

**Planning Proposal**

**Summer Hill Flour Mill Precinct**

**Smith and Edward Streets, Summer Hill**

**16 February 2010**



## OVERVIEW


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- EG Funds Management owners of the Allied Mills site
- The Site
- The Precinct
- Background
- The Proposal
- Development Principles
- The Rezoning
- New Approach to Rezoning Applications (Planning Proposal)
- Consultation Strategy
- Summary of Key Points
- Final Comments / Questions



## EG FUNDS MANAGEMENT – THE PROPONENT

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- Started as an advisory practice in 2000, specialising in assisting clients with land use change.
- 2001 EG Funds Management established as a property funds manager.
- Company manages five (5) property portfolios from within Australia.
- Managing Director – Adam Geha.
- EG Funds Management purchased the site from Allied Mills in September 2007.
- EG is a signatory to the UN Principles for Responsible Investment. 



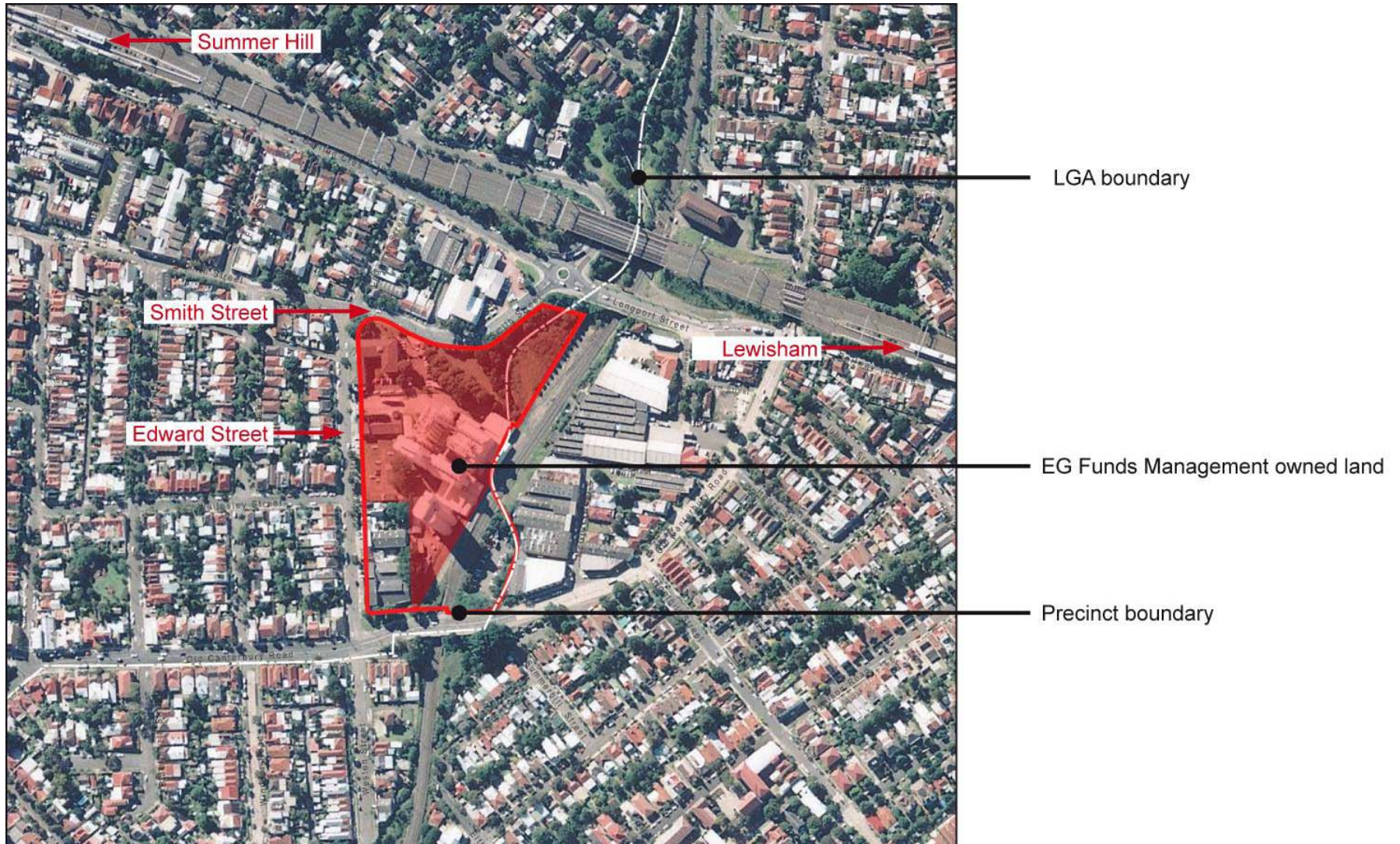






## THE SITE

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## THE SITE

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## THE PRECINCT

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- The Planning Proposal lodged applies to:
  - o Allied Mills site – including small portion in Marrickville Council
  - o Remaining industrial zoned land on corner Edward Street and Old Canterbury Road
  - o Sites fronting Old Canterbury Road
- Referred to as Summer Hill Four Mill Precinct.
- Comprises total area of 3.4ha.
- EG does not own the entire precinct.





## BACKGROUND

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- Appointed Project Team:

Architecture & Urban Design

Planning

Heritage

Infrastructure

Economic, Demographic & Social Factors

Flora and Fauna

Environmental

Geotechnical

Consultation

Hassell

SJB Planning

AHMS, Godden Mackay Logan & John Graham Associates

Meinhardt Infrastructure & Environment

Daly Research Systems

Travers Environmental

Aargus Australia

Brink & Associates

Urban Concepts

- Undertaken preliminary studies.
- Made detailed submission to the Draft Inner West Subregional Strategy 18 months ago.
- Met with Government Authorities, DoP, Ashfield Council and Marrickville Council.
- Discussions with Metro Transport and Greenway.





## THE PROPOSAL

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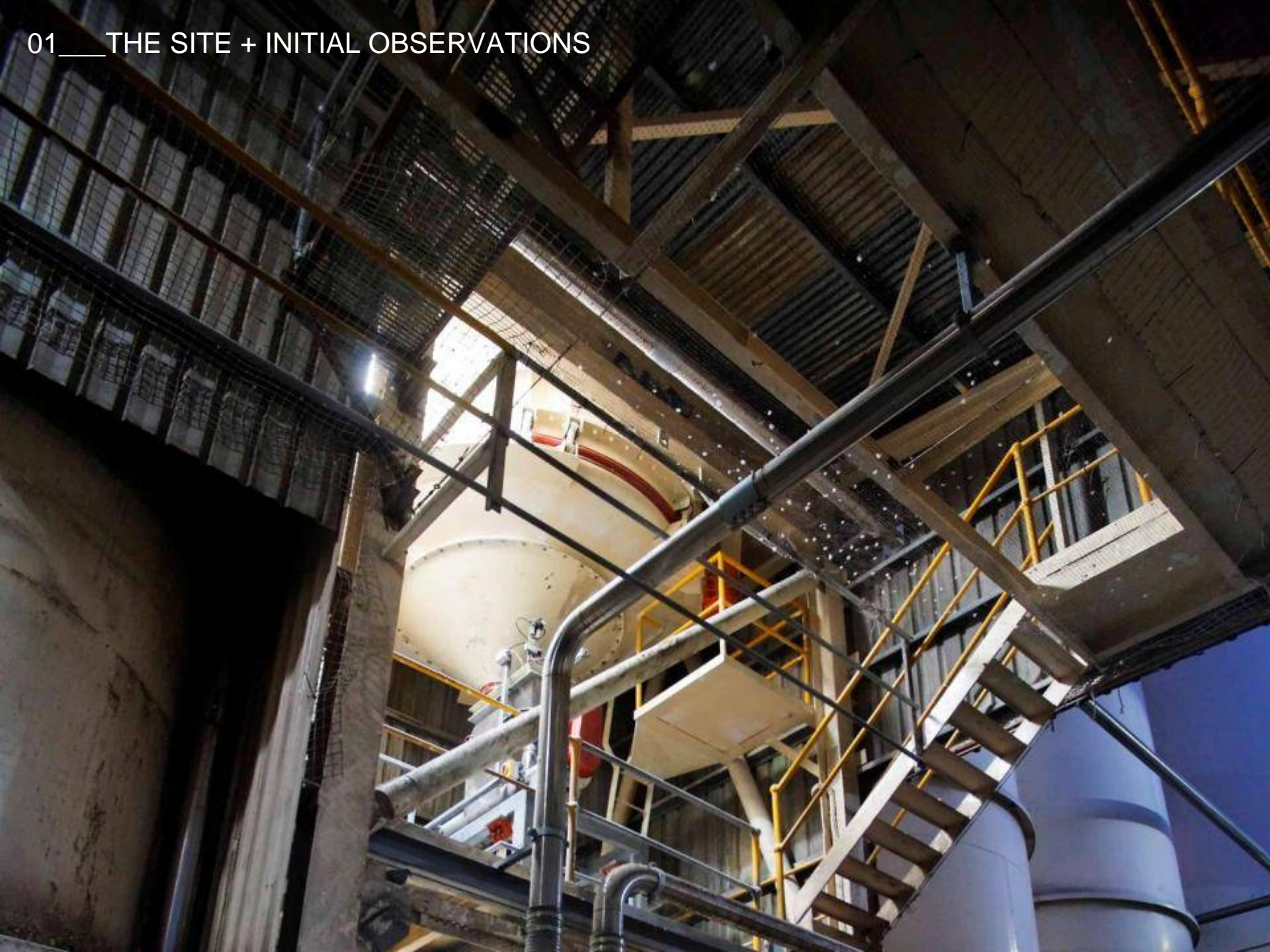


01\_\_\_THE SITE + INITIAL OBSERVATIONS

02\_\_\_PRELIMINARY DESIGN PRINCIPLES



## 01 THE SITE + INITIAL OBSERVATIONS







Precinct boundary

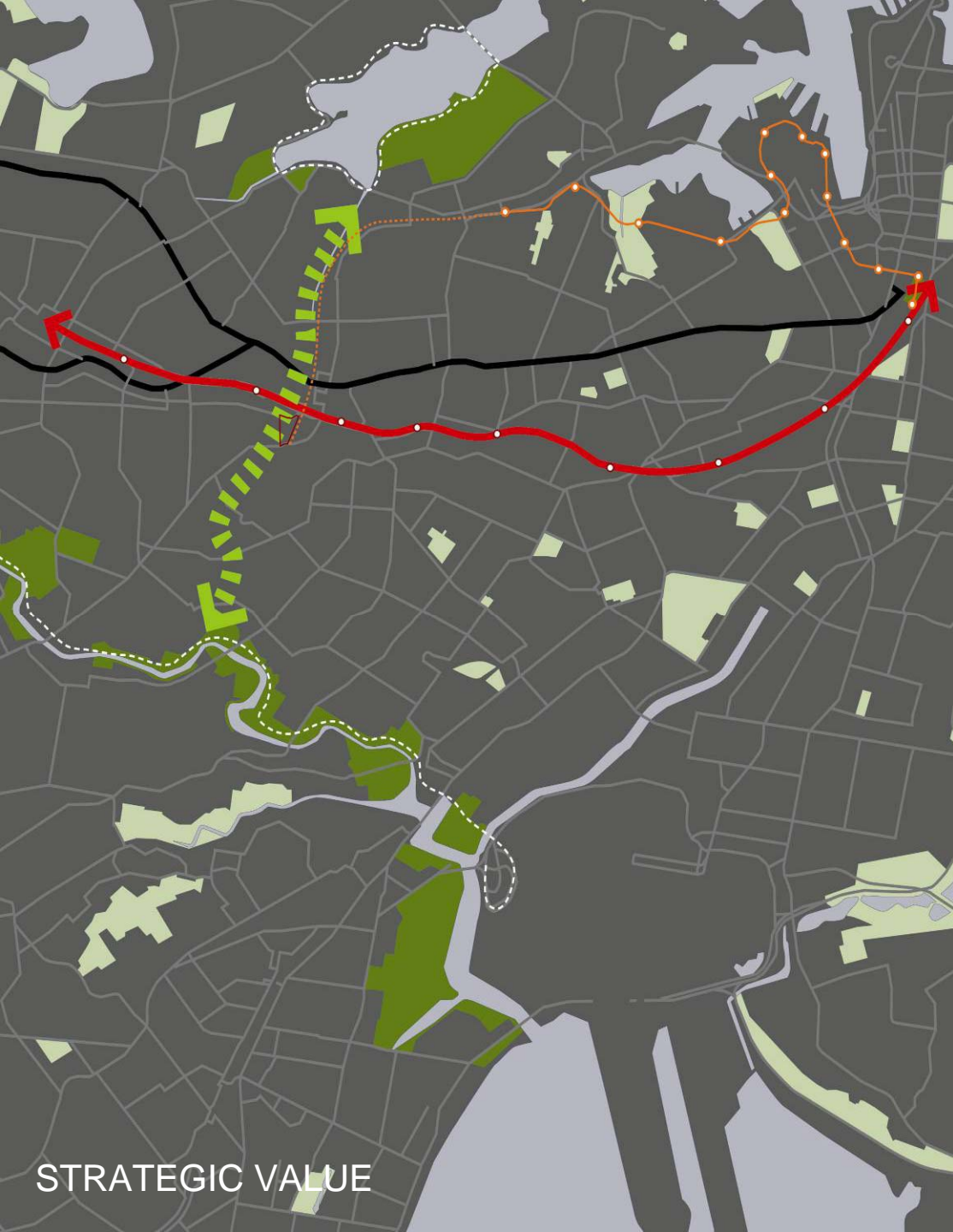
Local Government Area boundary

EG Funds Management owned land

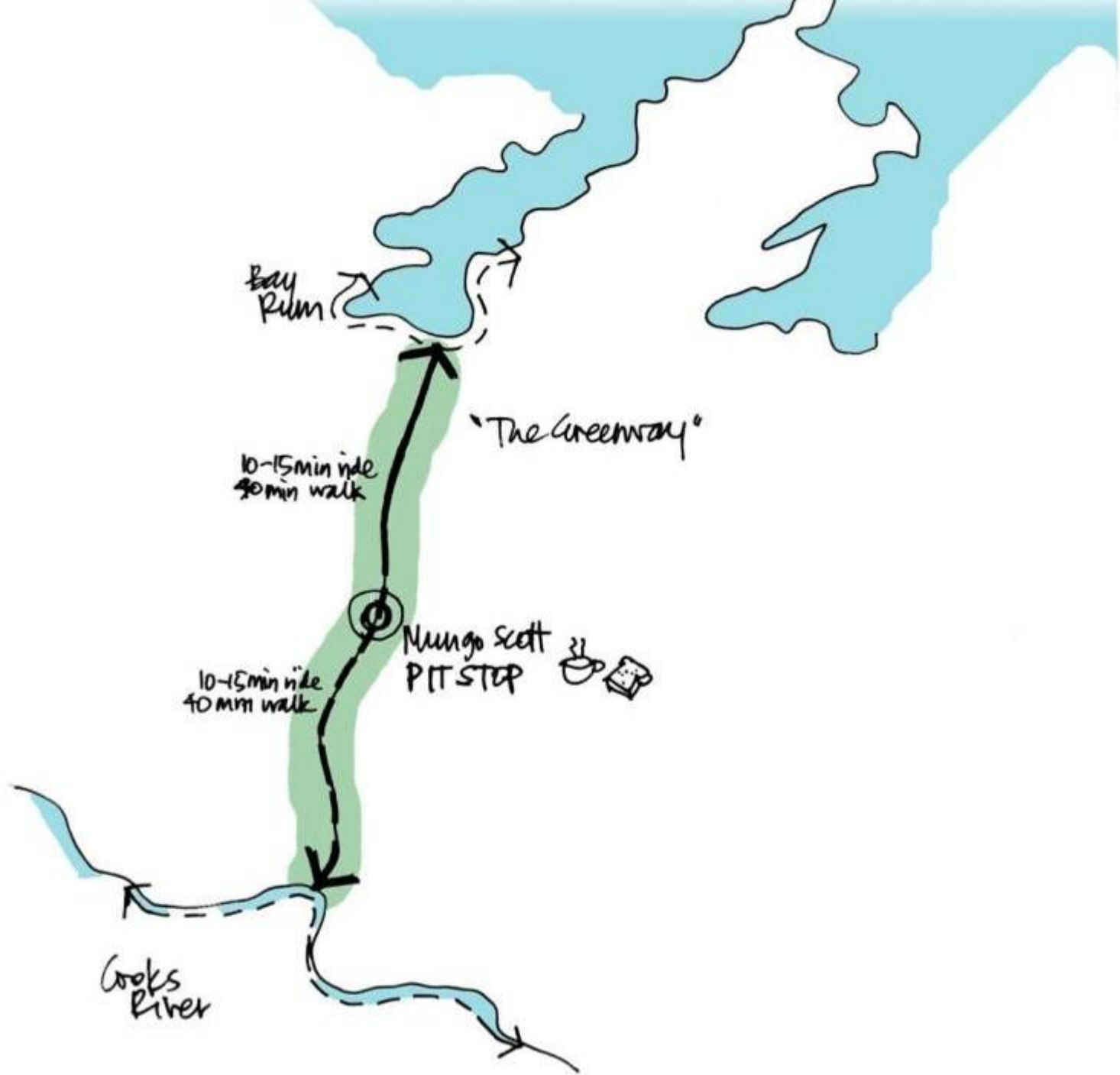
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THE SITE







# 01\_\_\_THE SITE + INITIAL OBSERVATIONS

## SUSTAINABILITY

- \_\_\_heritage
- \_\_\_public access and open space
- \_\_\_transport and traffic
- \_\_\_built form





# 01\_\_\_THE SITE + INITIAL OBSERVATIONS

## HERITAGE

\_\_\_recognise

\_\_\_preserve and adapt

\_\_\_incorporate

























## 01\_\_\_THE SITE + INITIAL OBSERVATIONS

### PUBLIC ACCESS AND OPEN SPACE

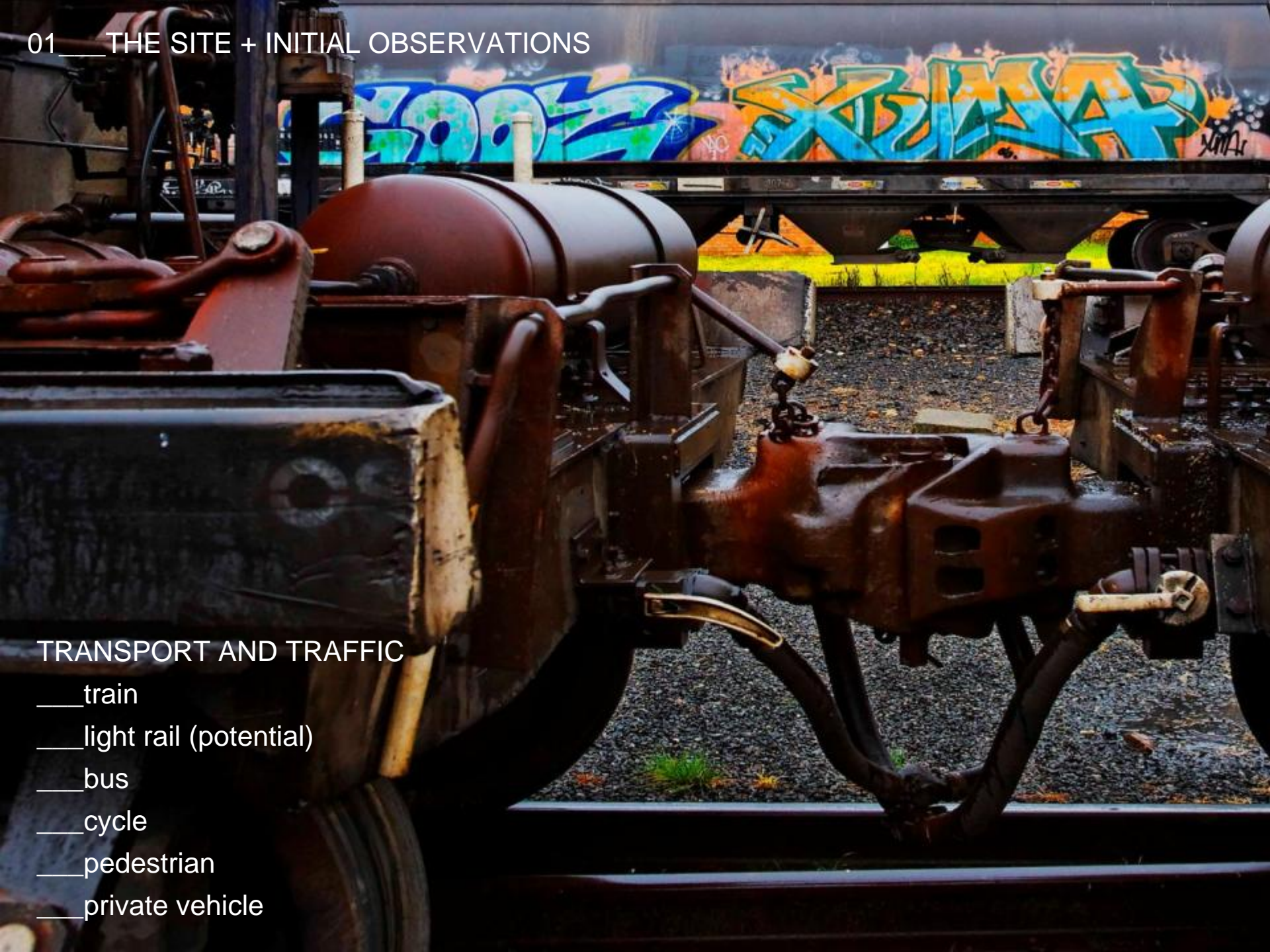
- \_\_\_open the site up to more public/community uses
- \_\_\_connect to Smith Street and Lewisham
- \_\_\_create a public domain that links with the site
- \_\_\_increase green open space and visibility
- \_\_\_provide public access to 'Greenway'





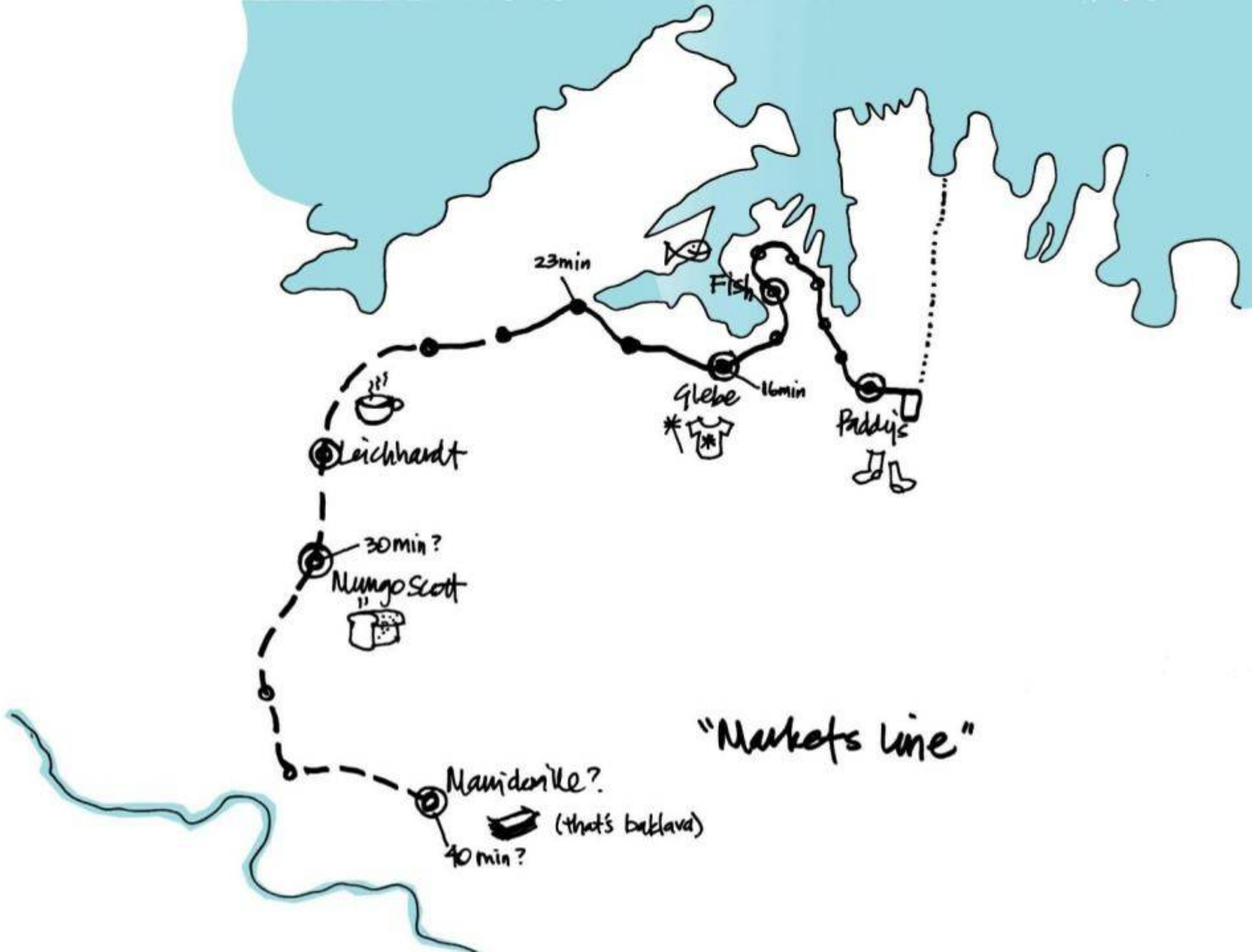


## 01\_\_\_THE SITE + INITIAL OBSERVATIONS



### TRANSPORT AND TRAFFIC

- \_\_\_train
- \_\_\_light rail (potential)
- \_\_\_bus
- \_\_\_cycle
- \_\_\_pedestrian
- \_\_\_private vehicle







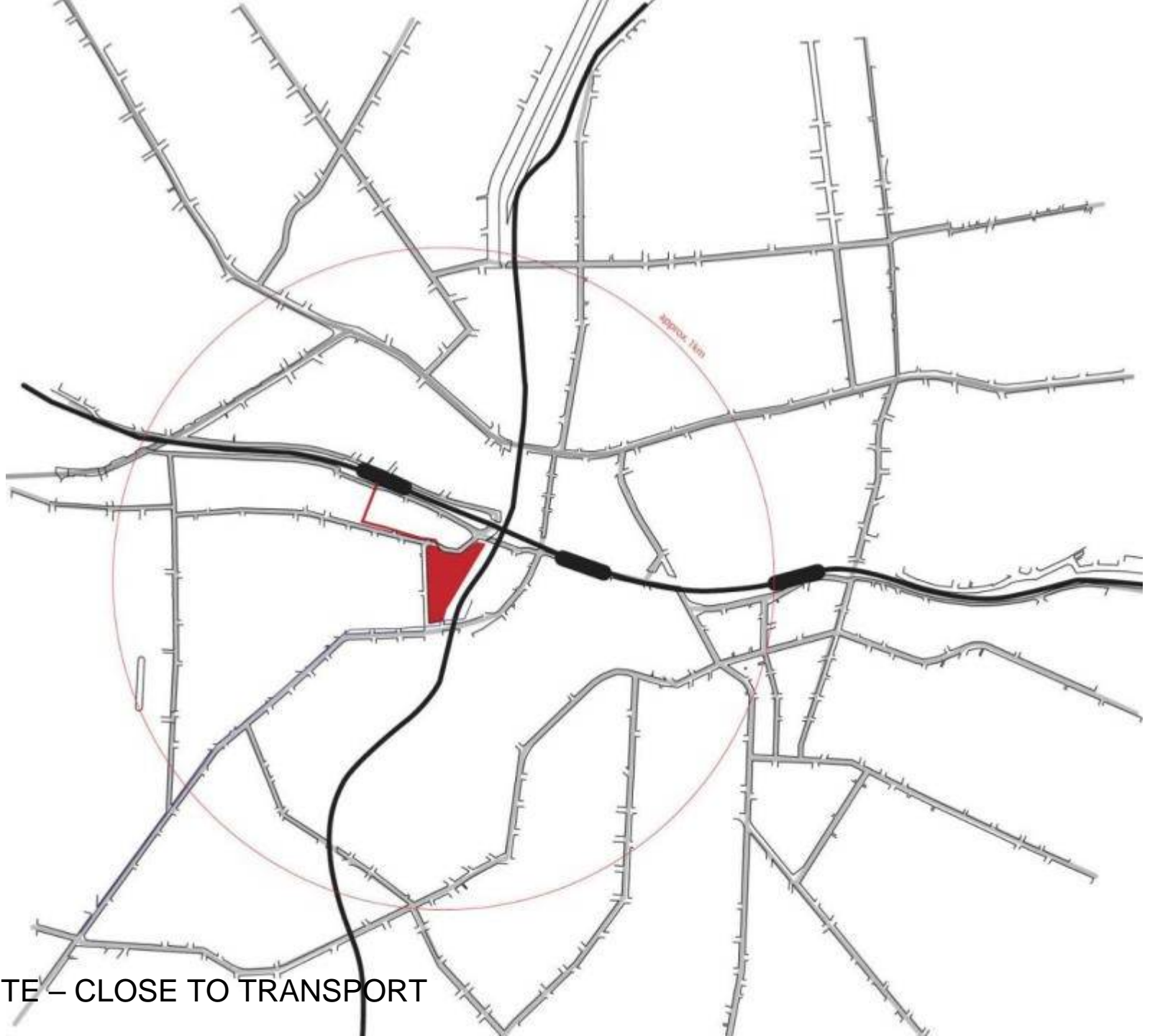
THE GREENWAY – RECREATION, ECOLOGICAL AND MOVEMENT CORRIDOR





THE GREENWAY - POTENTIAL





THE SITE – CLOSE TO TRANSPORT



## 01\_\_\_THE SITE + INITIAL OBSERVATIONS

### BUILT FORM

\_\_\_integrating with surrounding locality

\_\_\_respect existing uses and scale

\_\_\_mixed use





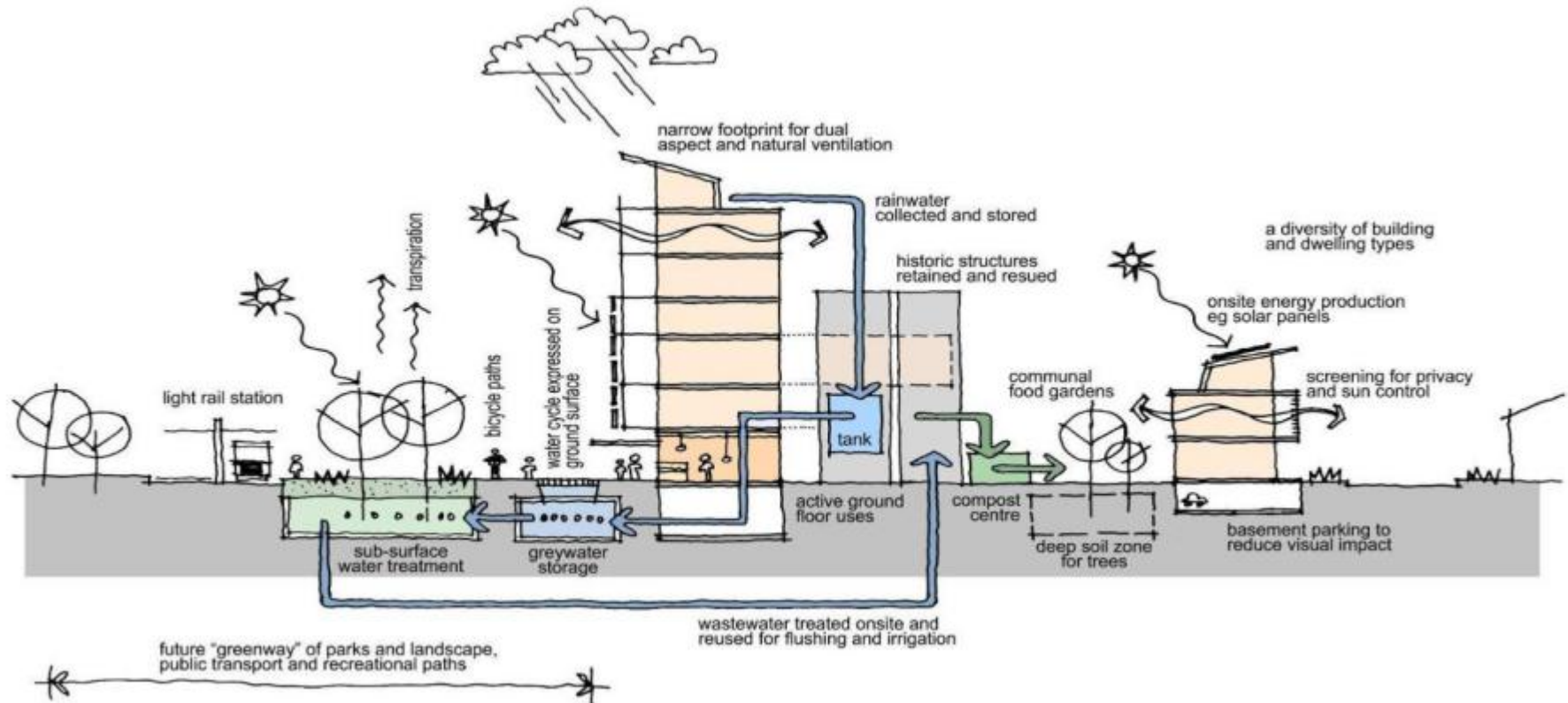
# 01\_\_\_THE SITE + INITIAL OBSERVATIONS

## BUILT FORM

\_\_\_energy, water and resource efficiency

\_\_\_rating systems

\_\_\_carbon neutral master plan, restorative development



## 02\_\_PRELIMINARY DESIGN PRINCIPLES

DIVERSE  
AUTHENTIC  
SUSTAINABLE





# A PLACE TO LIVE



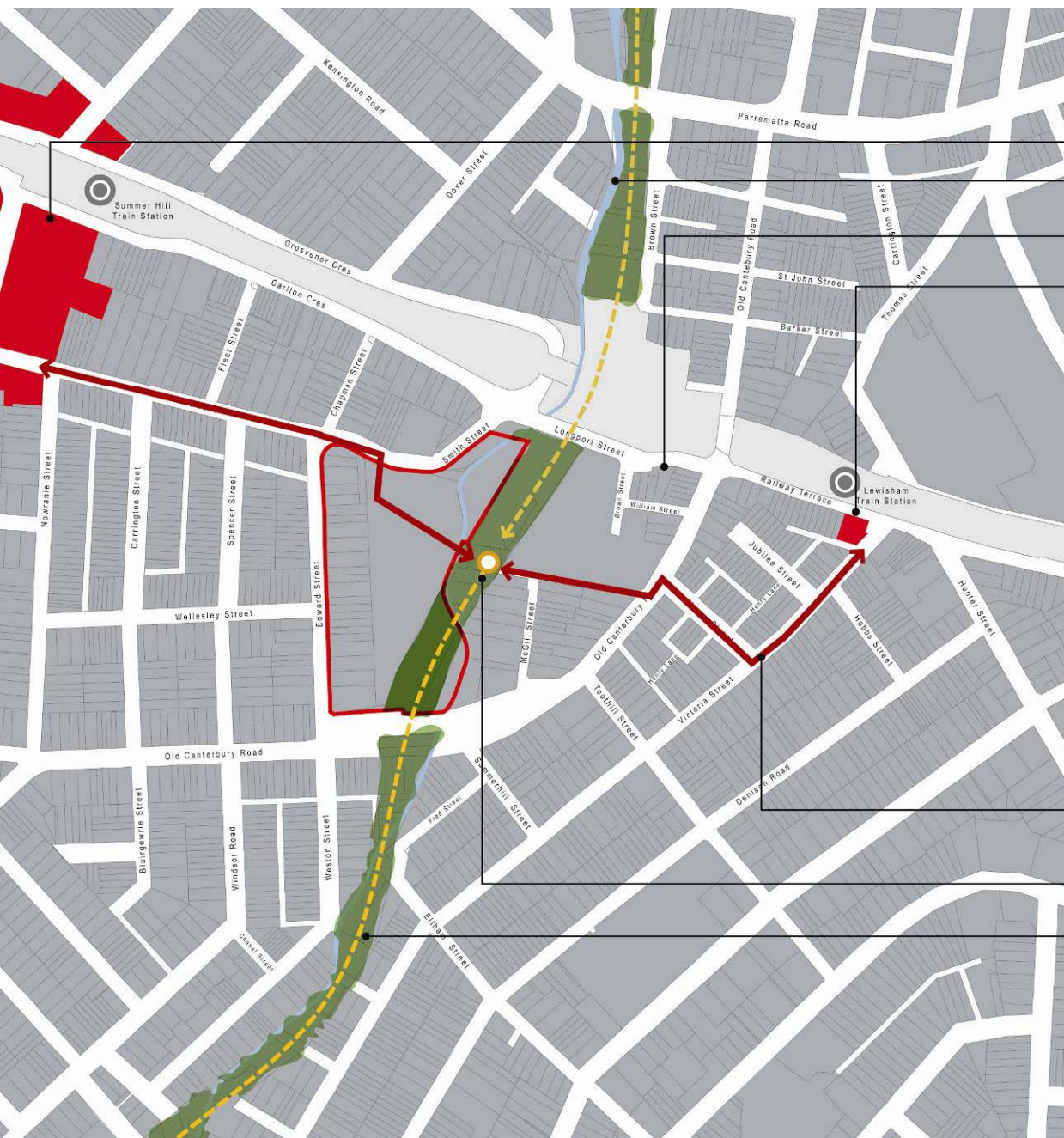
## A PLACE TO WORK





# A PLACE FOR COMMUNITY





Existing Summer Hill centre and Rail Station

Hawthorne Canal

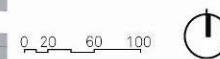
The Allied Mill precinct

Existing Lewisham centre and Rail Station

Potential pedestrian connection  
(linking Summer Hill to Lewisham)

Potential light rail extension and stop

The GreenWay (incorporating light rail, walk/cycle  
paths, bush regeneration)























## THE REZONING

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- Change in zoning to a mixed use zone – B4 Mixed Use zone.
- Purpose to facilitate redevelopment of the Allied Mills site for mixed use purpose and encourage reuse of the heritage building on site.
- Height and building envelopes to be determined by further urban design analysis.
- Identification of heritage items.



## NEW APPROACH TO LEP'S – THE PROCESS

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- Process changed July 2009.
- Planning Proposal prepared by relevant or sponsored by planning authority (Council, DG or JRPP).
- A Planning Proposal is the first step in preparing a new LEP or an amendment to an LEP.
- A six staged process.

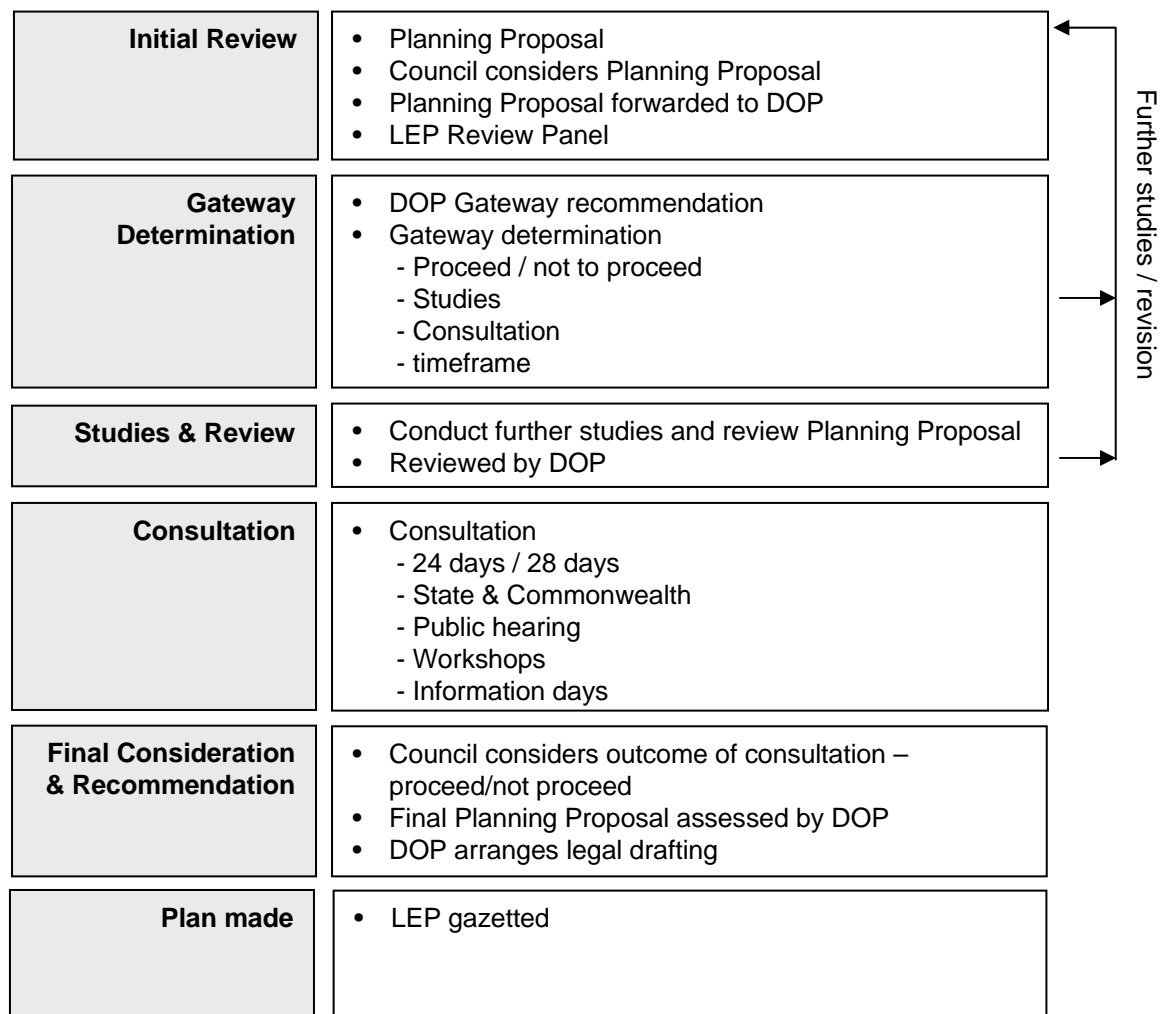




## NEW APPROACH TO LEP'S – THE PROCESS

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### Flowchart



## NEW APPROACH TO LEP'S – THE PROCESS

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### Initial Review

Planning Proposal  
Council considers Planning Proposal  
Planning Proposal forwarded to DOP  
LEP Review Panel





## NEW APPROACH TO LEP'S – THE PROCESS

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### Gateway Determination

DOP Gateway recommendation

Gateway determination

- Proceed / not to proceed
- Studies
- Consultation
- Timeframe



## NEW APPROACH TO LEP'S – THE PROCESS

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### Studies & Review

Conduct further studies and review  
Planning Proposal  
Reviewed by DOP





## NEW APPROACH TO LEP'S – THE PROCESS

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### Consultation

#### Consultation

- 14 days / 28 days
- State & Commonwealth
- Public hearing
- Workshops
- Information days



## NEW APPROACH TO LEP'S – THE PROCESS

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### **Final Consideration & Recommendation**

Council considers outcome of consultation – proceed/not proceed  
Final Planning Proposal assessed by DOP  
DOP arranges legal drafting





## NEW APPROACH TO LEP'S – THE PROCESS

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**Plan Made**

LEP gazetted



## CONSULTATION STRATEGY

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- Two (2) stages – coinciding with critical path of the Planning Proposal

### Stage 1

- Stage 1 would include:
  - o Freecall 1800 information line.
  - o Project email address.
  - o Project website.
  - o Community newsletter.
  - o Media display advertising.
  - o Community Attitude survey.
  - o Councillor briefing and site tour.
  - o Community Information Day – on site.
  - o Stakeholder briefing and site tour.
  - o Report back to Council for consideration with plans.



## CONSULTATION STRATEGY

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### Stage 2 – Formal Exhibition

- o Community Reference Group
- o Formal exhibition
- o Documents on website
- o Information or drop in days
- Liaison with Marrickville Council.





## SUMMARY OF KEY POINTS

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- Opportunity to create vibrant mixed use precinct.
- Facilitate urban renewal.
- Ensure planning framework consistency.
- Reinforce maximisation existing rail station and potential light rail catchments.
- Reinforce Greenway Masterplan.
- Promote heritage conservation and reuse.
- Minimise land use conflicts.
- Facilitate housing diversity.
- Increase public space.



## FINAL COMMENT / QUESTIONS

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- Commence consultation to gauge community support and report back to Council.
- Council support to proceed with the Planning Proposal – B4 Mixed Use zone.
- The project will deliver:
  - o Remove landuse conflict and provide an appropriate interface with residential
  - o Significant urban renewal opportunity
  - o Consistency with the McGill Street Precinct
  - o Resolution of the inconsistent planning approach between sub regions
  - o Reinforce light rail and Greenway opportunities
  - o Maximise use of public infrastructure and investment
  - o Increase housing diversity and choice
  - o Support viability of existing centres
- Questions.

