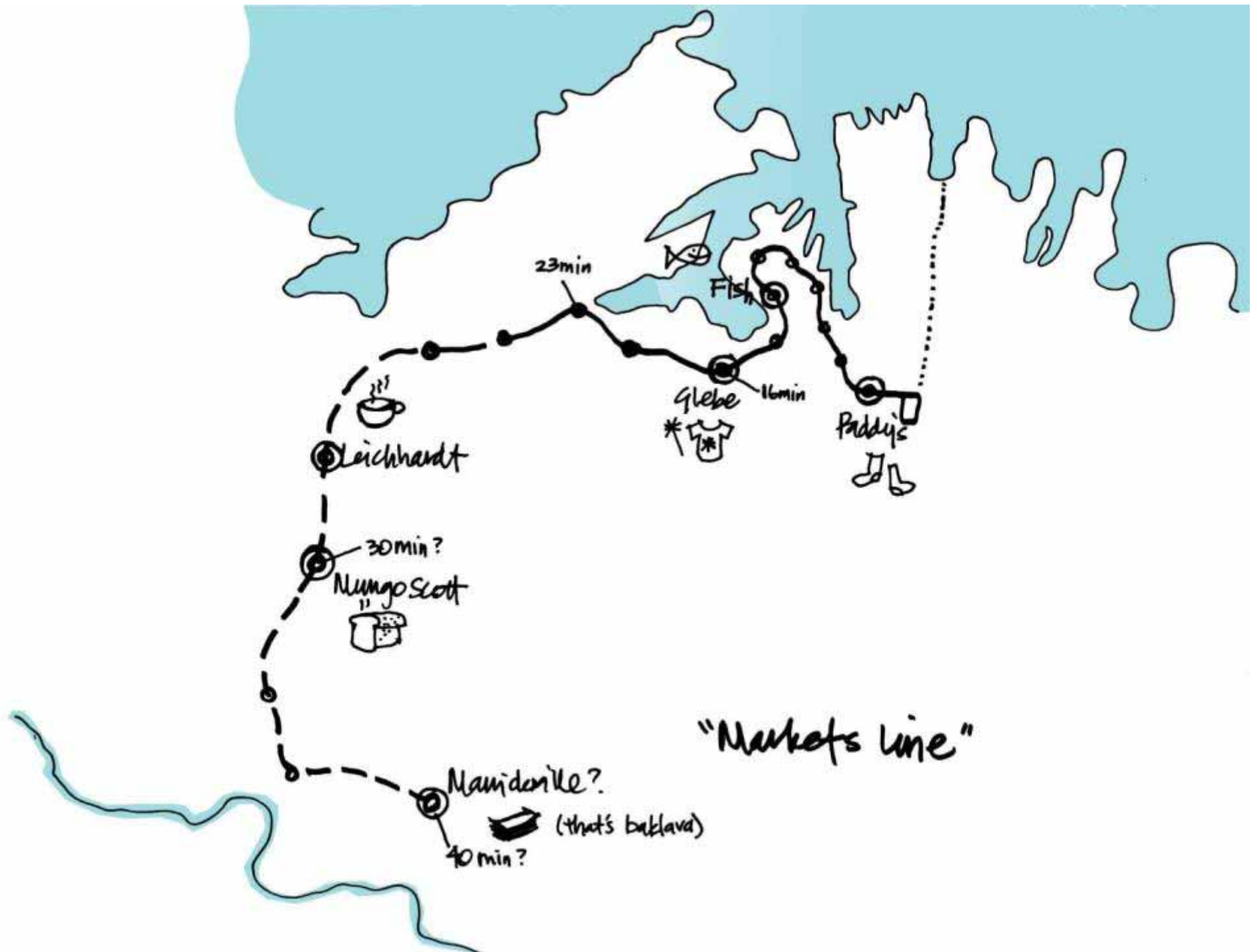
Lewisham
Station



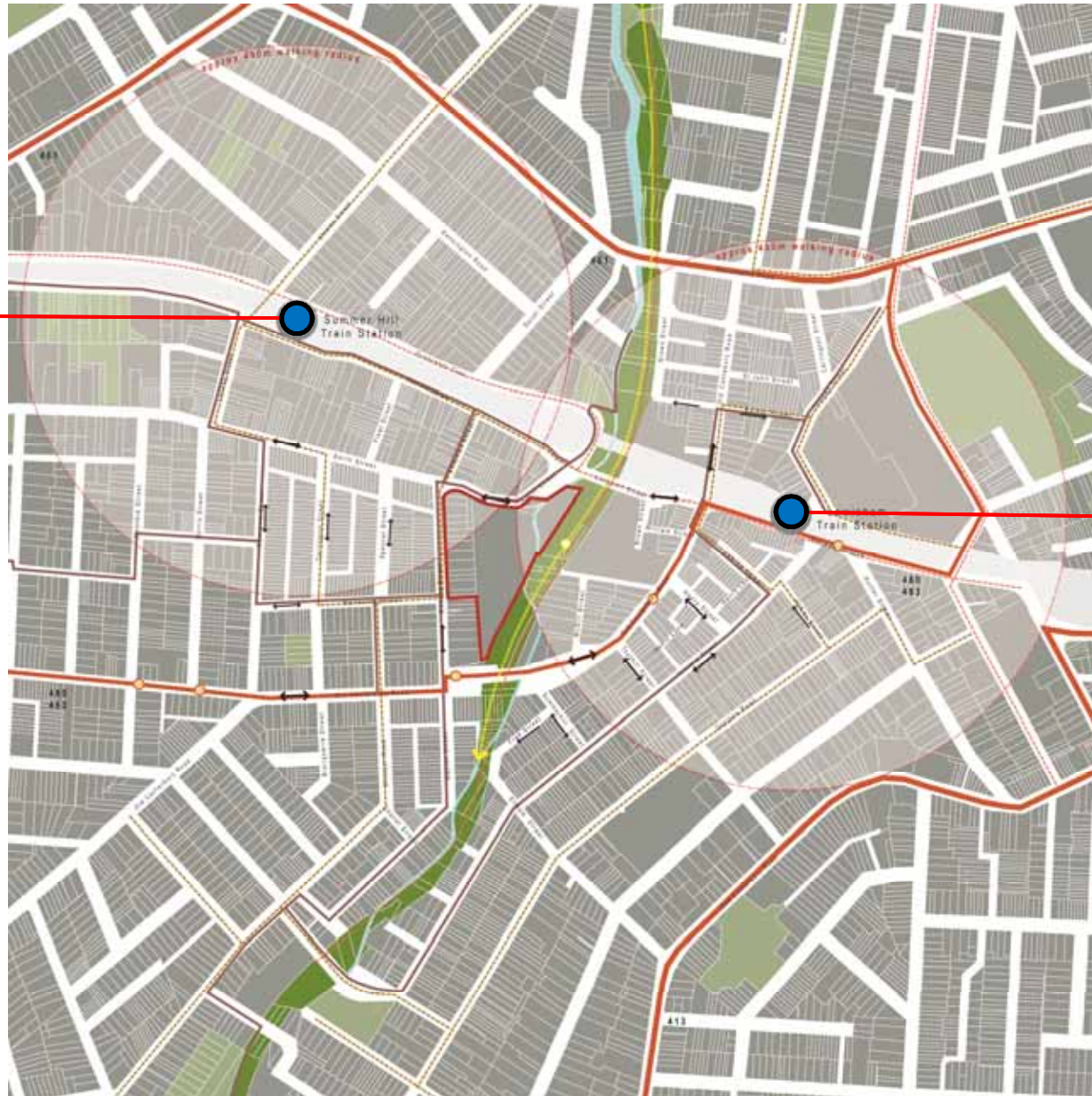






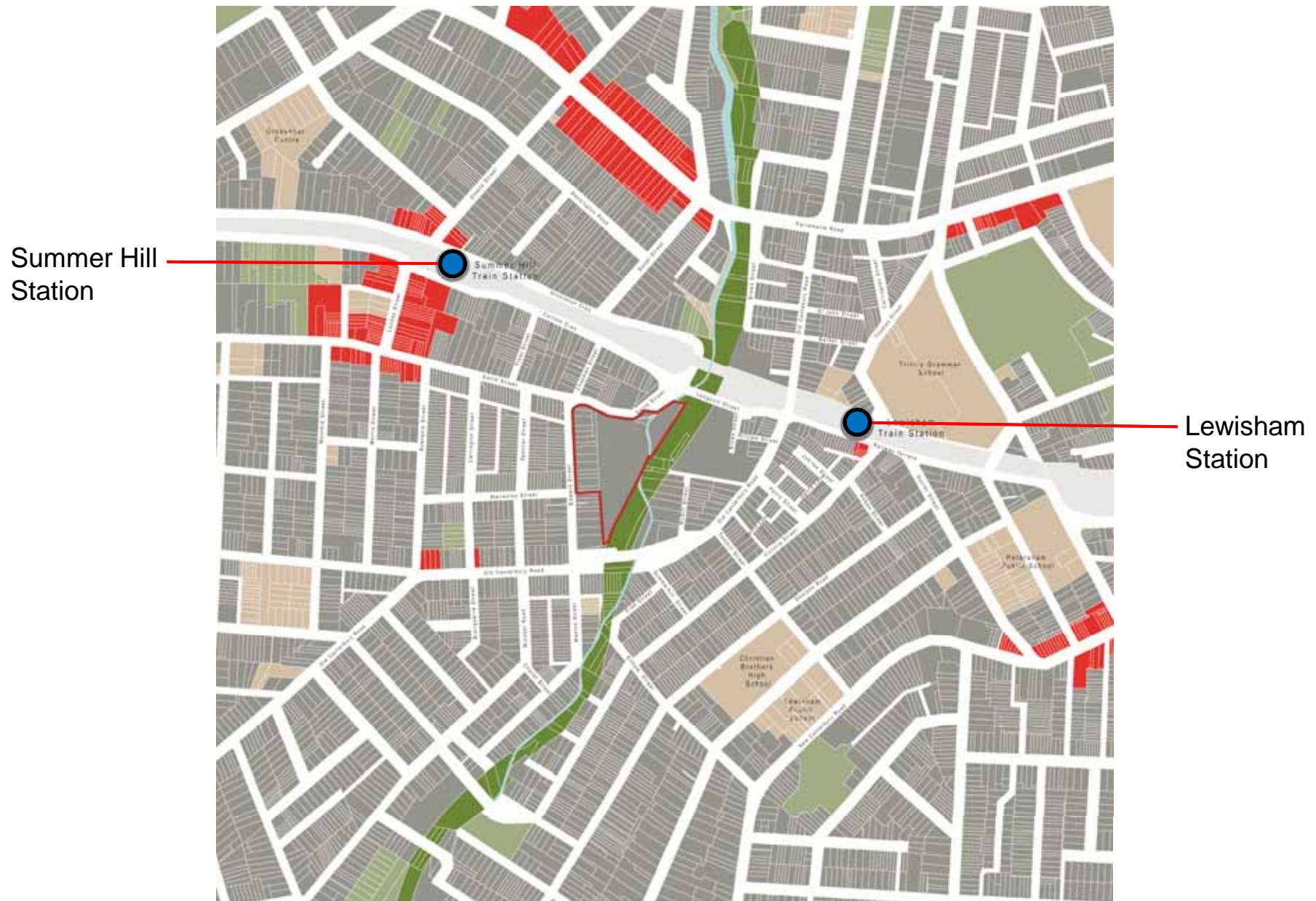


Summer Hill
Station



Lewisham
Station

__TRANSPORT AND ACCESS



- Lewisham
Station

__LOCAL AMENITIES



__FIGURE GROUND EXISTING GRAIN



__VEGETATION AND OPEN SPACE



EXISTING AVENUE OF BRUSH BOX TREES



__HERITAGE







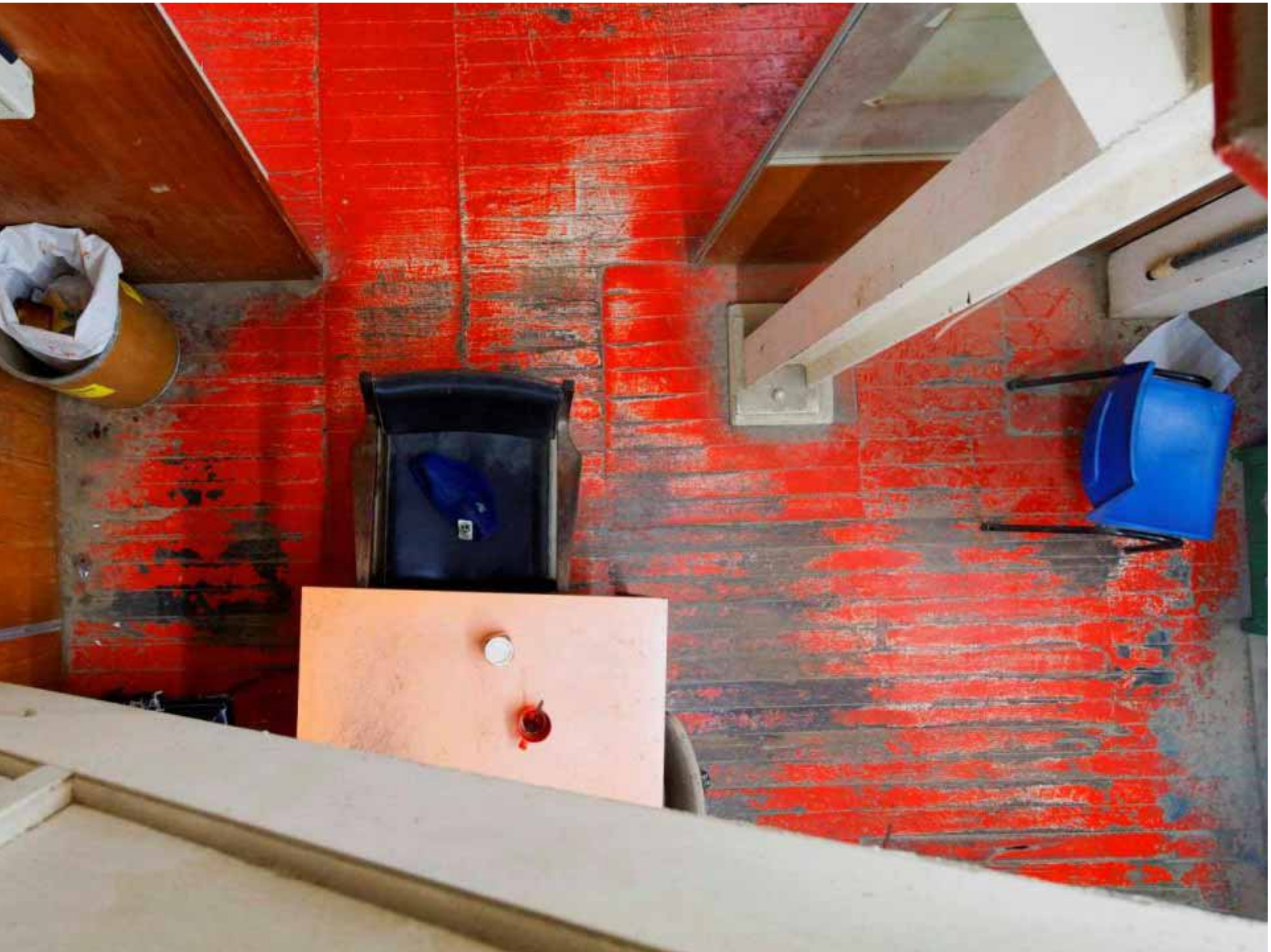
Victoria Park, Zealand









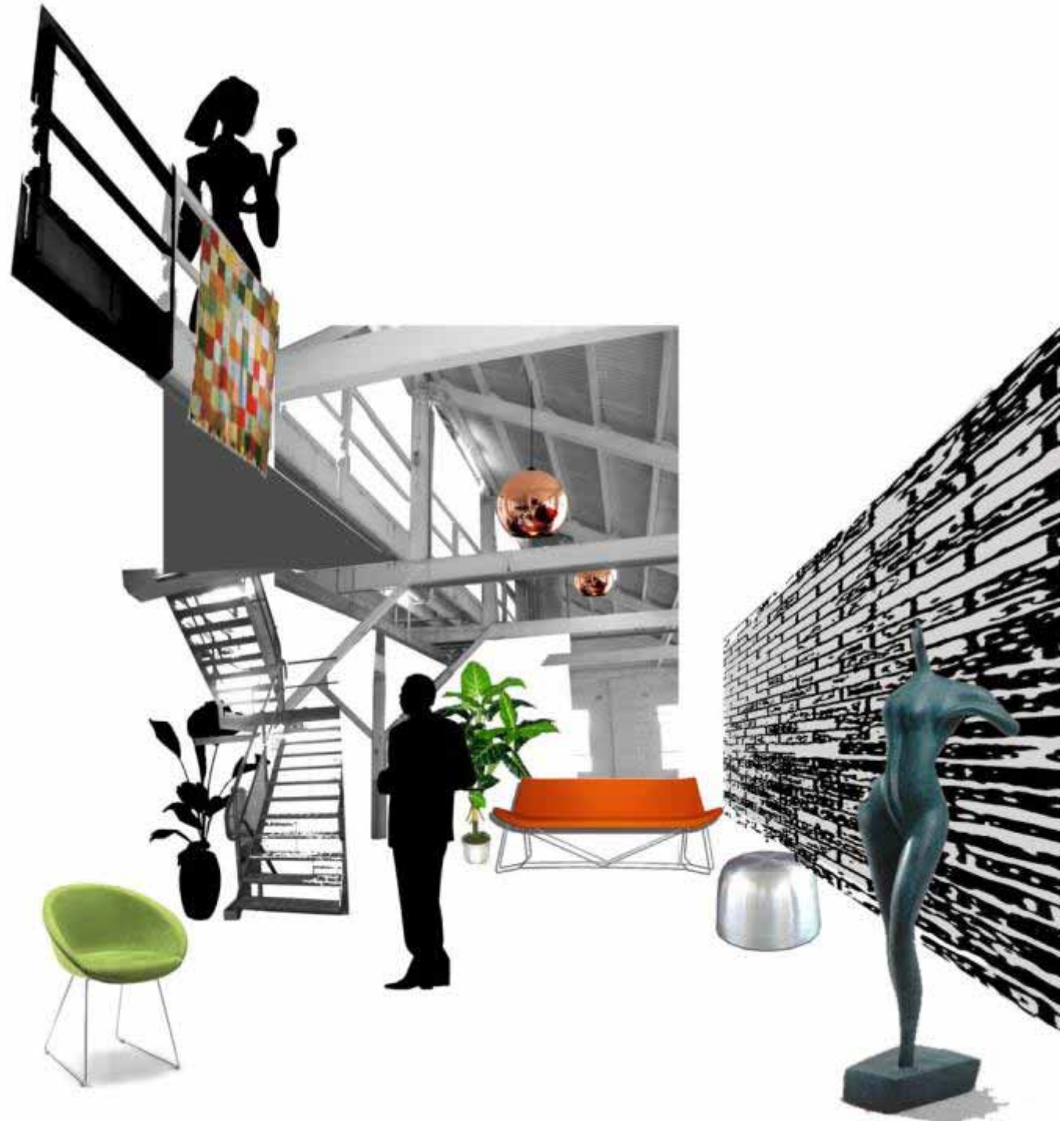


PRINCIPLES AND VISION_

- _Diverse
- _Authentic
- _Sustainable

____**GUIDING PRINCIPLES**

A PLACE TO LIVE



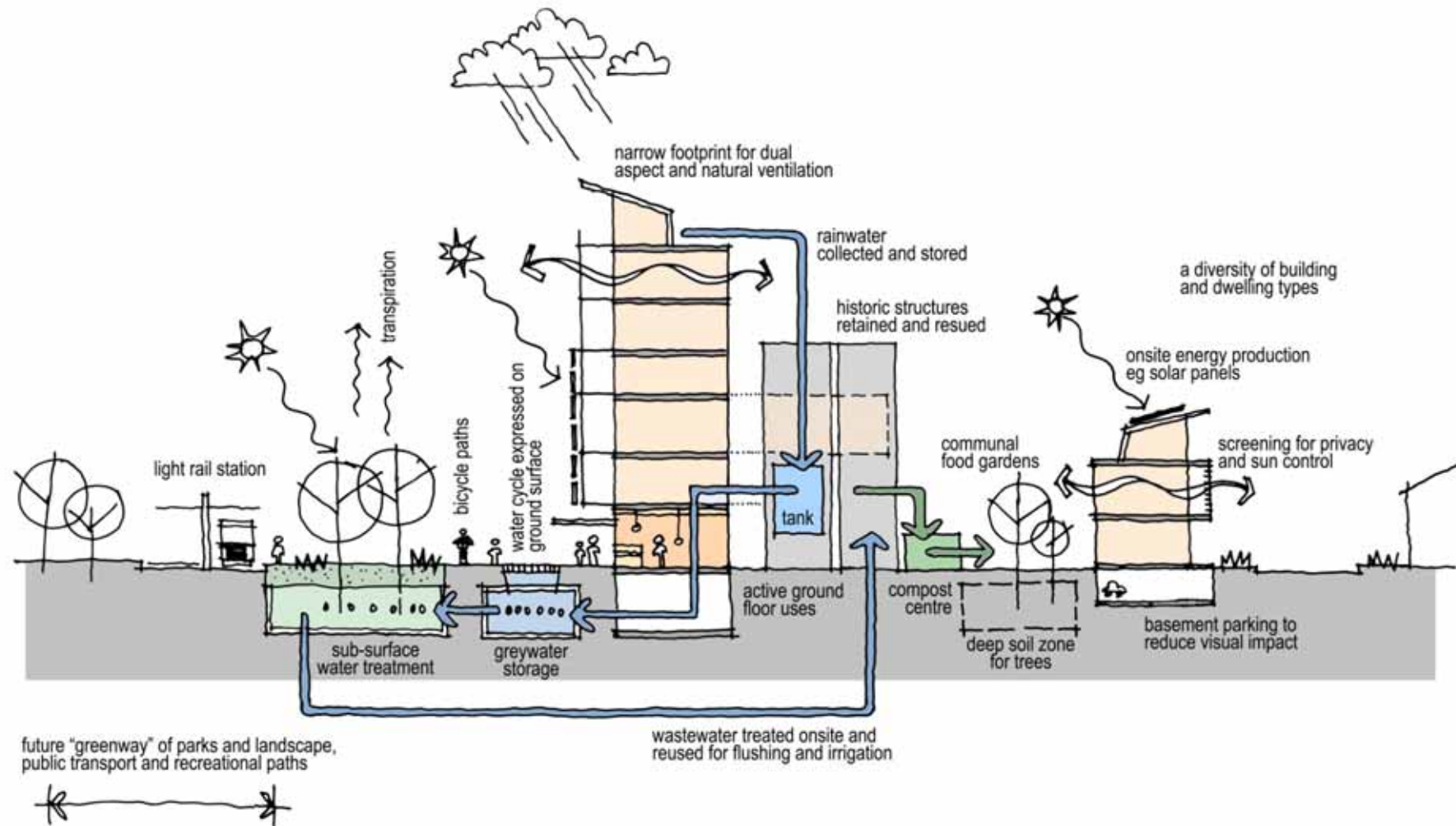
A PLACE TO WORK





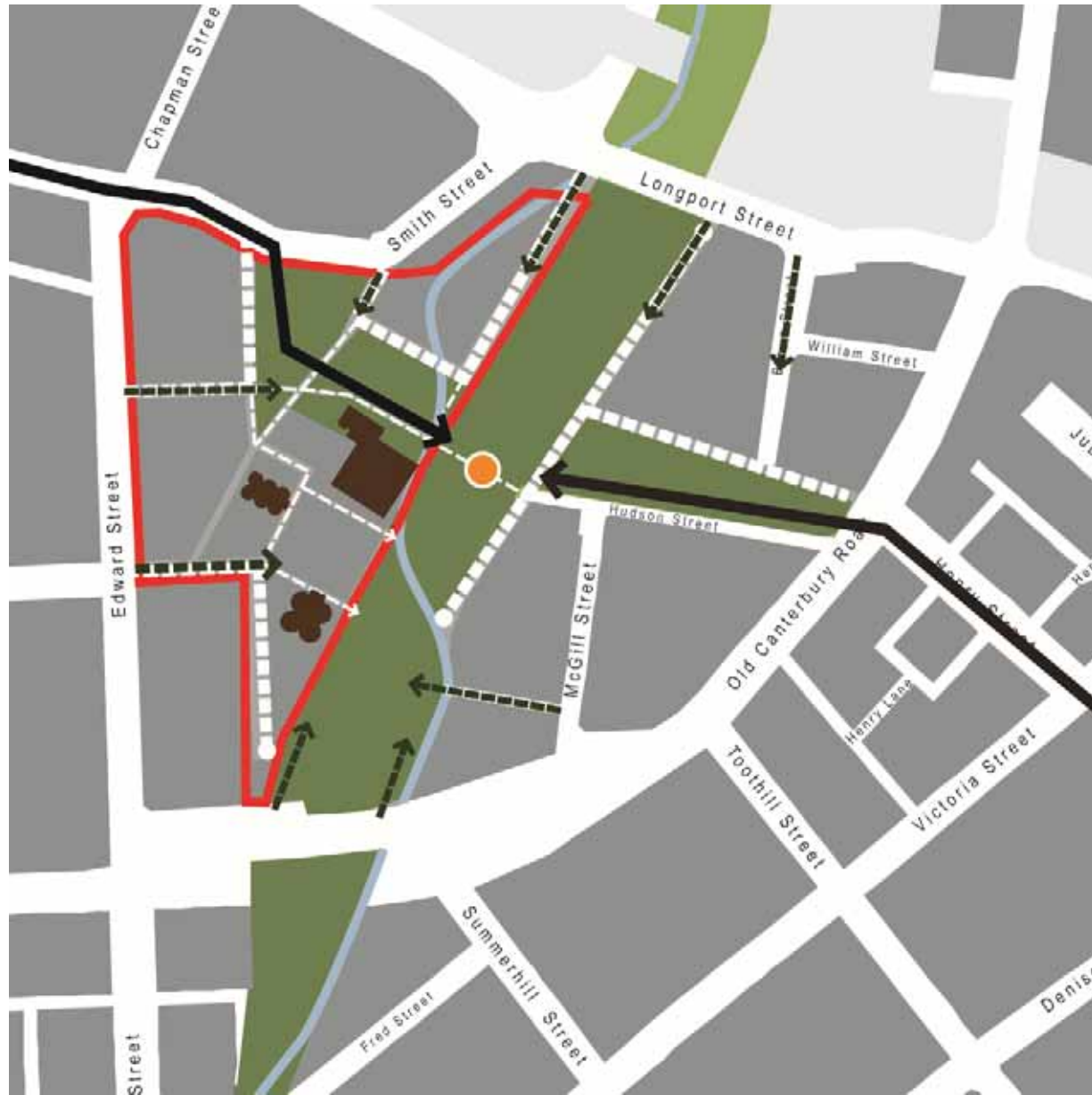
__A PLACE FOR COMMUNITY

A SUSTAINABLE PLACE





 A CONNECTED AND GREEN PLACE



__PERMEABILITY AND CONNECTIVITY



__RESPONSE TO BUILT FORM

MASTER PLAN IN DETAIL_





Parkland



Parkland

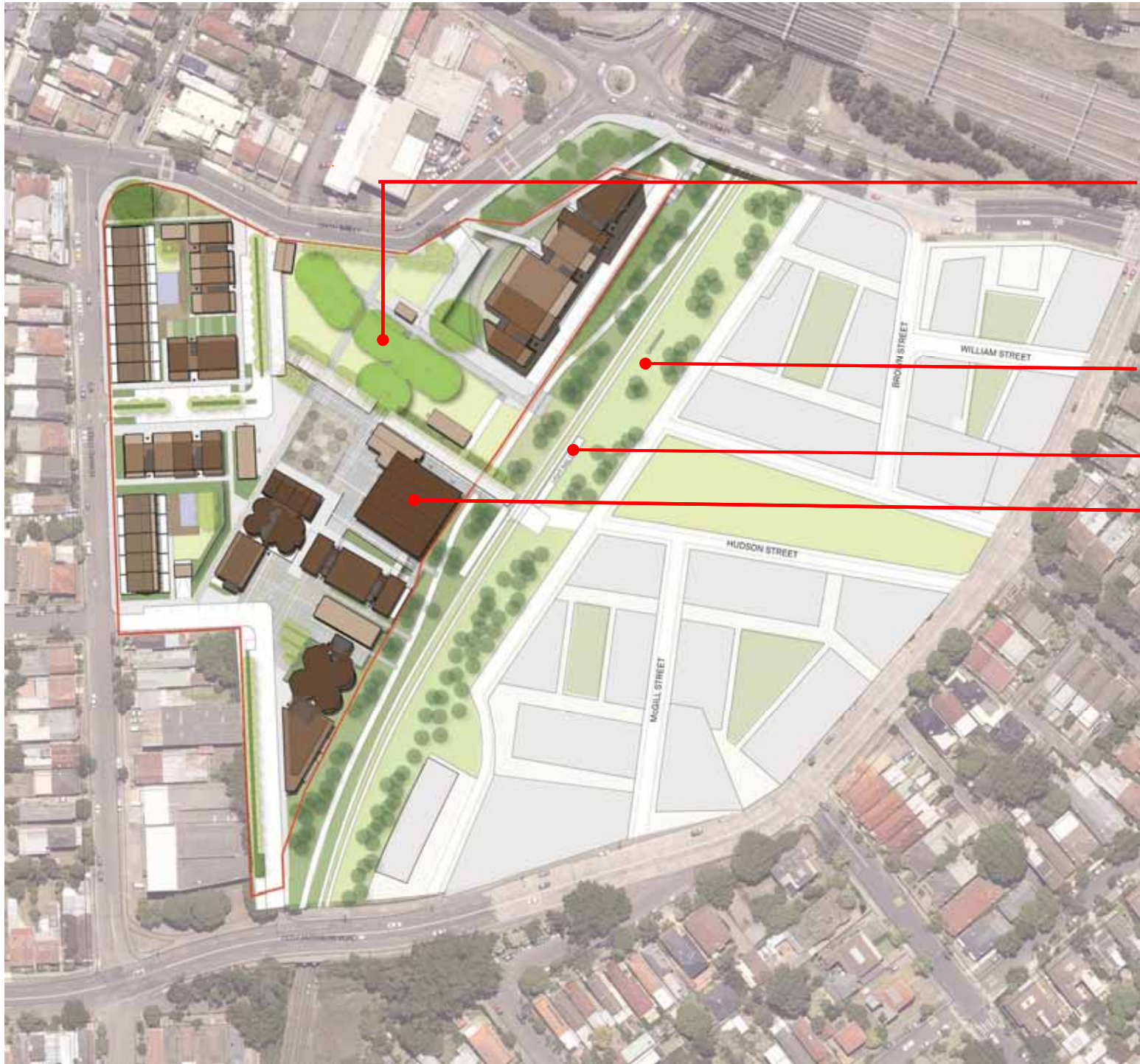
Greenway



Parkland

Greenway

Light Rail stop

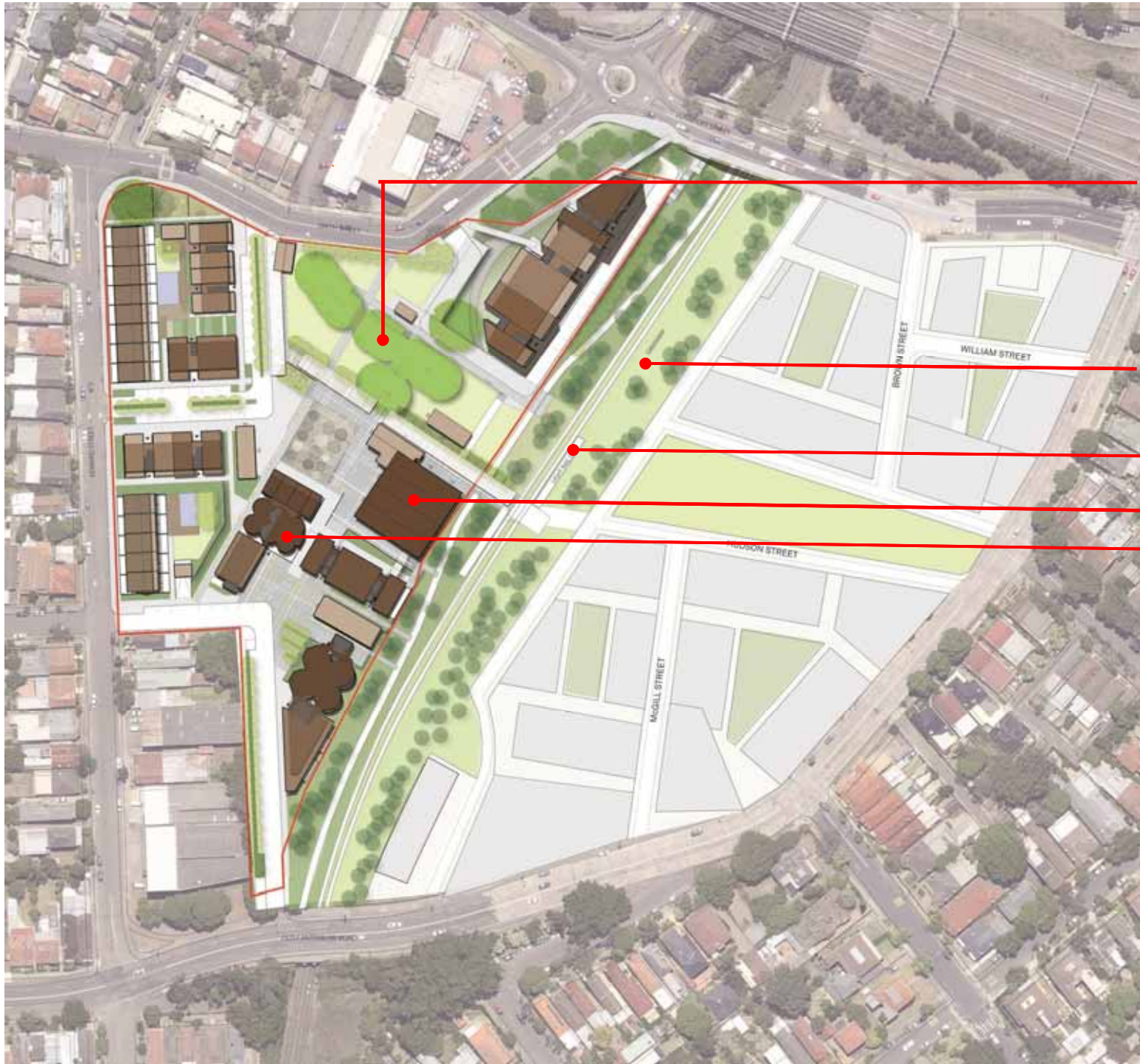


Parkland

Greenway

Light Rail stop

Mungo Scott building



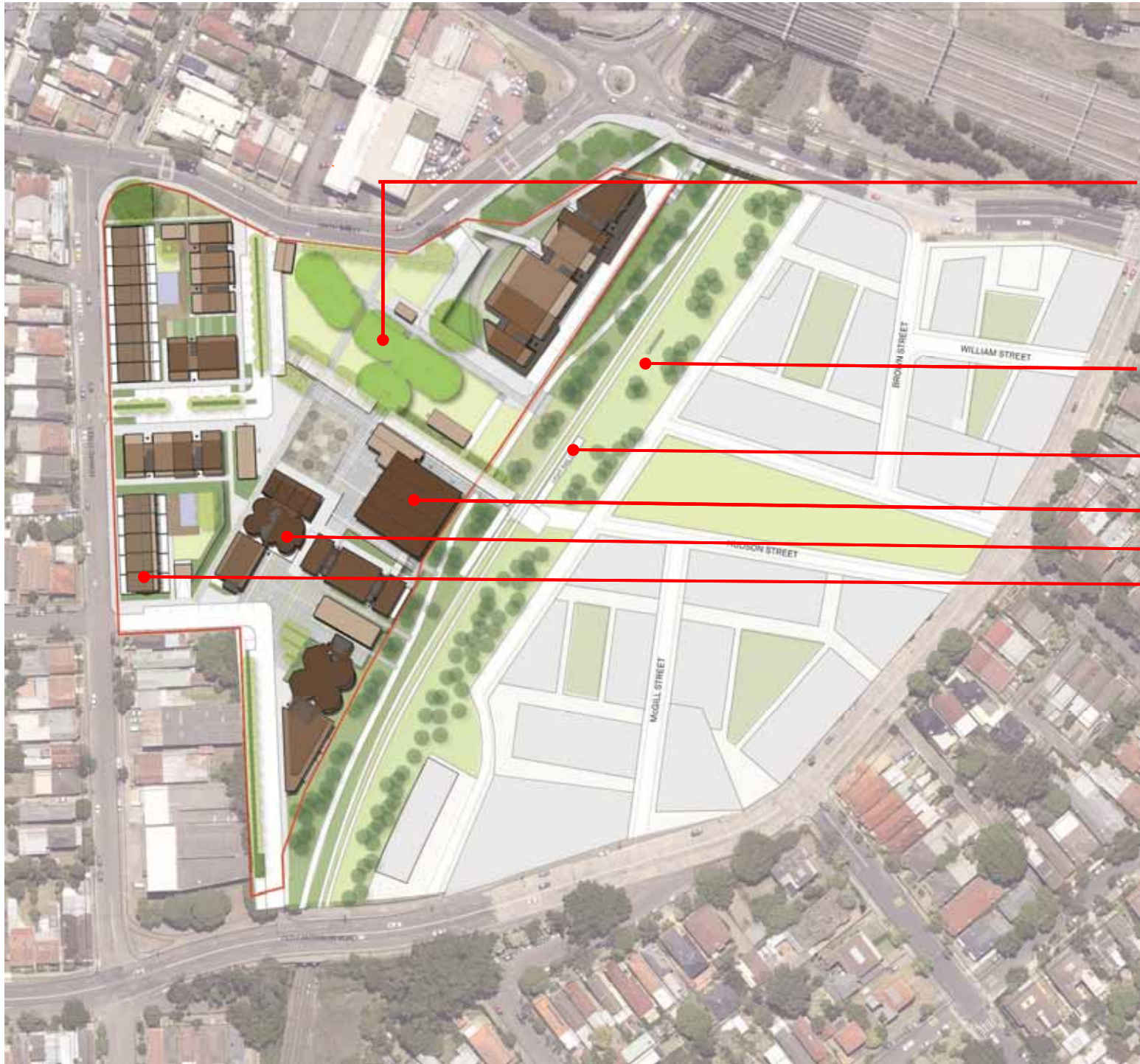
Parkland

Greenway

Light Rail stop

Mungo Scott building

Reused silos



Parkland

Greenway

Light Rail stop

Mungo Scott building

Reused silos

Edward Street
terraces

____**LANDSCAPE DESIGN**

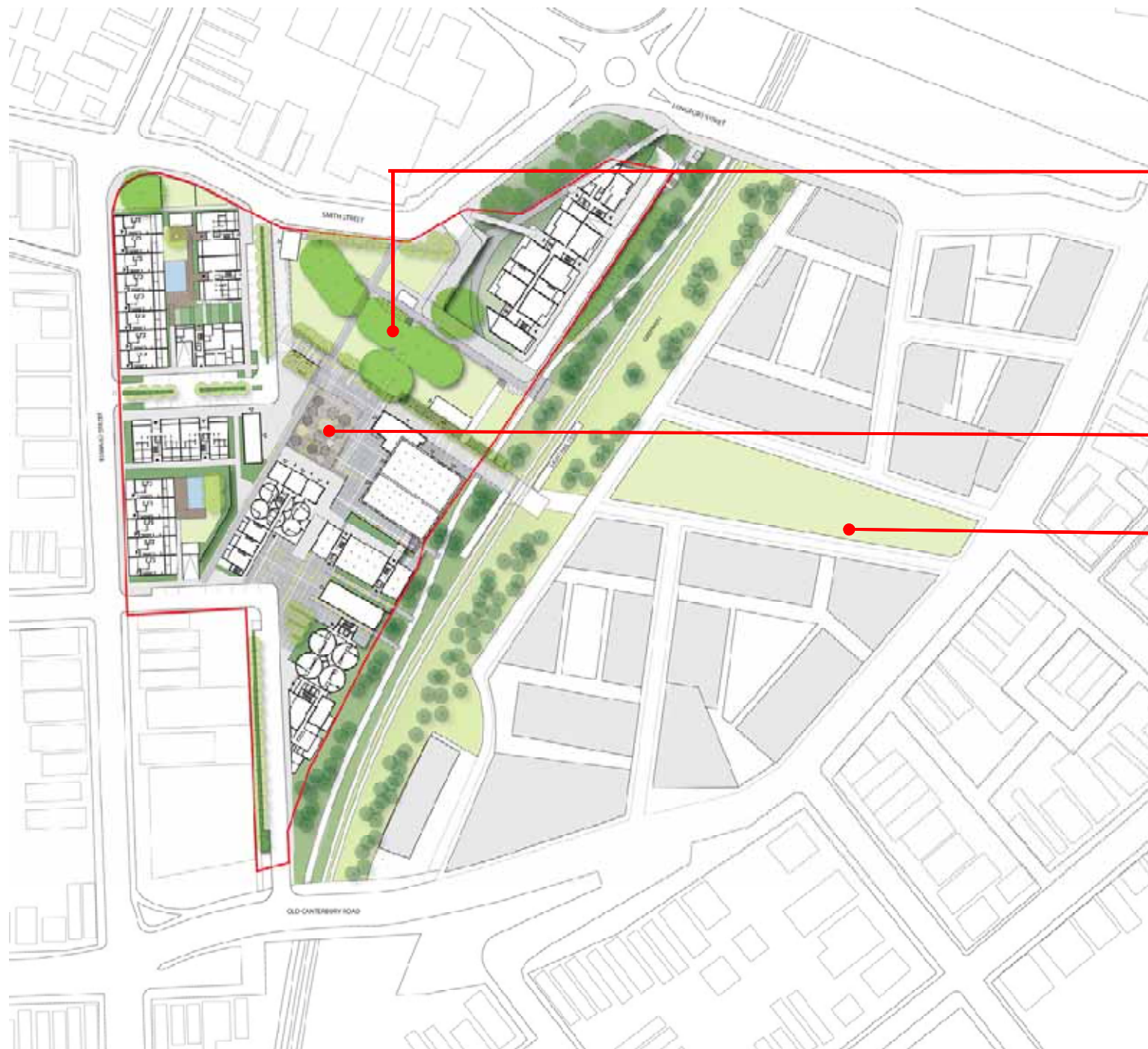


Existing avenue
of Brush Box trees



Existing avenue
of Brush Box trees

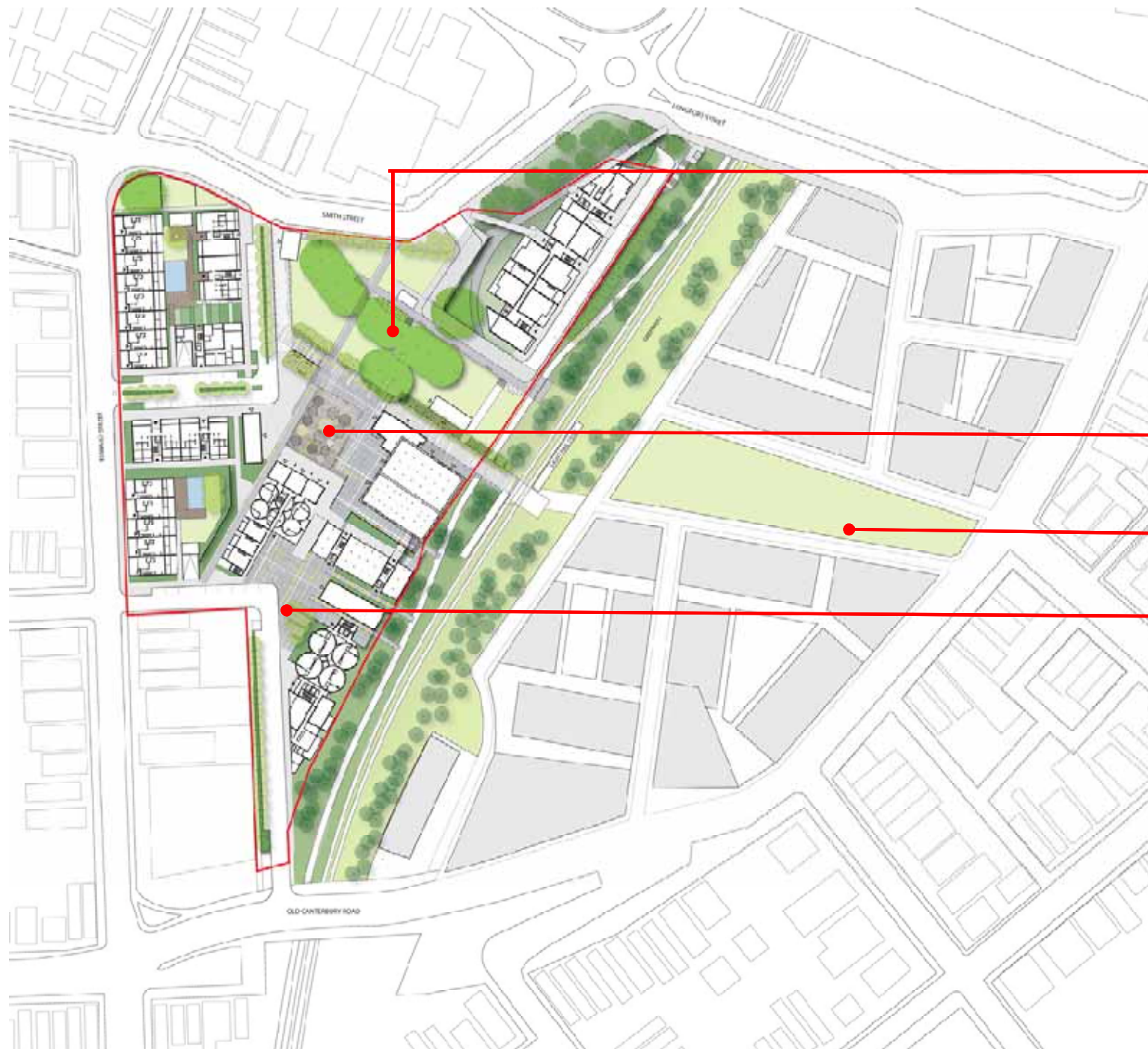
Public Square at the
heart of the precinct



Existing avenue
of Brush Box trees

Public Square at the
heart of the precinct

Public space at
McGill Street precinct

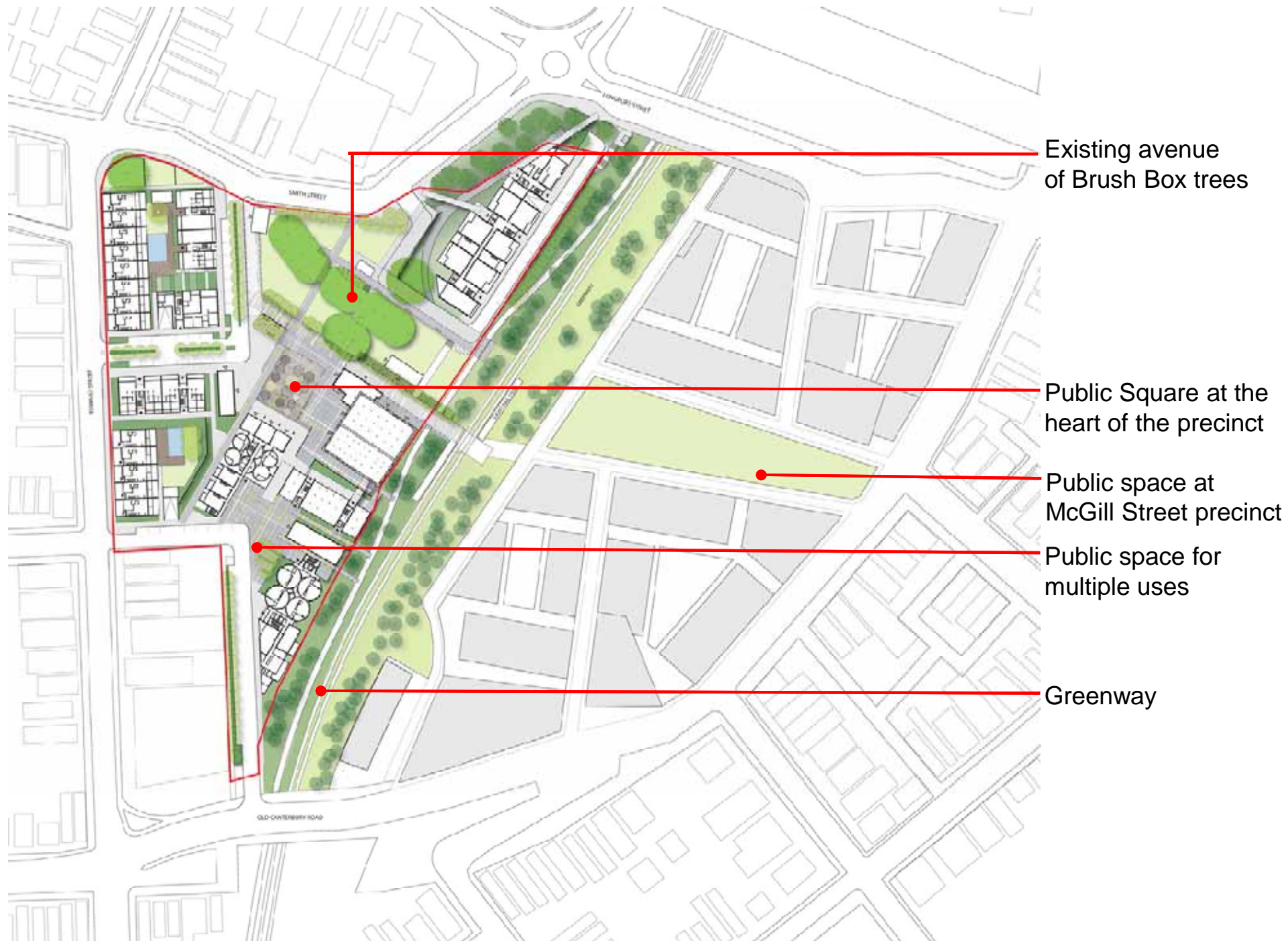


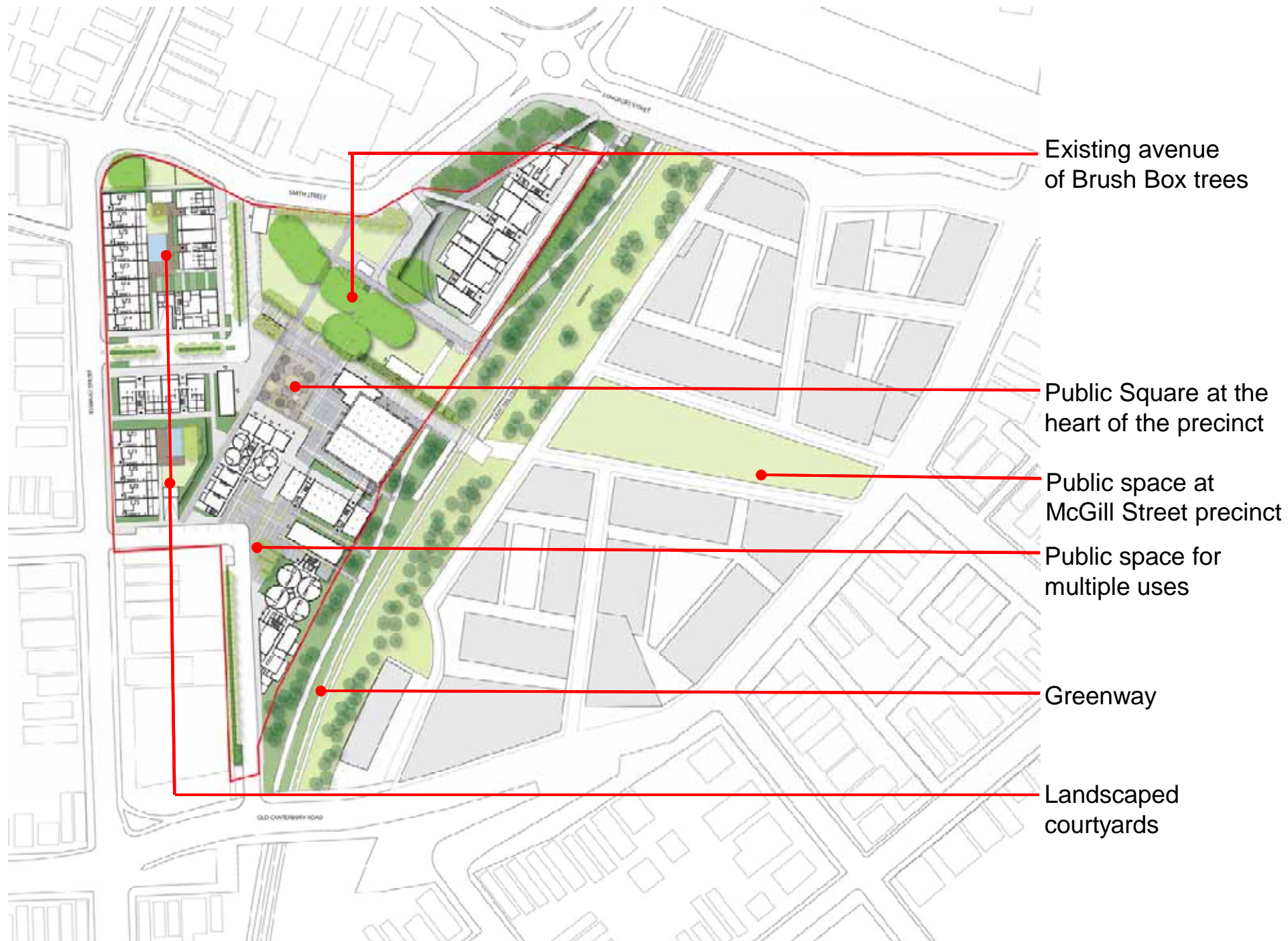
Existing avenue
of Brush Box trees

Public Square at the
heart of the precinct

Public space at
McGill Street precinct

Public space for
multiple uses







_Publicly accessible open space (parks and urban squares)

8,407sqm – 34% of EG site

____**PUBLICLY ACCESSIBLE OPEN SPACE**

Publicly Accessible Open Space

EG Funds Management owned site*

Building Footprints	8,267	33%
Publicly accessible open space	8,407	34%
Private open space	3,039	12%
Streets	5,025	20%

*approximate areas only



___Private/Communal Open Space

EG Funds Management owned site*

Building Footprints	8,267	33%
Publicly accessible open space	8,407	34%
Private open space	3,039	12%
Streets	5,025	20%

*approximate areas only



_New streets to connect Summer Hill to the Greenway and Light Rail

5,025sqm – 20% of EG site

____**IMPROVED ACCESS AND PERMEABILITY**

__Access



- _All items of High Significance retained
- _Mungo Scott mill building retained and reused
- _Silos retained and reused
- _Brush Box Avenue retained in park setting

36% of proposed floor space accommodated within retained buildings

____RETENTION AND REUSE OF HERITAGE

__Heritage and Reuse







- _Low scale terrace houses along Edward Street
- _Mid-rise, 4 to 6 storeys, deeper into site
- _Higher-rise, 8 to 10 storeys, along Greenway
- _Silos (11 and 13 storeys) remain the landmark by 3 to 5 storeys

Only 33% of EG site will be built upon
No increase in maximum height on the EG site

_____**BUILDING HEIGHTS**

__Building Heights

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













- _ Limited local retail (cafes bookshop) will be located near park and light rail
- _ The Mungo Scott mill building will be predominantly commercial office use
- _ The strategy is to complement Summer Hill and Lewisham villages

5% local retail use

10% local commercial use

85% residential uses

_____ MIXED USE, LOCAL EMPLOYMENT AND RETAIL

__Active Uses

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





- _Light Rail on grade at heart of the precinct
- _Summer Hill and Lewisham Stations within a 5-6 minute walk
- _One local bus route passes the site, four bus routes within walking distance
- _Potential to accommodate all required cars in basements and on new streets

61% journey to work will be by public transport

New traffic lights at Edward St Old Canterbury Rd intersection

____TRANSPORT AND TRAFFIC

— Parking On-street

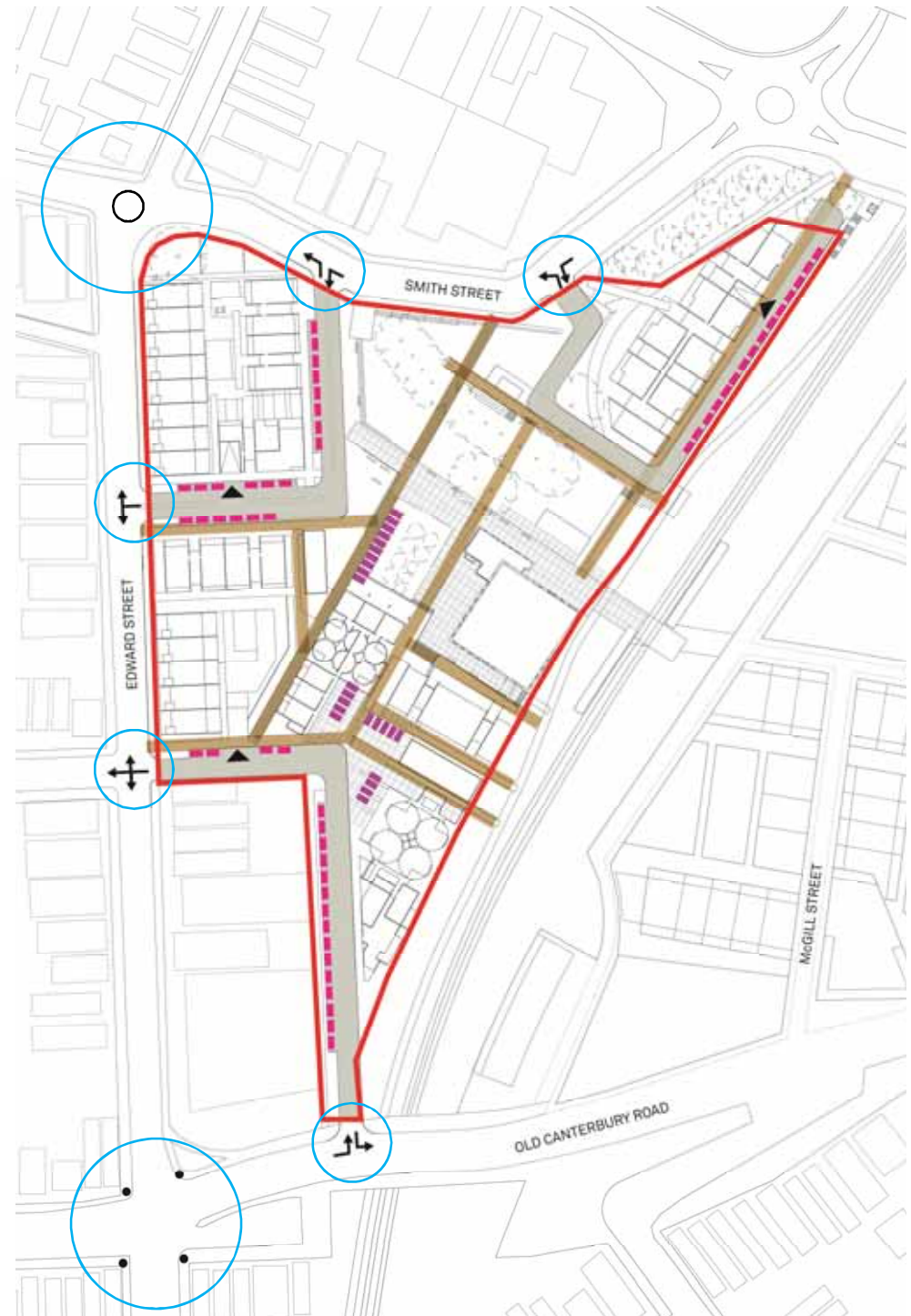
EG Funds Management owned site

On-street

50-75

Basement

450-550



___Parking Basement

EG Funds Management owned site

On-street
Basement

50-75
450-550



_The site will accommodate:
approx. 280 – 300 dwellings
2,500sqm of local retail space
4,000sqm of local commercial space

The proposed FSR range is 1.4:1 – 1.6:1

_____DWELLING NUMBERS AND DENSITY

___Area and Dwelling mix

EG Funds Management owned site

Site Area		24,738
GFA	Residential	29,000 - 33,200
	Commercial	3,500 - 4,000
	Retail	2,500 - 2,800
Total		35,000 - 40,000
FSR		1.4:1 to 1.6:1

Residential Dwellings

Type	Number	Mix %
1 Bed	115 - 125	35 - 45
2 Bed	125 - 140	40 - 60
3 Bed	22 - 30	10 - 15
4 Bed Terraces	14 -18	5 - 10
Total Dwellings	280 - 300	







____**SUN STUDY**

__Winter 21 June 9am



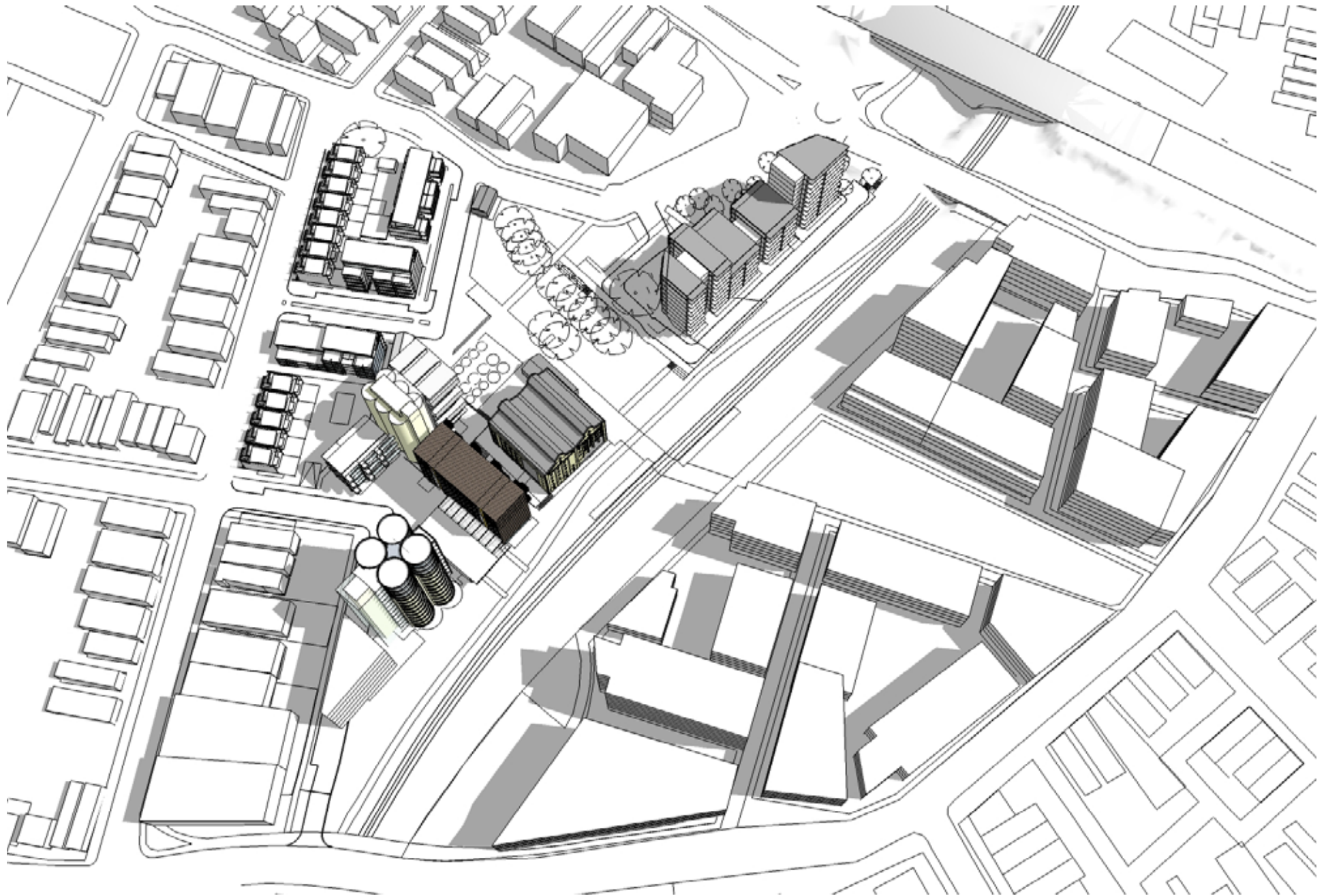
__Winter 21 June 12noon



__Winter 21 June 3pm



__Summer 21 December 9am



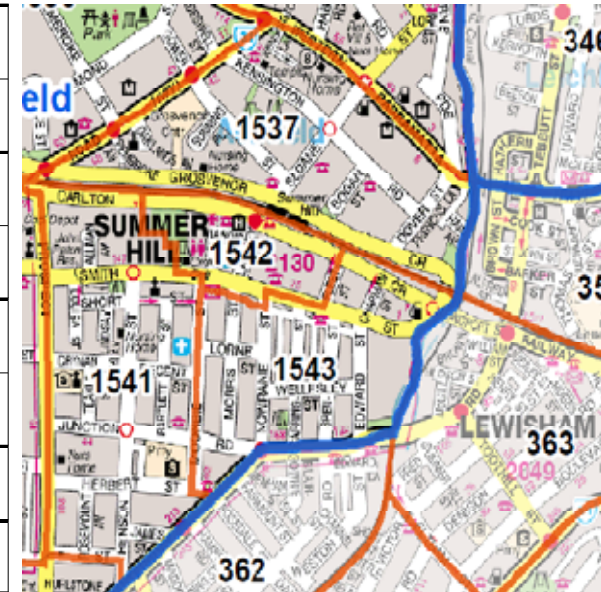
__Summer 21 December 12noon



__Summer 21 December 3pm

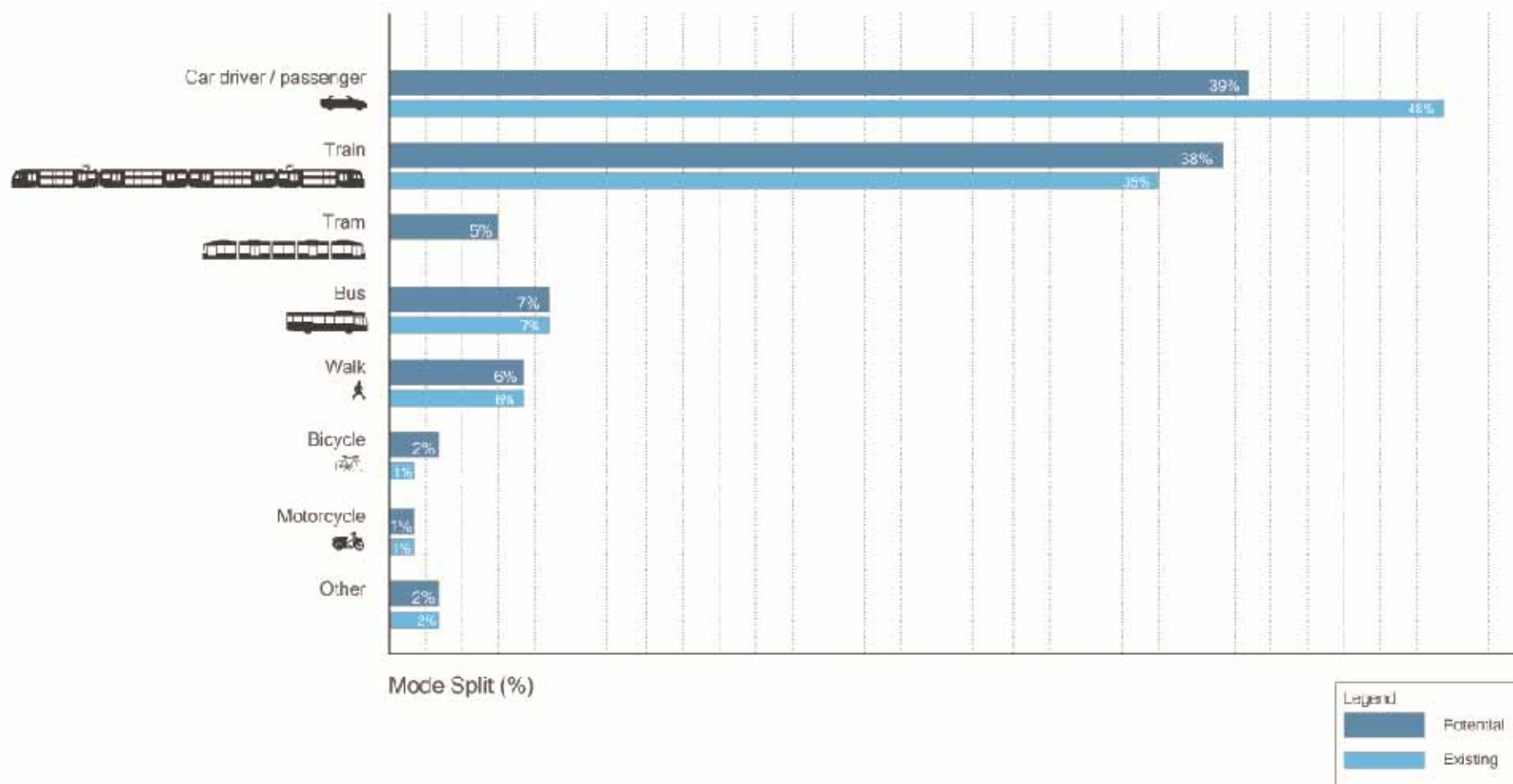


Mode	Total Trips	Proportion of Total Trips
Car driver/passenger	261	48%
Train	189	35%
Walked	33	6%
Bus	36	7%
Bicycle	6	1%
Motorbike	3	1%
Other	10	2%
TOTAL	538	100%



Source: Transport Data Centre (2010)

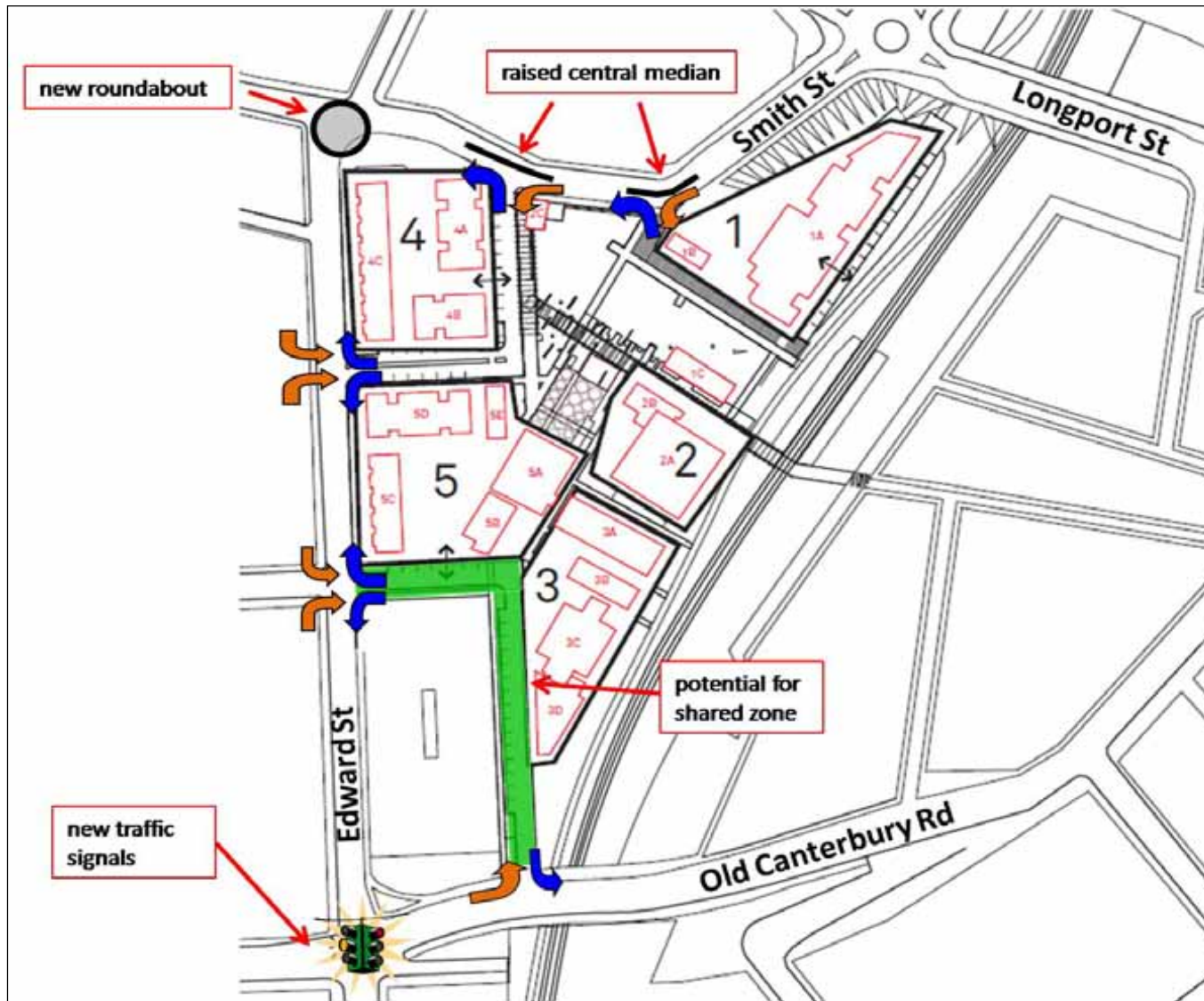
High non-car mode for journey to work due to the proximity to Lewisham and Summer Hill railway stations.



Proximity to Rail and new Light Rail can improve public transport use

Forecast Public Transport Use in Peak Hour	Train	Light Rail	Bus
McGill Street Precinct (500Units)	200	26	38
Summer Hill Flour Mill Precinct (290 units)	120	16	22

Forecast Peak Hour Traffic Generation	Morning Peak Hour Traffic		Afternoon Peak Hour Traffic	
	In	Out	In	Out
McGill Street Precinct	66	163	157	130
Summer Hill Flour Mill Precinct	85	141	172	117



Car parking will be provided at Council rates to accommodate all parking within the development

Car parking for all uses within the development will have access control

Drop-off and pick-up for light rail adjacent to proposed stop on roads within the development

On-street parking controls may be required to control commuter car parking – similar to existing controls around Lewisham Station

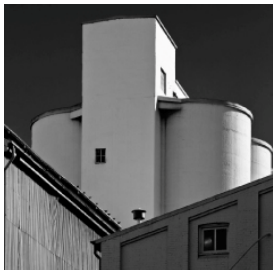
PLANNING PROCESS OVERVIEW

Scott Barwick – SJB Planning

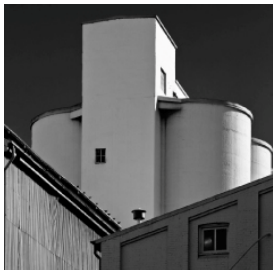
THE PLANNING PROCESS_

Scott Barwick SJB Planning

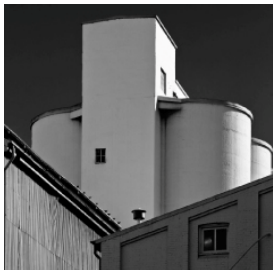
- The Summer Hill Flour Mill site remains an application to be assessed under Part 3A
- Assessment will be undertaken by Department of Planning and Infrastructure (DP&I).
- Assessment will be informed by input from government agencies, the Councils and the Community
- Determination will be undertaken by the Planning and Assessment Commission (PAC) not the Minister for Planning.



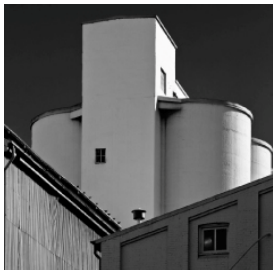
- The application has been referred to Government Agencies as well as Ashfield and Marrickville Council for comment.
- The application is on public exhibition until 12 August 2011.
- The application is on display at Ashfield Council, Marrickville Council and at DP&I office in Bridge Street, Sydney.
- The application is also exhibited on the DP&I website.
- Submissions can be lodged on-line to the DP&I website or by mail.



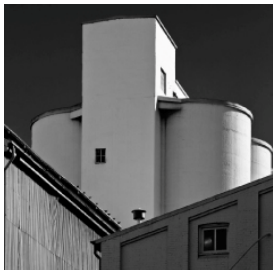
- After the exhibition period, DP&I provides to the proponent copies of all submissions – from the public, agencies and Council.
- The proponent prepares a response to the issues raised in the submissions.
- If amendments to the application are required or proposed to address matters raised, a “Preferred Project Report” is prepared and lodged for assessment.



- An assessment report will be prepared by the DP&I staff – known as the Director General's Environmental Assessment Report.
- The report will recommend approval or refusal of the application.
- The Director General's Environmental Assessment Report will be referred to the PAC.
- The PAC will make the final decision on approval or refusal.



- The PAC is a panel established to provide independent advice on, or determination of, Part 3A Applications.
- There are currently 9 members.
- A determination panel from the 9, usually comprising 3 members, will be formed to determine this and similar applications.
- Further information on the PAC is available at www.pac.nsw.gov.au.





QUESTION AND ANSWER SESSION