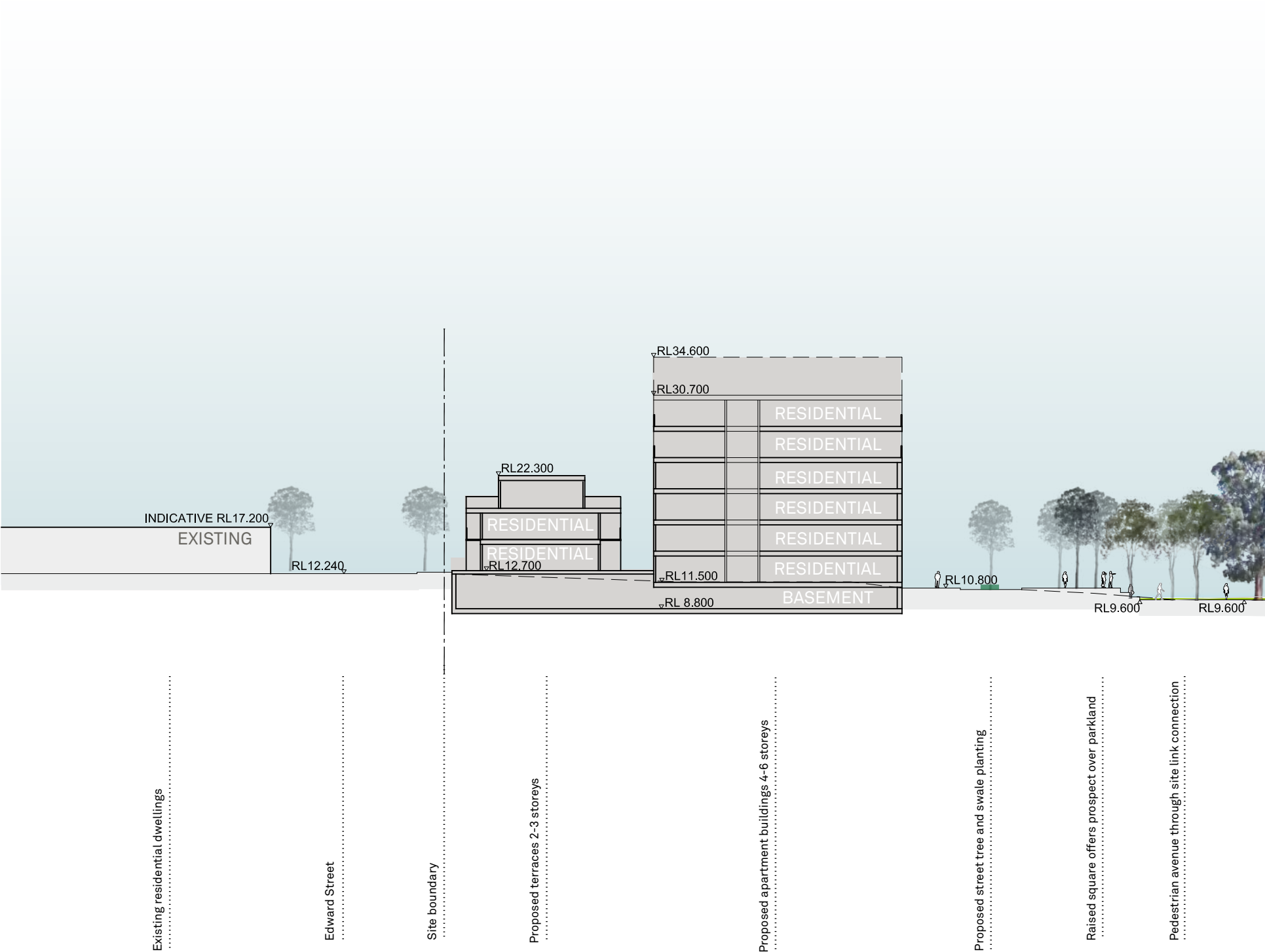
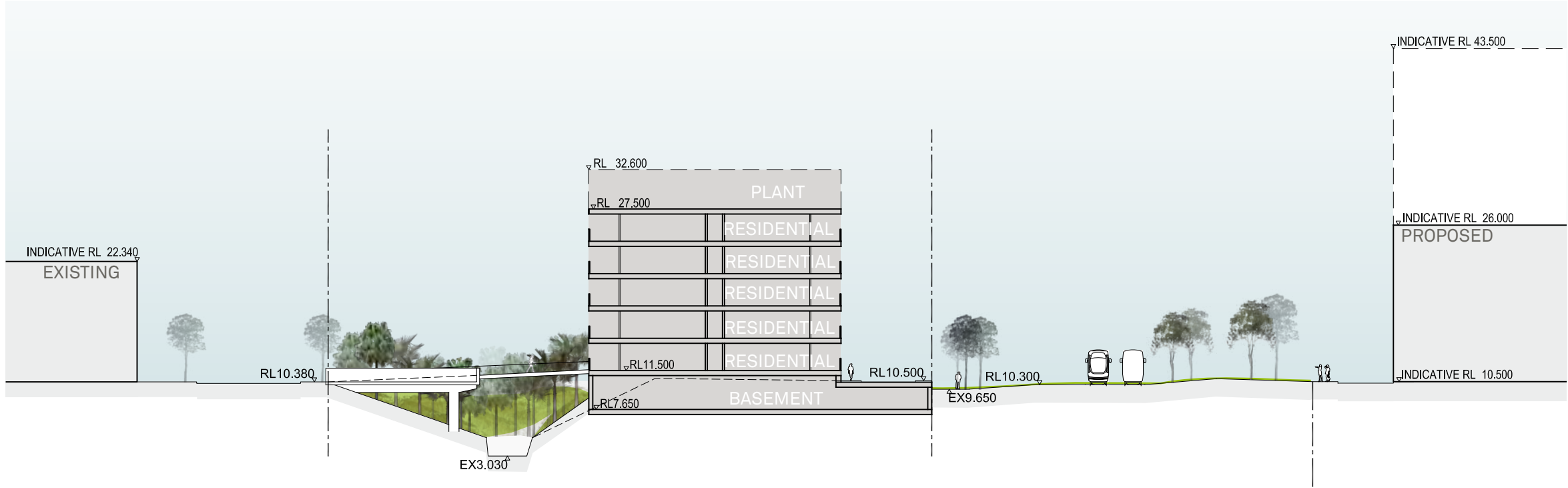
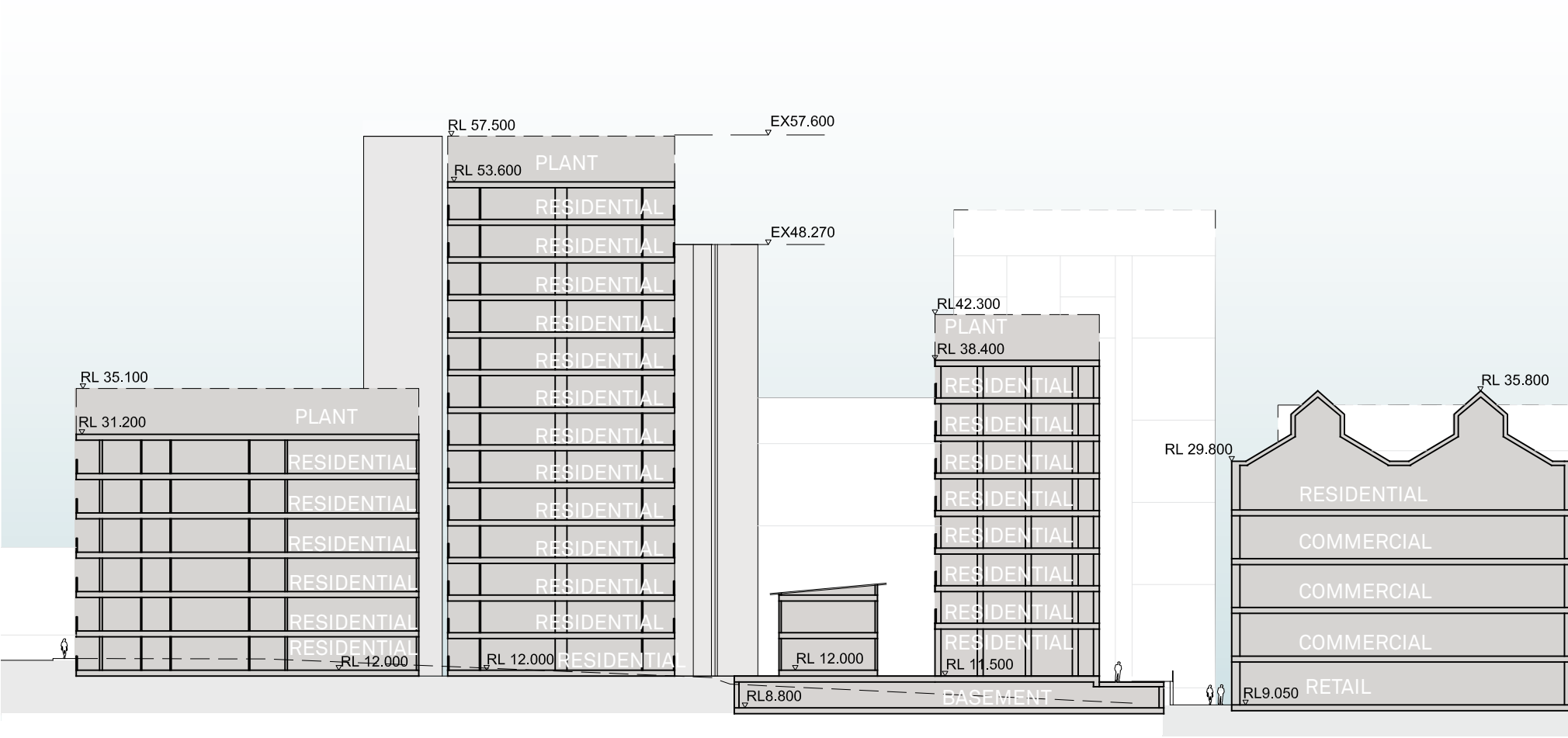








- Existing residential dwellings 1-2 storeys
- Smith Street
- Site boundary
- Raised bridge entry road over canal edge gives entry to residential building
- Hawthorne Canal existing drainage line, buried with parkland over
- Raised pedestrian bridge over canal edge gives entry to residential building
- Existing ground line
- Proposed street vehicular access to residential building
- Site boundary
- Greenway pedestrian and cycle path connection along light rail alignment
- New light rail line Lewisham West stop in 'greenway'
- Proposed street
- Approved McGill Street Precinct master plan (4 storeys)
- Proposed concept plan for 78-90 Old canterbury road (9 storeys)



Proposed apartment building (6 storeys)

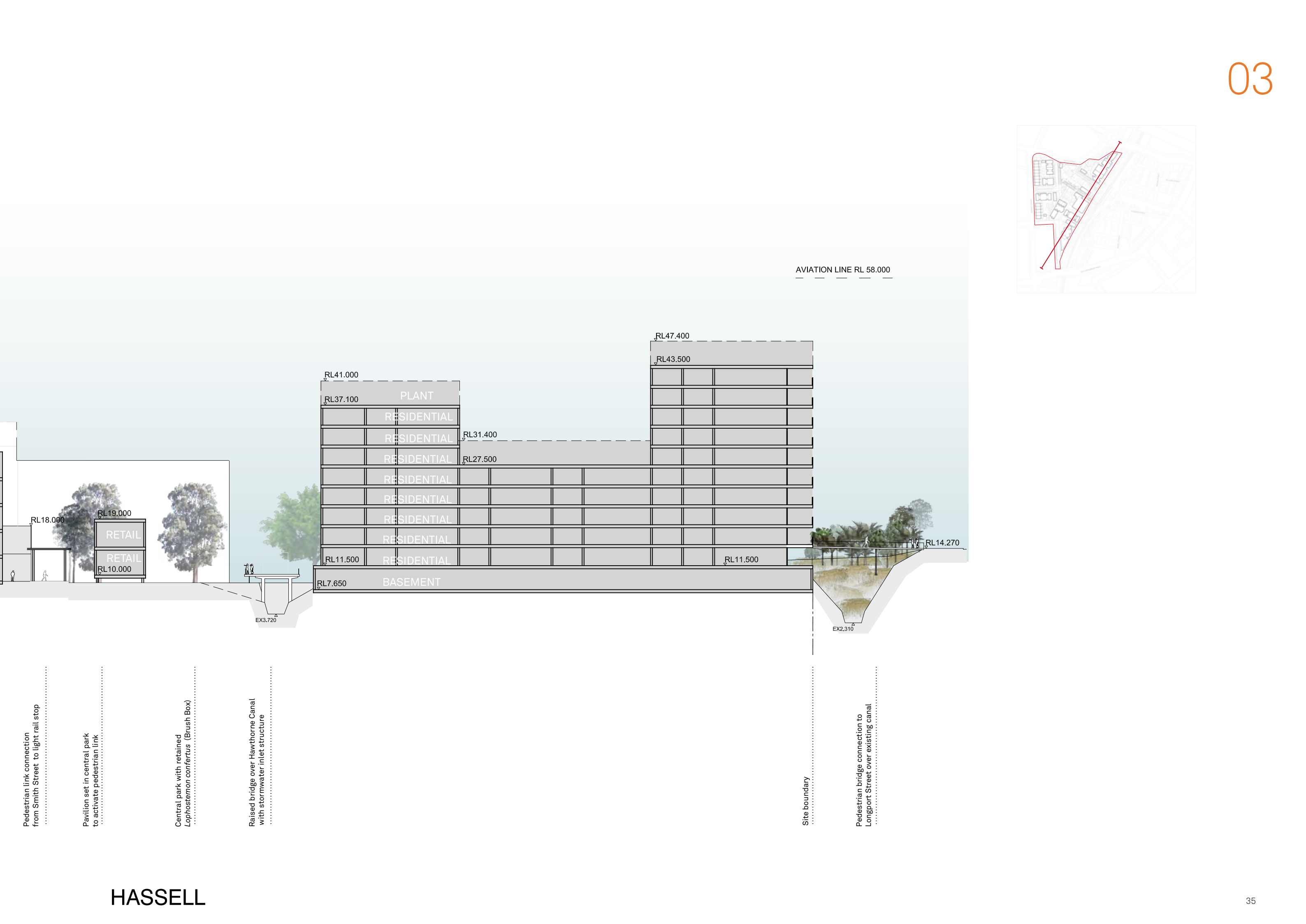
Existing silo conversion

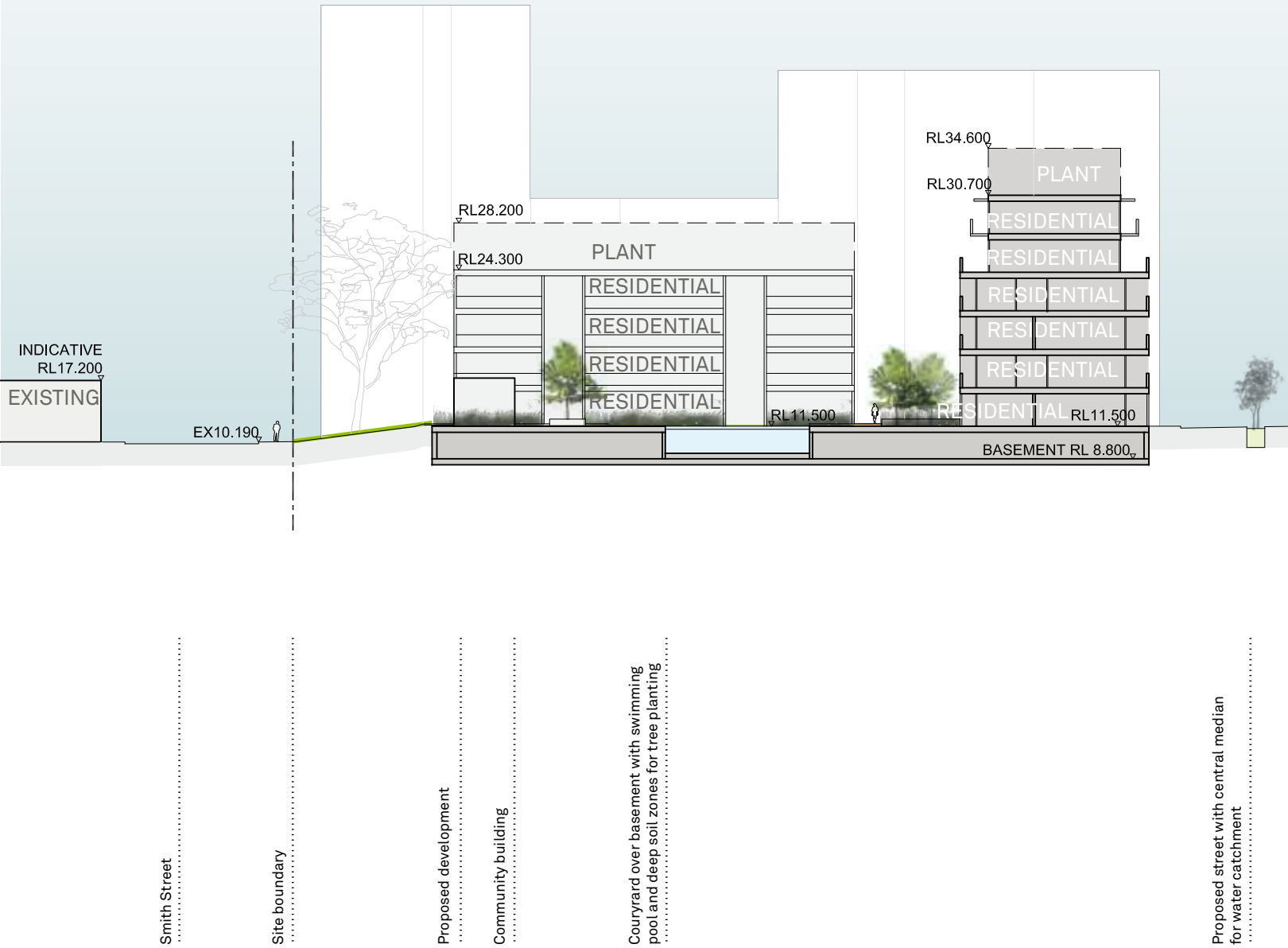
Proposed community building (1-2 storeys)

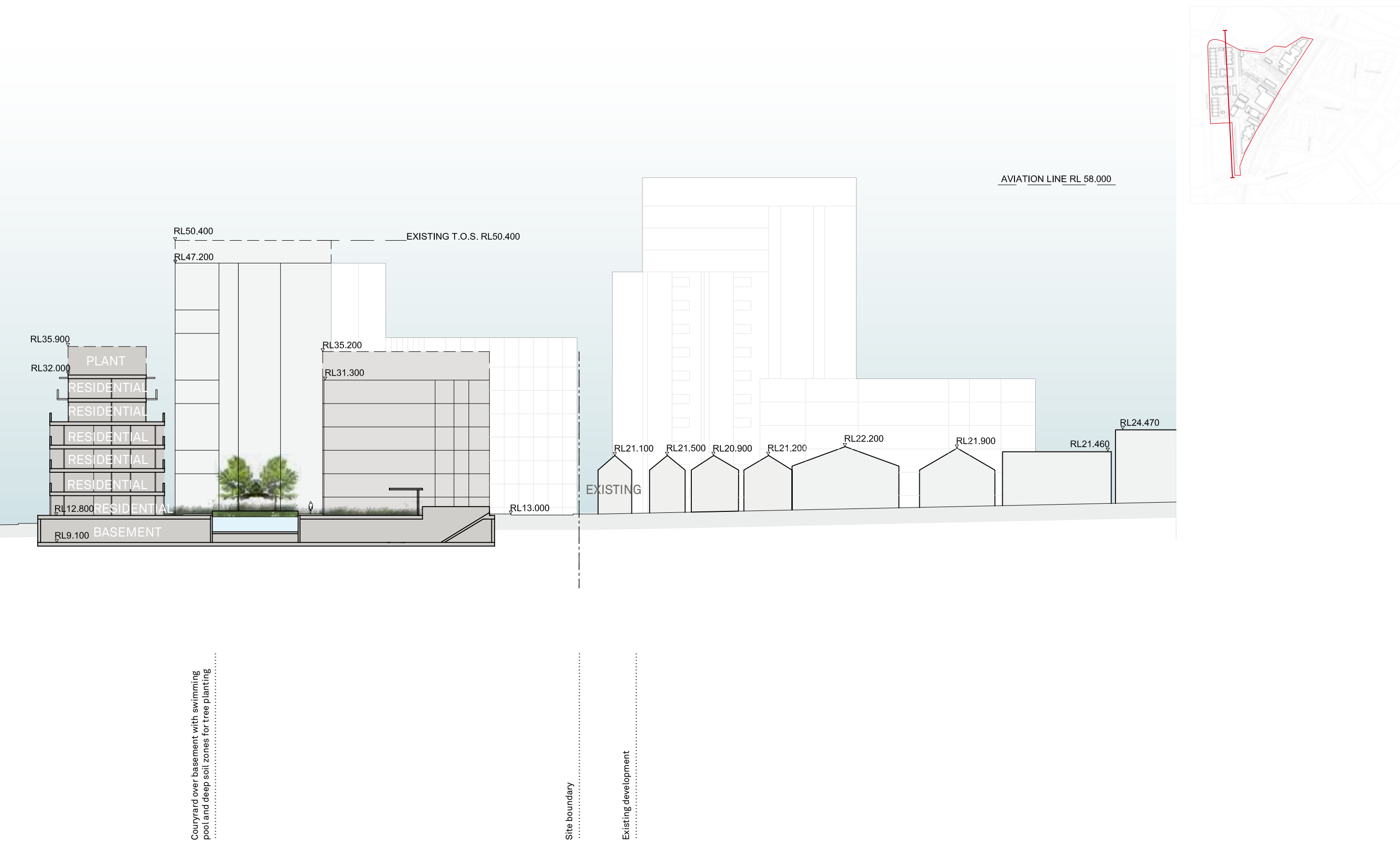
Proposed residential building re-instating shape of timber silos (9 storeys)

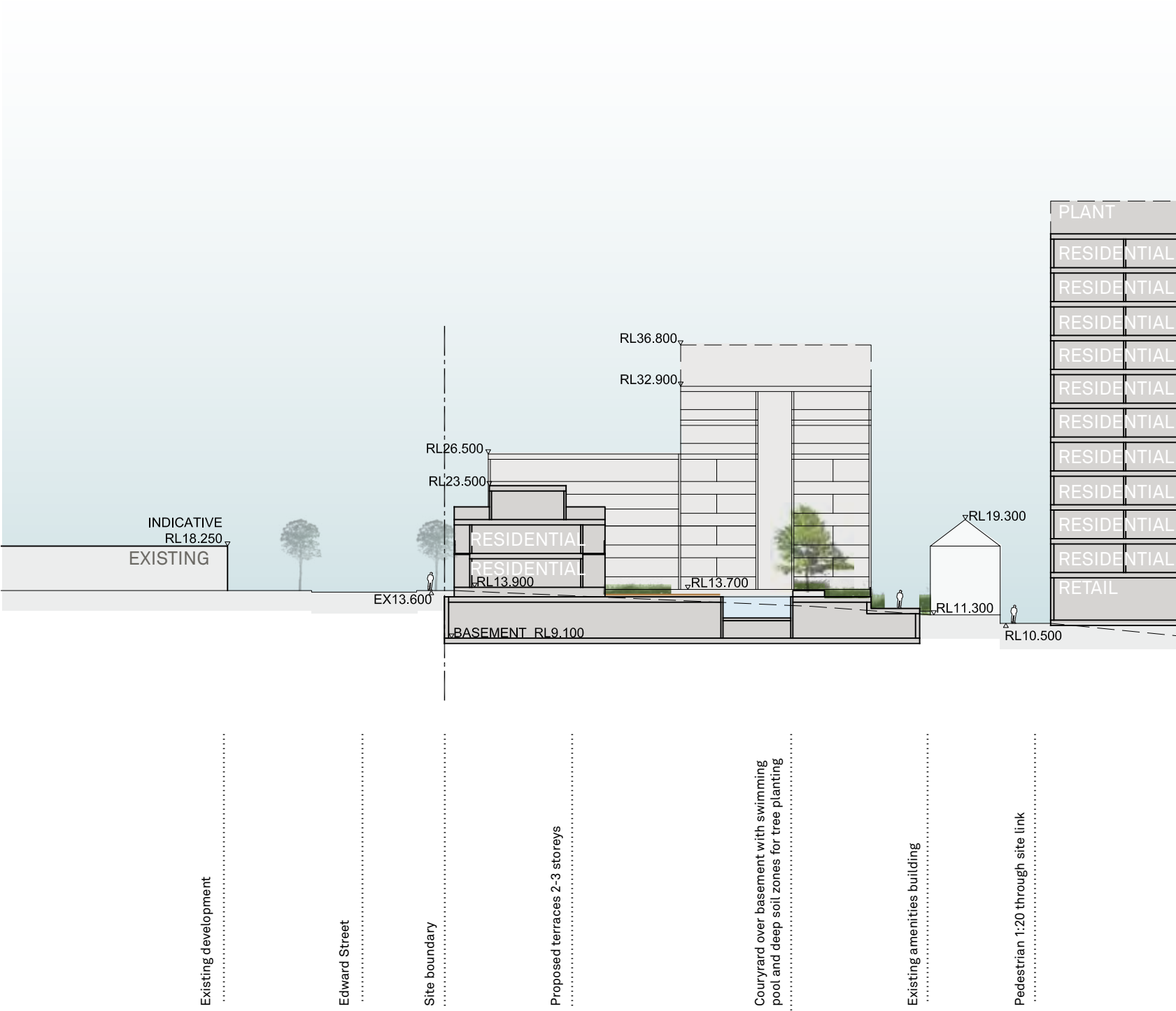
Mungo Scott courtyard
rainwater catchment and filter

Existing Mungo Sott Mill
building converted to mixed use











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

- 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. Stage 1 will form a Project Application that will be lodged separately to the Concept Plan application described in this report.

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

— Site boundary

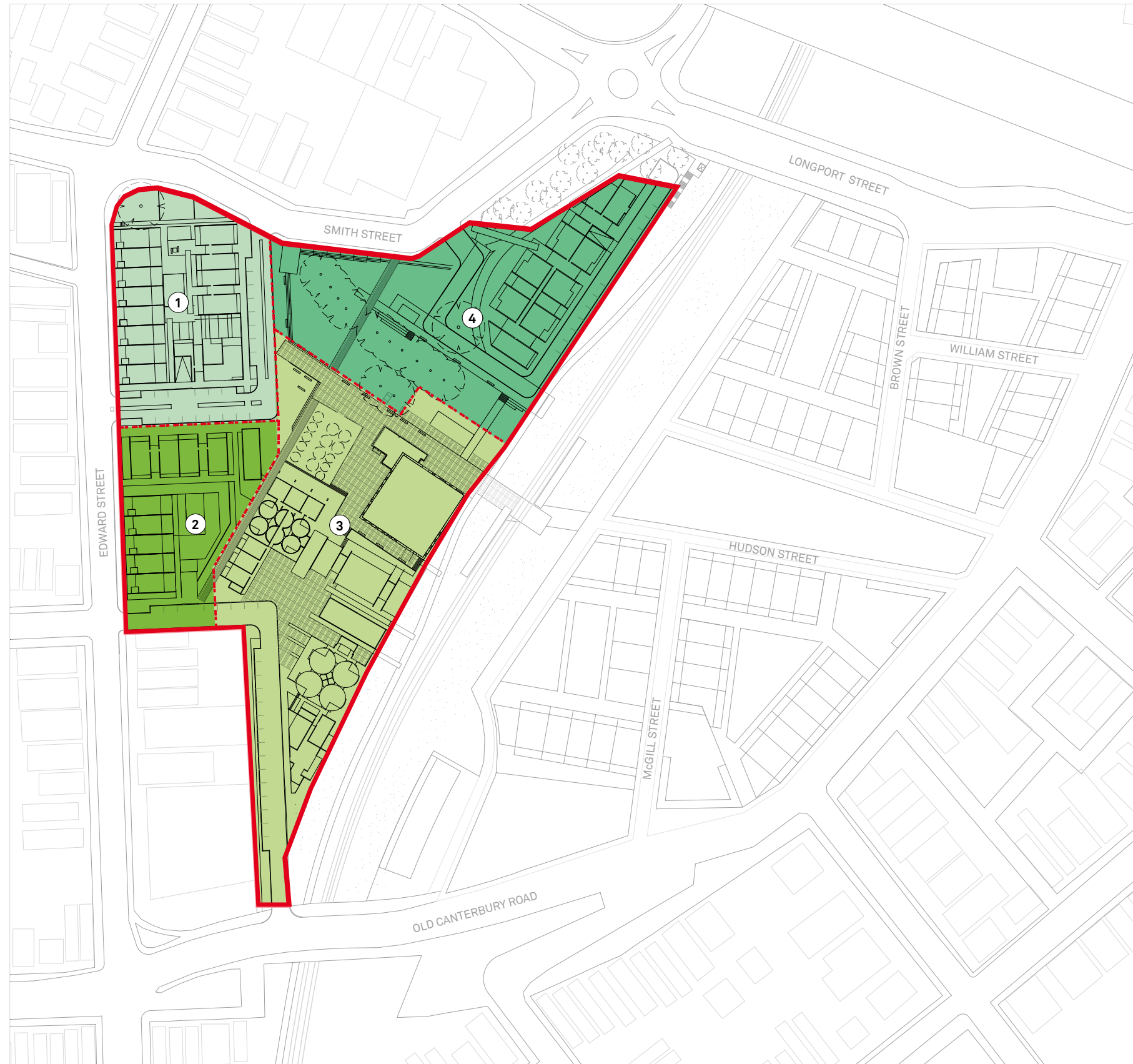


Figure 3.8

Not to scale

Concept Plan

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

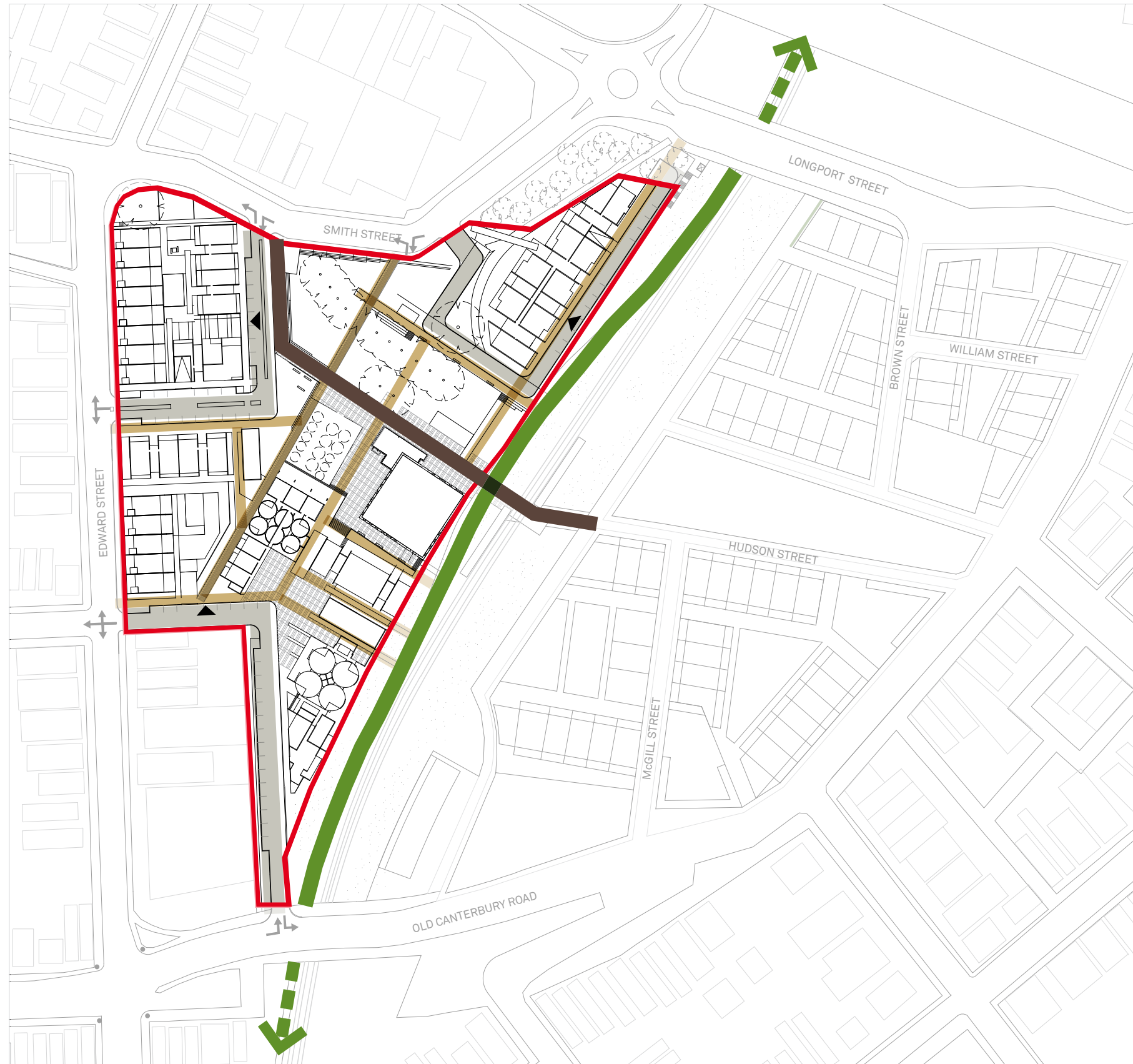


Figure 3.9

Not to scale



Figure 3.10

Model image looking North

Physical Model Images



Figure 3.11

Model Image looking East



Figure 3.12

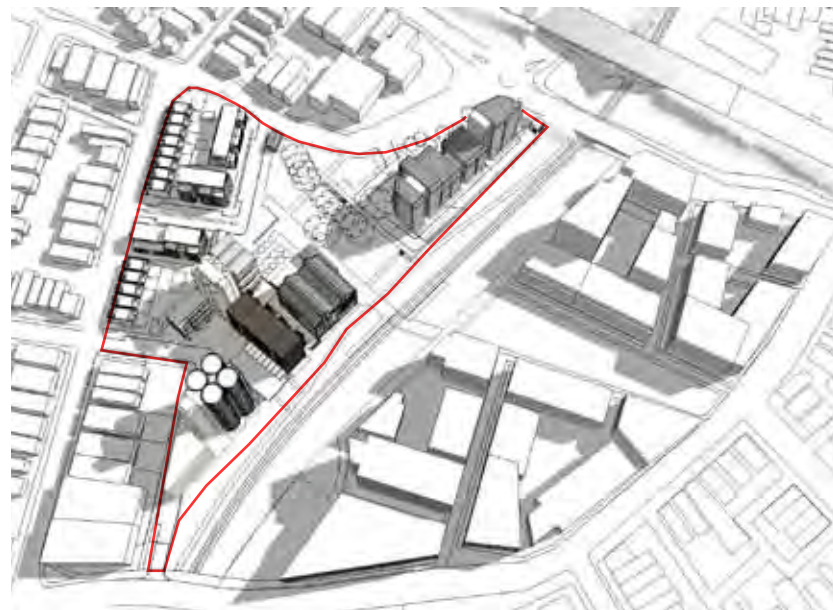
Model image looking East

Sun Study

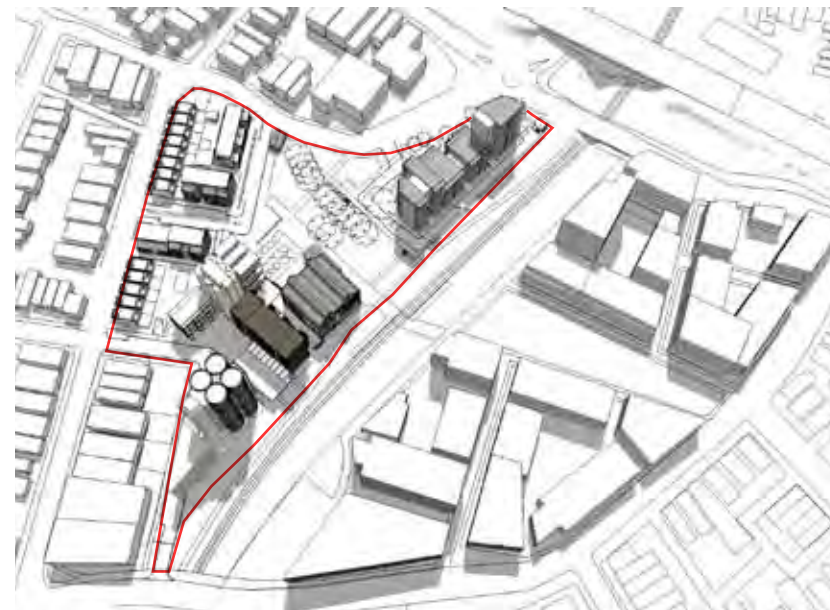
The following views illustrate the impacts of proposed development on solar access to the site and adjacent properties at the equinox (March and September 21), summer solstice (Dec 21) and winter solstice (June 21) at 9.00am, 12.00 midday and 3.00pm.

The views (incorporating the proposal for Summer Hill Flour Mill site with McGill Street Precinct Master Plan) indicate how the final design impacts on adjacent properties and their access to daylight as well as demonstrating satisfactory access to daylight for proposed open spaces and apartments.

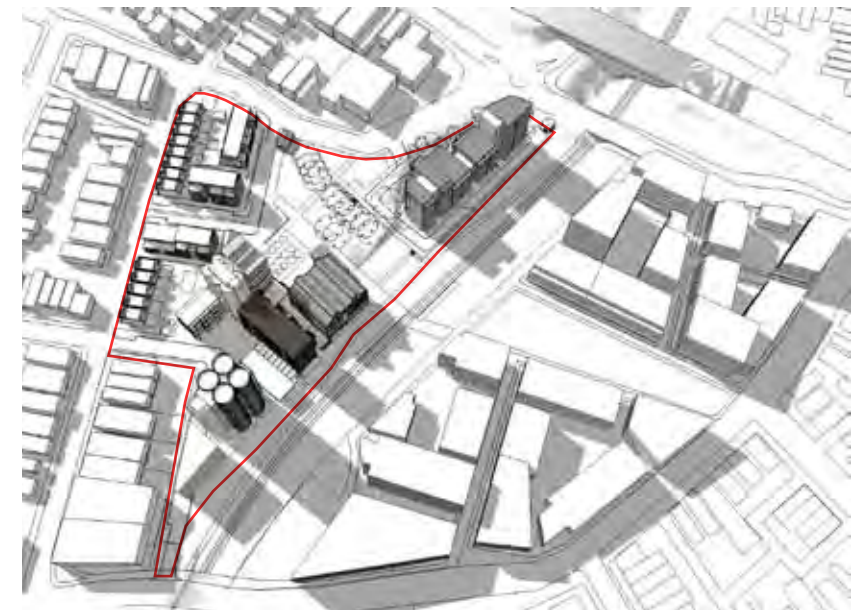
Equinox 21 March/September



9am



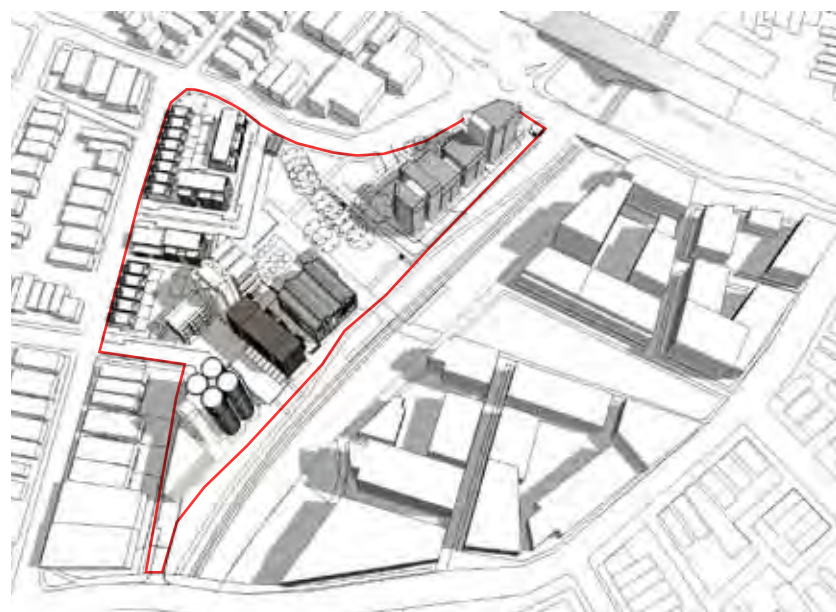
Midday



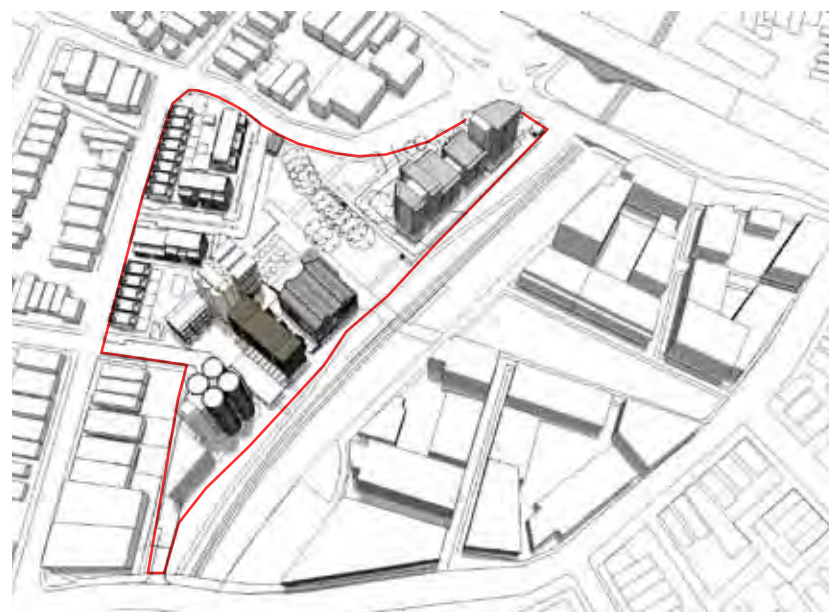
3 pm

— Site boundary

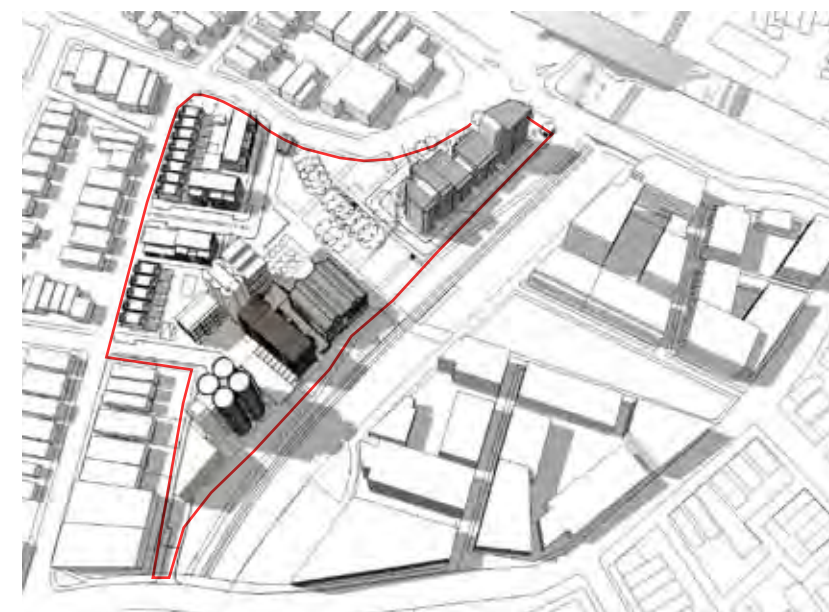
Summer 21 December



9am



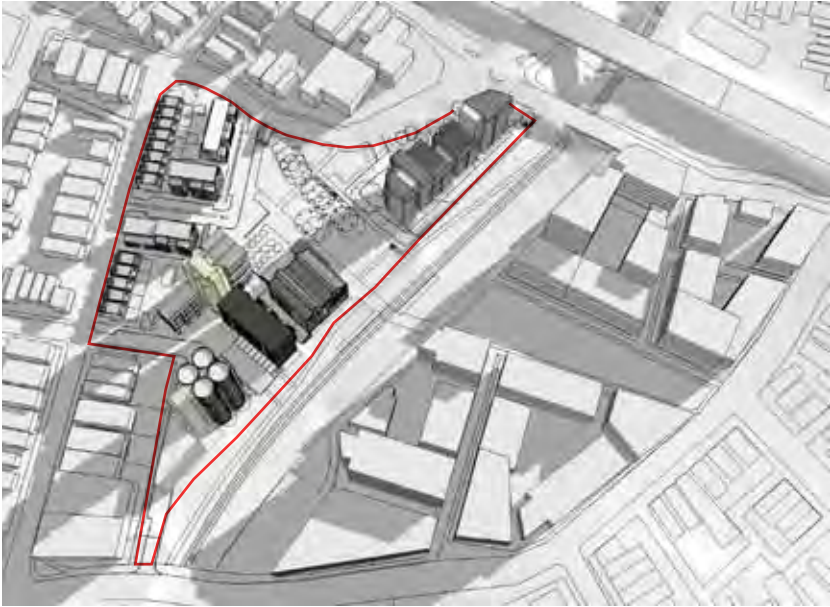
Midday



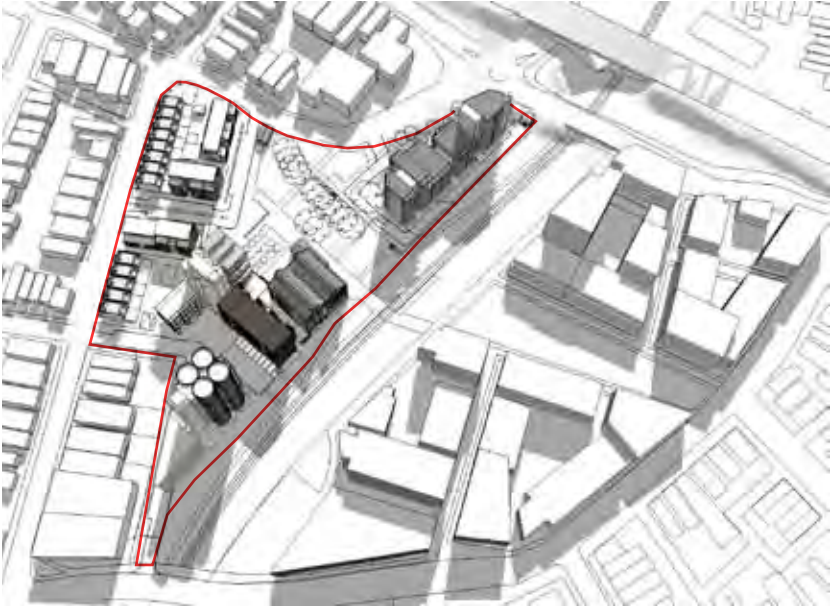
3 pm

Sun Study

Winter 21 June



9am



Midday



3 pm

— Site boundary

