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# SUMMER HILL FLOUR MILL SITE CONCEPT PLAN

HASSELL

photography by Martin van der Wal

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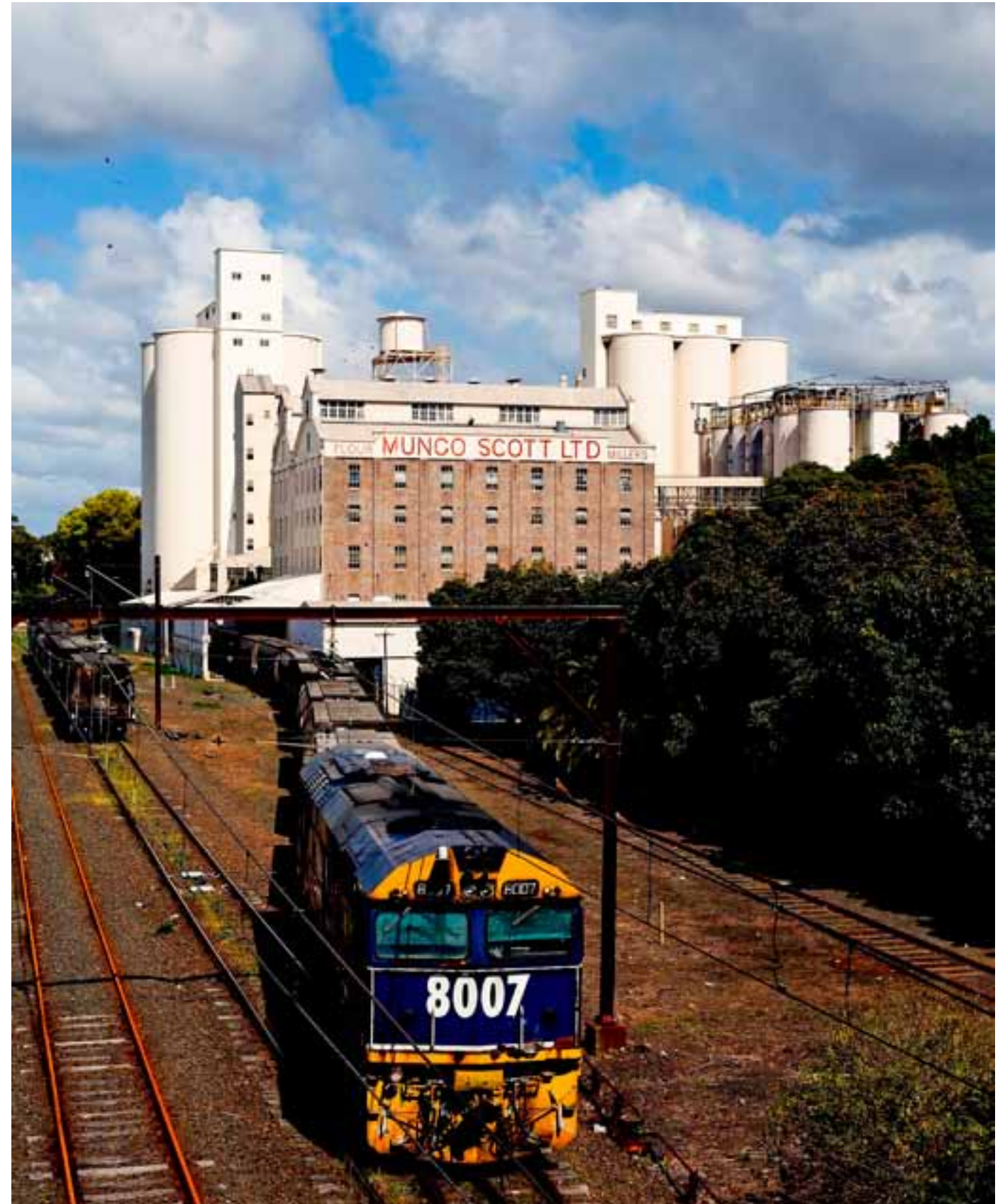




## Introduction

This master plan report supporting the request for declaration of the proposal is of a kind described in Group 5 in Schedule 1 (classes of development) of State Environmental Planning Policy (Major Development) 2005. The report outlines the vision for a Concept and Project Application for the redevelopment of the Summer Hill Flour Mills Precinct and has been prepared by HASSELL.

As well as introducing the vision for the Summer Hill Flour Mill site, this report illustrates the master planning principles and provides an overview of the underpinning design strategies which support the envisaged provision of public spaces and residential and mixed use development across both the subject site and the wider precinct, including reference to work undertaken by Marrickville Council at the McGill Street Precinct.



Photography by Martin van der Wal



## Summer Hill Flour Mill Site - Vision

The vision for the future development of the Summer Hill Flour Mill site embraces three guiding principles. The future detailed design and development of the precinct will meet each of these three guiding principles. The Summer Hill Flour Mill site will be a place that is:

*Diverse Authentic Sustainable*

**Diverse** in terms of the activities that occur there – the site will provide places to live, places to work, places for recreation, community and cultural activity. The project will deliver both public space and private space. It will be diverse in terms of its built and landscape fabric, introducing the new and preserving the old. Important heritage buildings and landscape features will be retained alongside contemporary buildings and spaces of great design quality. The Summer Hill Flour Mill will offer diversity of housing types – townhouses and apartments, both large and small.

**Authentic** as a place that sits comfortably within its immediate neighbourhood of Summer Hill and Lewisham. It will be a place that extends the pattern of streets and public space into and through the site, connecting the existing centres with the Light Rail stop – complementing and extending the existing centres, rather than competing with them. The true test of success for the Summer Hill Flour Mill site will be that it looks and feels like a part of the local area and is used and loved by the existing community.

**Sustainable** through its strategic location adjacent to existing rail stations at Lewisham and Summer Hill, and alongside the former goods line with its potential for improved ecological and recreation functions, and of course proximity to Light Rail. Sustainability is also achieved through the process of recycling a redundant industrial site into a mixed-use urban renewal development and in the adaptation and reuse of the heritage mill buildings and concrete silos. New buildings and open spaces will achieve very high standards of energy, water and resource efficiency.



*Illustration - View looking east from Wellesley Street (HASSELL 2010)*



Illustrative Master Plan

A new street giving residential apartments along this shared way an address and access.

The existing avenue of Brush Box trees , surrounded by public open space connects Smith Street to the 'Greenway', the Light rail stop and the McGill Street precinct.

A public heart framed by heritage buildings and active ground floor uses comprising retail use, residential entrances and commercial lobbies and a landscape design that reflects the industrial history of the site.

Light Rail stop located at the intersection of new public spaces in the Summer-Hill Flour Mill precinct and the McGill Street precinct and the 'Greenway'.

Re-used Mungo Scott mill building.

Private open space area to surrounding residential development. The courtyard also provides surrounding apartments with a pleasant outlook and greater amenity.

A new street (and extension of Wellesley Street) to increase access and permeability through the precinct.

McGill Street precinct master plan.

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

- Summer Hill Flour Mill Site Concept Plan area
- Extent of master planning work showing a potential future context



Figure 1 - Illustrative Master Plan





*Illustration - Looking north along 'Greenway' from Old Canterbury Road bridge (HASSELL 2010)*

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*Illustration - View looking east from Wellesley Street (HASSELL 2010)*

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Illustration - Looking south from Longport Street bridge (HASSELL 2010)

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Illustration - Aerial of Summer Hill Flour Mill and McGill Street precinct (HASSELL 2010)

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Figure 2  
Diagram illustrating the principle of linking existing centres through a new precinct, access to the green corridor and increased permeability.



Linking the local centres

Permeability and connectivity are reflected in the master plan as guiding principles for both the Summer Hill Flour Mill site and the McGill Street precinct.

Improved permeability is about connecting existing local centres rather than creating an enclave. The existing light industrial zone between the local centres acts as a barrier to pedestrian access directing all movements across the Longport Street overpass, which presents a less than ideal connection. The new configuration allows pedestrians to connect from Lewisham to Summer Hill via a pleasant arrangement of public open spaces and new streets.

Extending existing streets and pedestrian links into and through the site will provide a comprehensive and legible network of local streets. It will better connect the surrounding neighbourhood to the green corridor and give access to what will become an extended recreational open space corridor between Old Canterbury Road and Smith Street, catering for pedestrian, bicycle and Light Rail movement.

Figure 3  
This diagram shows how the green corridor is connected to the adjacent public spaces, creating a network of linked open spaces and a permeable pattern of streets.



Permeability, Open Space and Heritage

The concept master plan addresses the provision of public open space, the connection to the green corridor and provision of access to public transport by providing a permeable environment through a series of streets and pedestrian routes.

Additional open green spaces extend east and west from the green corridor into the renewal areas. On the Summer Hill Flour Mill site an existing avenue of Brushbox trees with a generous, 'park like' space connects to Smith Street.

New public streets edging the green corridor give new buildings an address overlooking the open space rather than turning their back to them as is often the case along the freight corridor.

The heart of the development focuses on the heritage buildings which will provide a community and cultural focus to public active uses adding to the variety of public spaces.

Figure 4  
This diagram represents the envisaged scale of built form for both the Summer Hill Flour Mill site and the McGill Street precinct - also highlighted are active edges addressing the green corridor.



Built form

The concept master plan adopts a sensitive approach to built form and embraces the existing heritage structures on the Summer Hill Flour Mill site.

The design ensures an greater visibility of the green corridor. New streets orientate the buildings toward the light rail line, formalising the green corridor into a pedestrian/cyclist/tram friendly boulevard.

Active uses such as cafes, studios and small retail opportunities line the streets facing open spaces, increasing activity levels and pedestrian traffic.

Town Centres

Greenway/Open Space

Significant Structures/ Adaptive Re-use

Summer Hill Flour Mill Site Concept Plan

Future Lightrail Extension Route

Active Edges (Retail, Commercial Lobbies, Residential Entrances)

Building Heights

Proposed Summer Hill Light Rail Station

New Connections

Study Area



Ownership and Boundaries



Figure 5 - Site ownership and boundaries

Building Heights

Key features of the building height for the Summer Hill Flour Mill precinct include the following:

- The design of the proposed development directly responds to the scale and character of the surrounding area. The proposed development introduces an intermediate scale which rectifies the existing disjunction between the taller Allied Mills infrastructure and outer lying detached dwellings.
- Opportunities for greater building height exists along the 'Greenway', and within close proximity to the light rail station. Such a location provides an opportunity to increase the scale of development without adversely impacting on existing adjacent residential dwellings.
- New structures within the development remain below the height of the existing silos.
- Taller and denser development is to be predominately situated around the existing heritage structures and the north eastern corner of the site along the 'Greenway'.

Note:  
The building heights indicated are given in storeys. The overshadowing of important public open space and the heights of the neighbouring McGill Street precinct have been a factor in determining building heights.

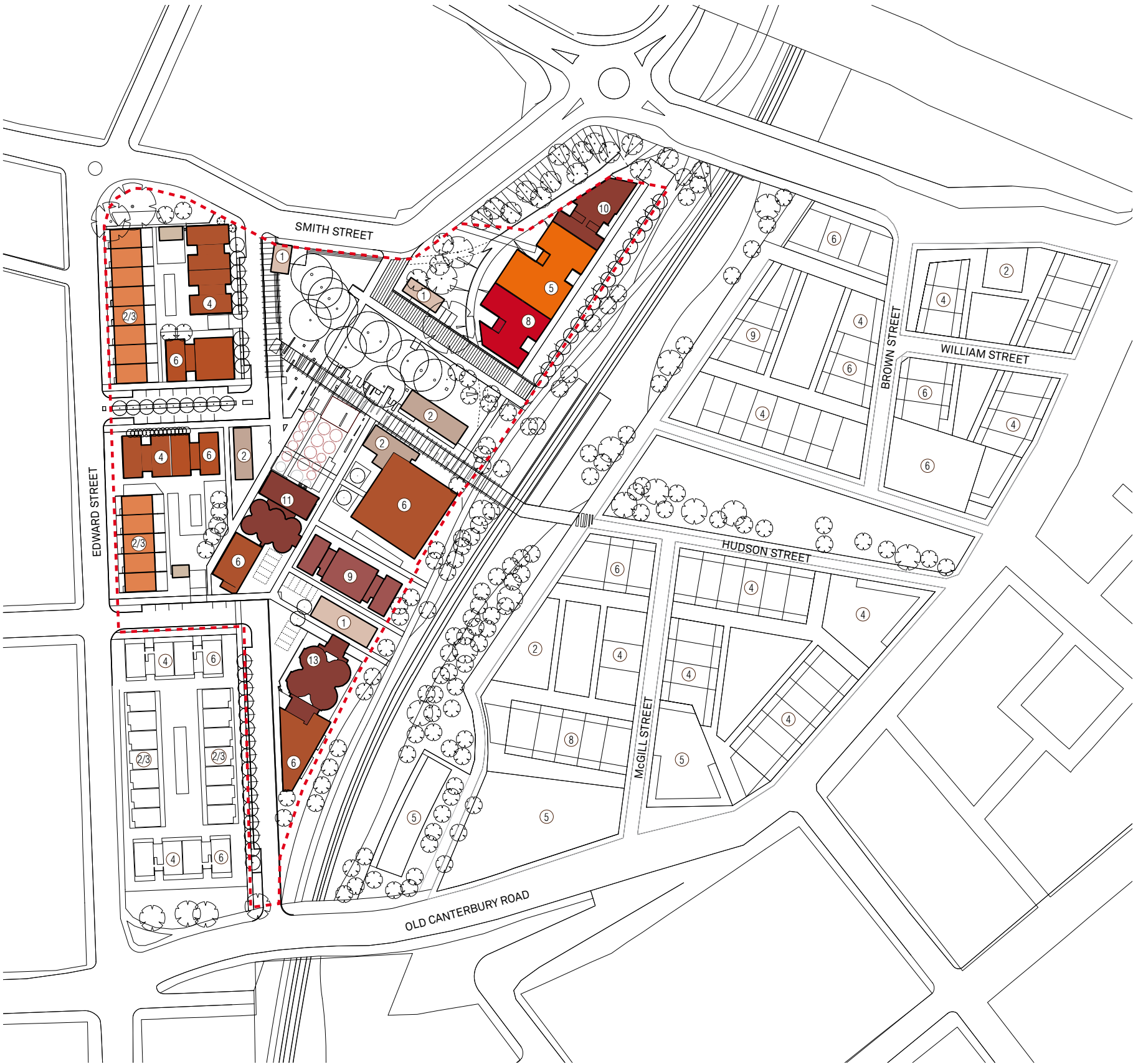


Figure 6 - Height of buildings








Heritage and Adaptive Re-use

The fabric of Summer Hill is particularly enriched by the historic and landmark qualities of the Allied Mills. Both the Ashfield and Marrickville LGAs boast a significant number of built heritage items, places of significance, landscapes and vistas which combine to make it a diverse and distinctive area. Summer Hill is a suburb rich in heritage with more than one hundred properties listed as items of significance (the majority of which are houses). In addition, collective groups of buildings also combine to create local conservation areas, including a low density residential area adjacent the Mills which boasts a collection of late nineteenth and early twentieth century homes to form a Heritage Conservation Area.

The Allied Mills site represents a very important industrial complex not only within Ashfield but is a historically significant typology within Sydney. The Allied Mills site was established as an industrial site because of the advantages that the freight rail line offered the four milling industry. However with this function having now being relocated to the outer rings of Sydney, the significance of the site's history (that is, it comprises part of Australia's long history of flour milling), is worth recognising both from a physical and social perspective. Its original functions, its landmark scale and presence, as well as its impressive engineering and architectural qualities contribute to its historic footprint. The large silo and bin structures are aesthetically significant and a dominant and iconic feature of the Summer Hill landscape. They represent significant elements of the suburb and inner west region's built form.

For more detailed information refer to the heritage impact assessment prepared by John Graham&Associates.

-  Brush Box trees to be retained
-  High significance heritage item - Adaptive re-use
-  Moderate significance heritage item - Adaptive re-use
-  Adaptive re-use
-  Summer Hill Flour Mill Site Concept Plan area

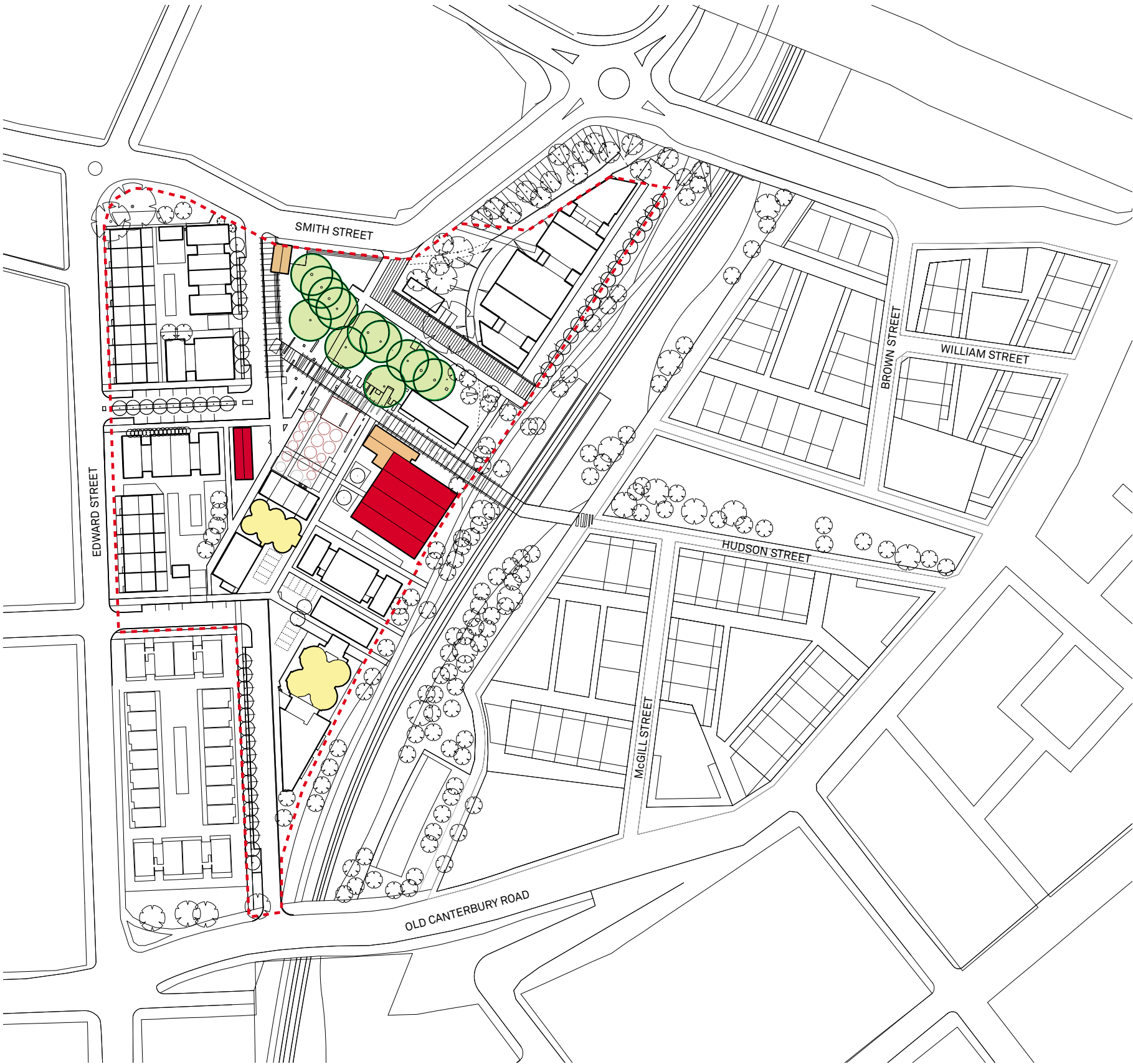







Figure 7 - Heritage map

Access and Traffic Strategy

Key features of the traffic and access strategy for the Summer Hill Flour Mill precinct 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 precinct.
- New pedestrian and cycle links through the precinct 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 precinct without affecting the public and predominantly pedestrian heart of the site.
- The new precinct 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 Transport Impact Assessment prepared by ARUP.

-  Primary pedestrian/cycle connection
-  Pedestrian routes
-  Streets - Vehicular traffic
-  'Greenway' pedestrian/cycle routes
-  Summer Hill Flour Mill Site Concept Plan area

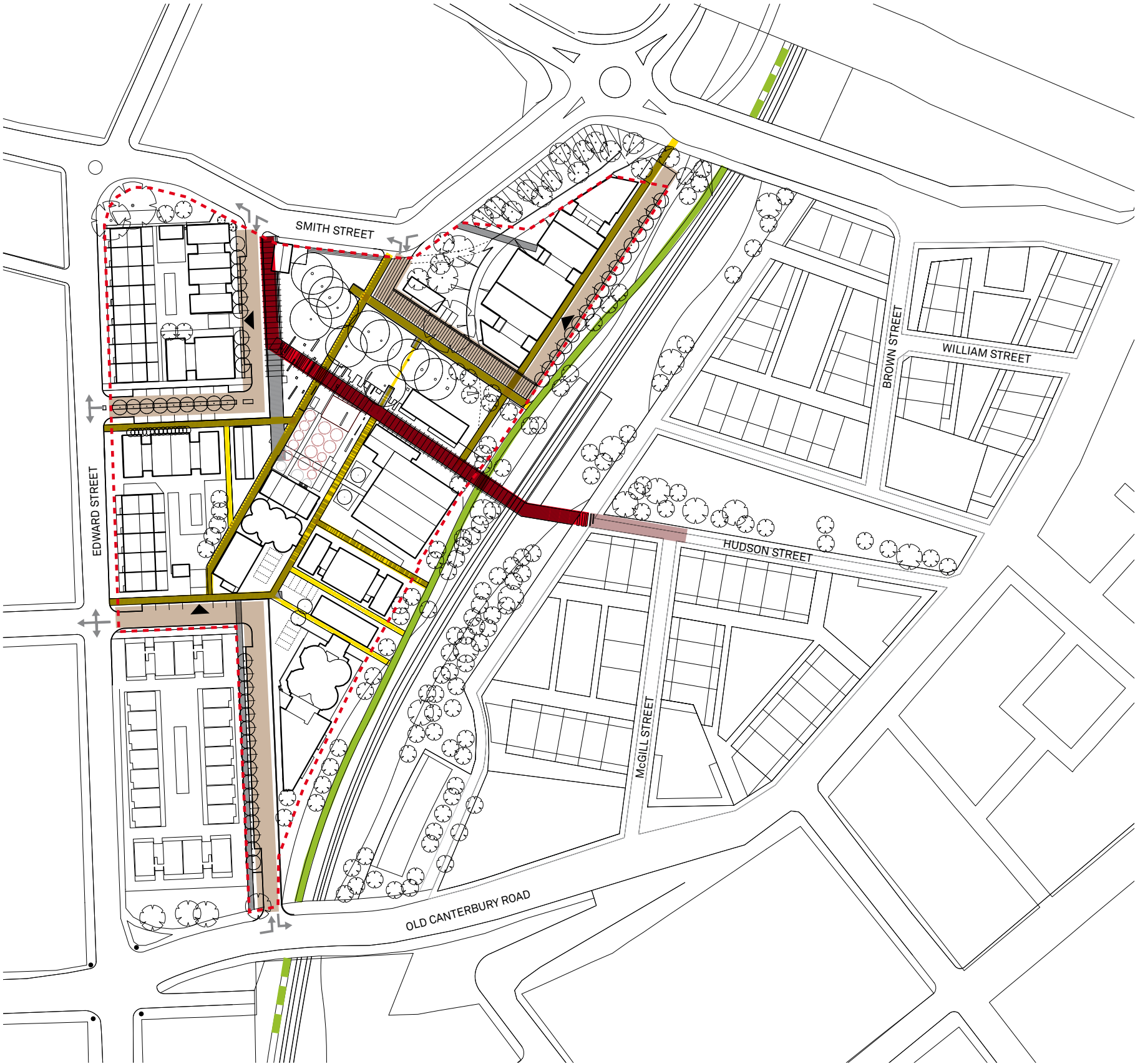





Figure 8 - Access and traffic



## Active Ground Level Uses - Building

The following land uses are proposed in the Summer Hill Flour Mill precinct:

- The predominant use has a residential focus with a diversity of dwelling types.
- Encourage new commercial and retail mixed use development ground floor uses primarily around the public heart around the heritage buildings.
- Commercial development is included in the 'Mungo Scott' building.
- Higher-density development is situated along the 'Greenway' - a locality which provides a pleasant outlook and amenity to residents.

-  Active ground floor uses - Retail, Commercial lobbies
-  Residential use
-  Summer Hill Flour Mill Site Concept Plan area

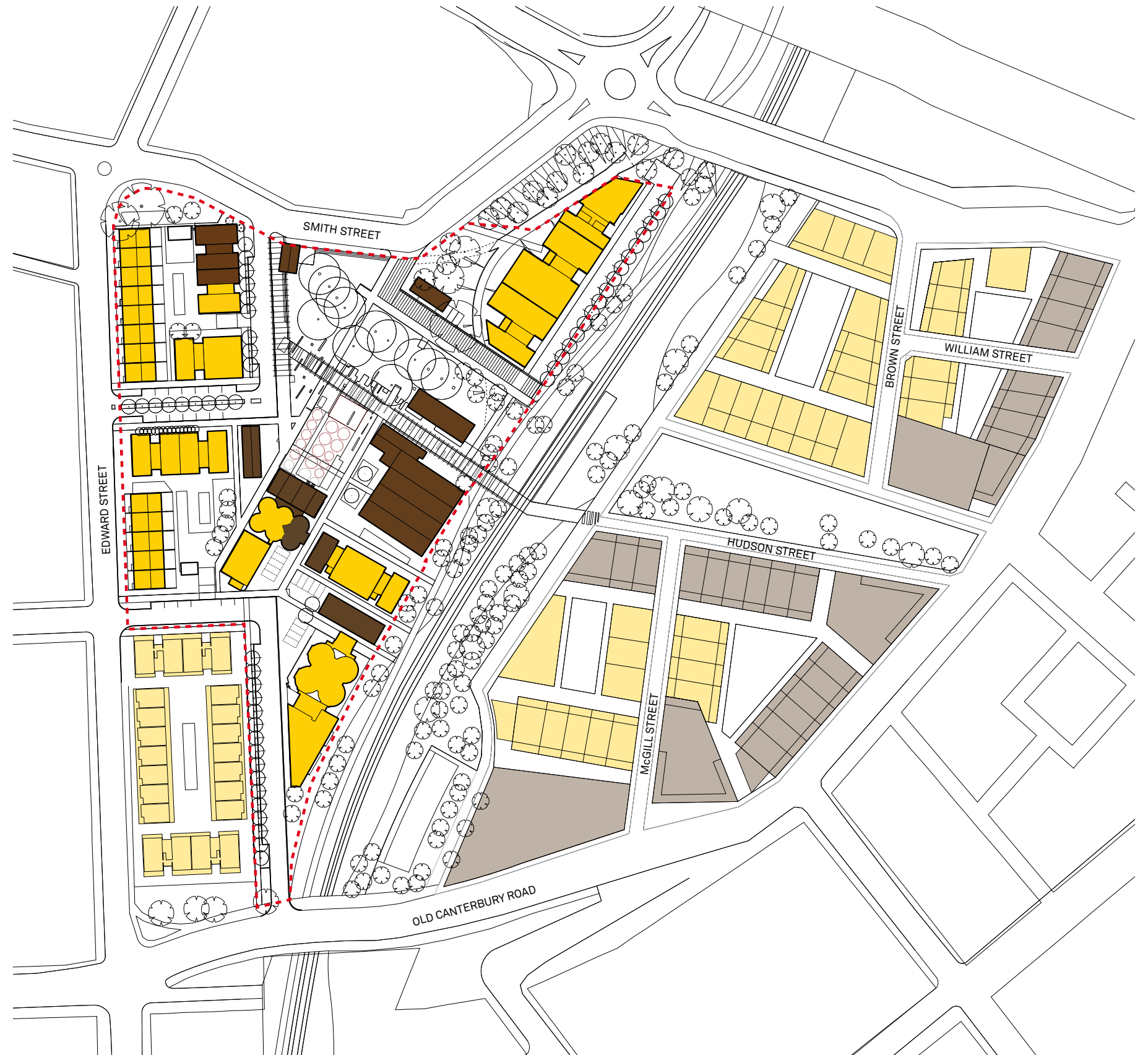


Figure 9 - Ground level uses

On-Street, Public Parking Provision

1 EG Funds Management owned site

On-street	50-70
Basement	450-550

- On-Street parking
- Weekday parking provision
- Summer Hill Flour Mill Site Concept Plan area
- Access
- Basement Entry
- Signalised

\*Parking provision numbers are approximate

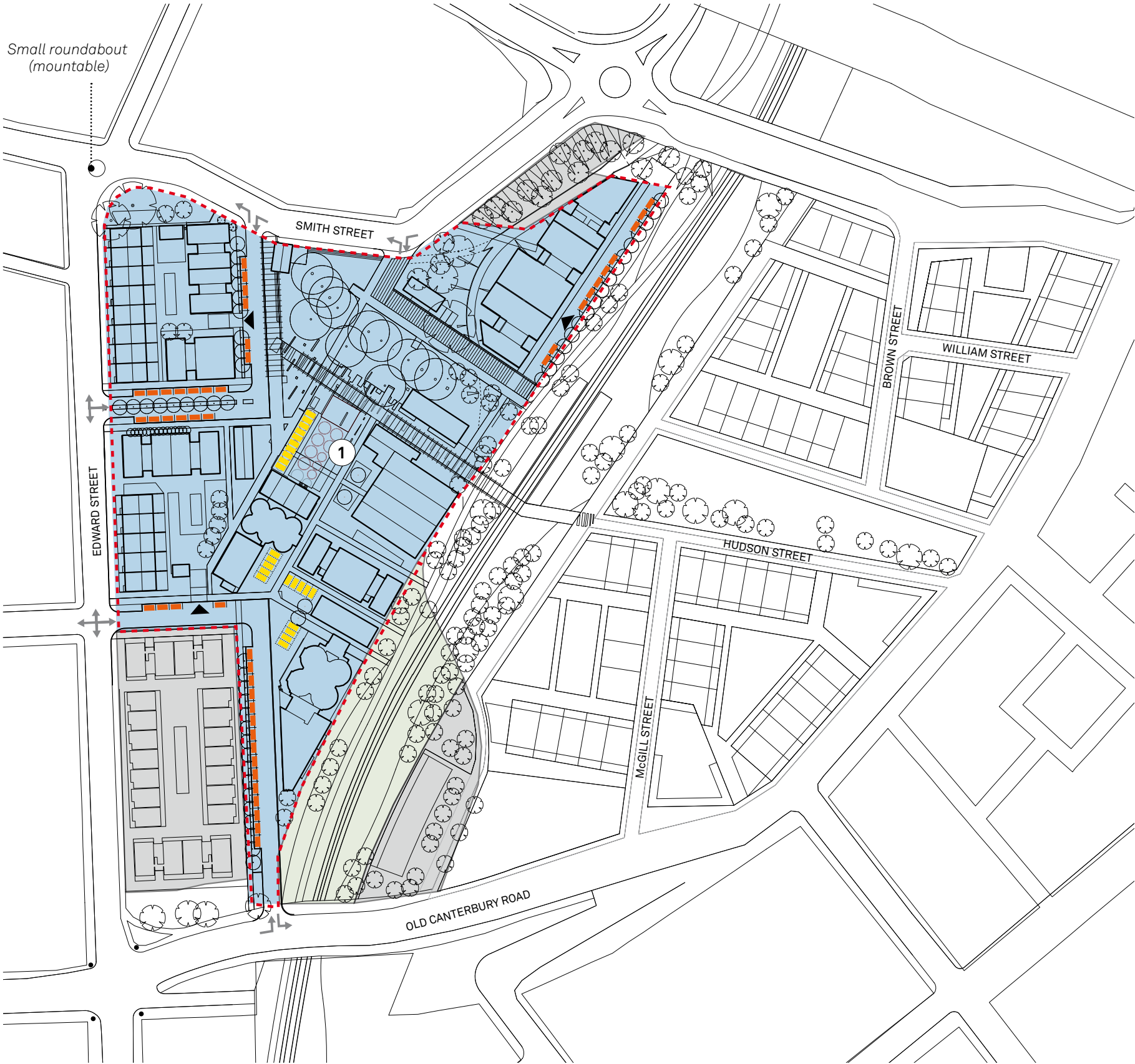
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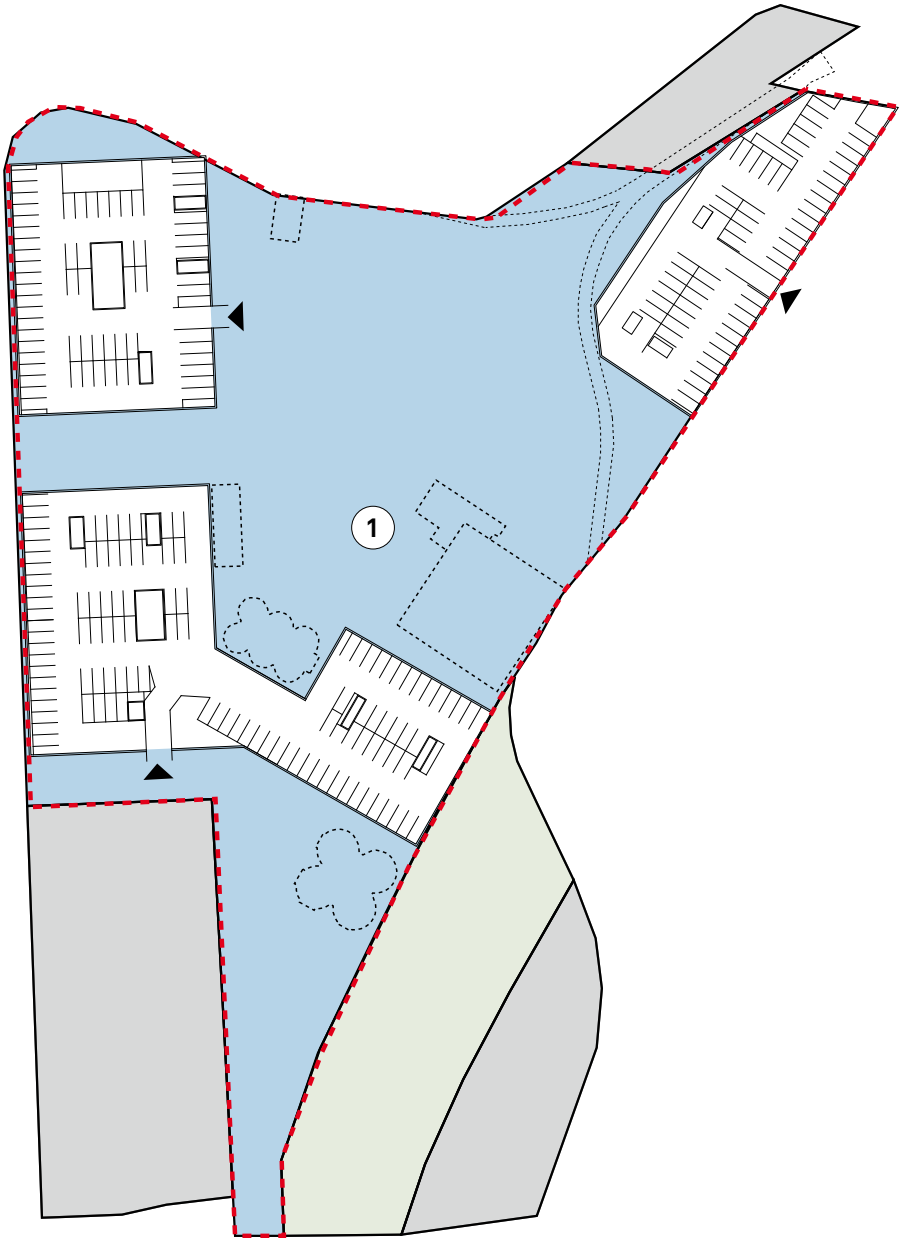
Figure 10 - On-street parking

Basement Parking

1 EG Funds Management owned site

On-street	50-70
Basement	450-550

- Basement car parking
- Summer Hill Flour Mill Site Concept Plan area



\*Parking provision numbers are approximate



Figure 11 - Basement parking



Publicly Accessible Open Space

1 EG Funds Management owned site*		
Buidling Footprints	8,267	33%
Publicly accessible open space	8,407	34%
Private open space	3,039	12%
Streets	5,025	20%

- Publicly Accessible Open Space - Park/Soft landscaping
- Publicly Accessible Open Space - Urban
- Publicly Accessible Open Space (Not within EG Funds Management ownership)
- Publicly Accessible Streets
- Summer Hill Flour Mill Site Concept Plan area

\*Areas are approximate



Figure 12 - Public open space



Private Open Space

1 EG Funds Management owned site*		
Buidling Footprints	8,267	33%
Publicly accessible open space	8,407	34%
Private open space	3,039	12%
Streets	5,025	20%

- Private Open Space
- Summer Hill Flour Mill Site Concept Plan area

\* All areas are approximate



Figure 13 - Private open space

1 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	

--- Summer Hill Flour Mill Site Concept Plan area

\*Areas and dwelling mix are indicative and subject to ongoing refinement.

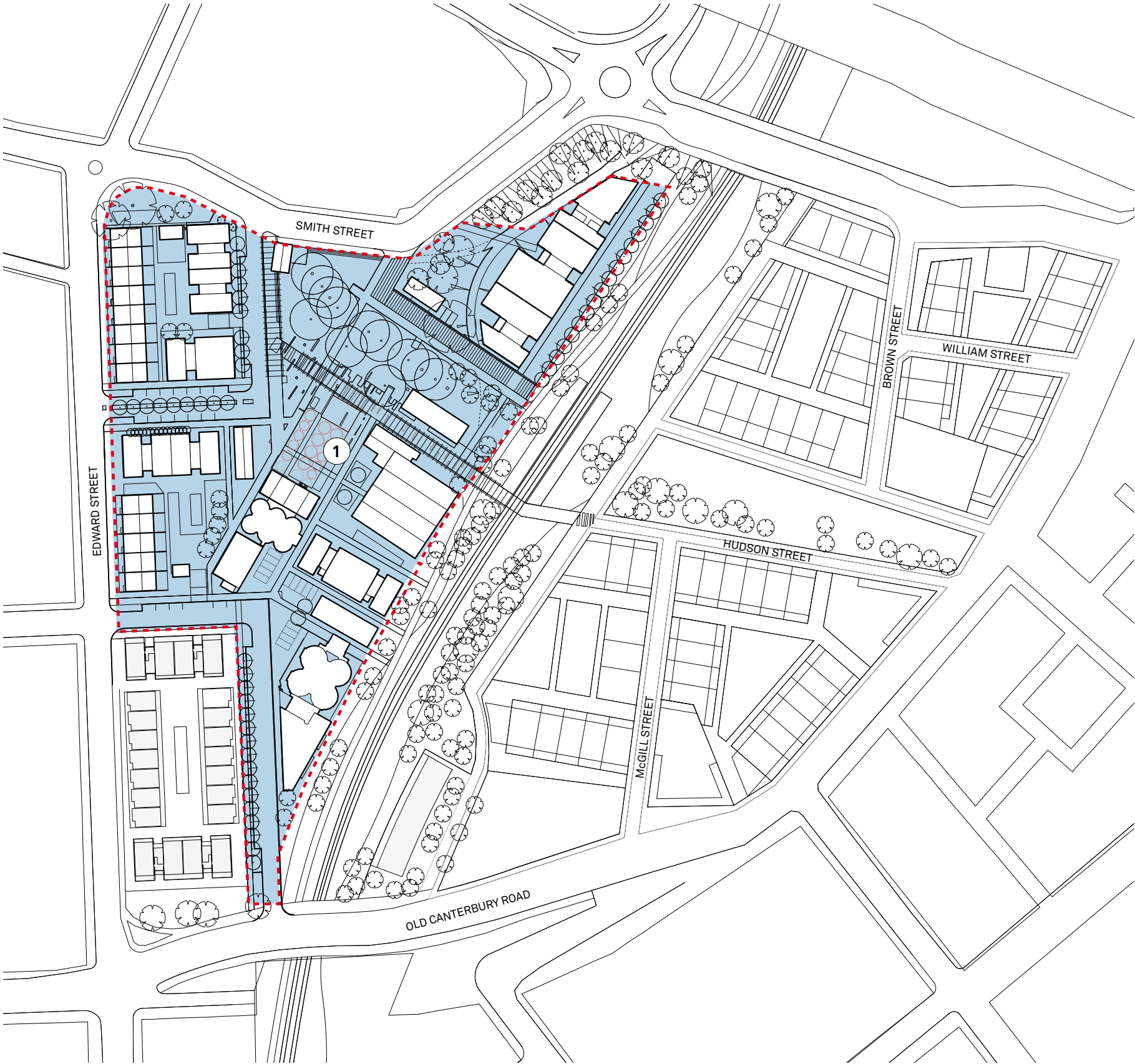


Figure 14- Areas and Dwellings



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 concurrently with the Concept Plan Application described in this report.

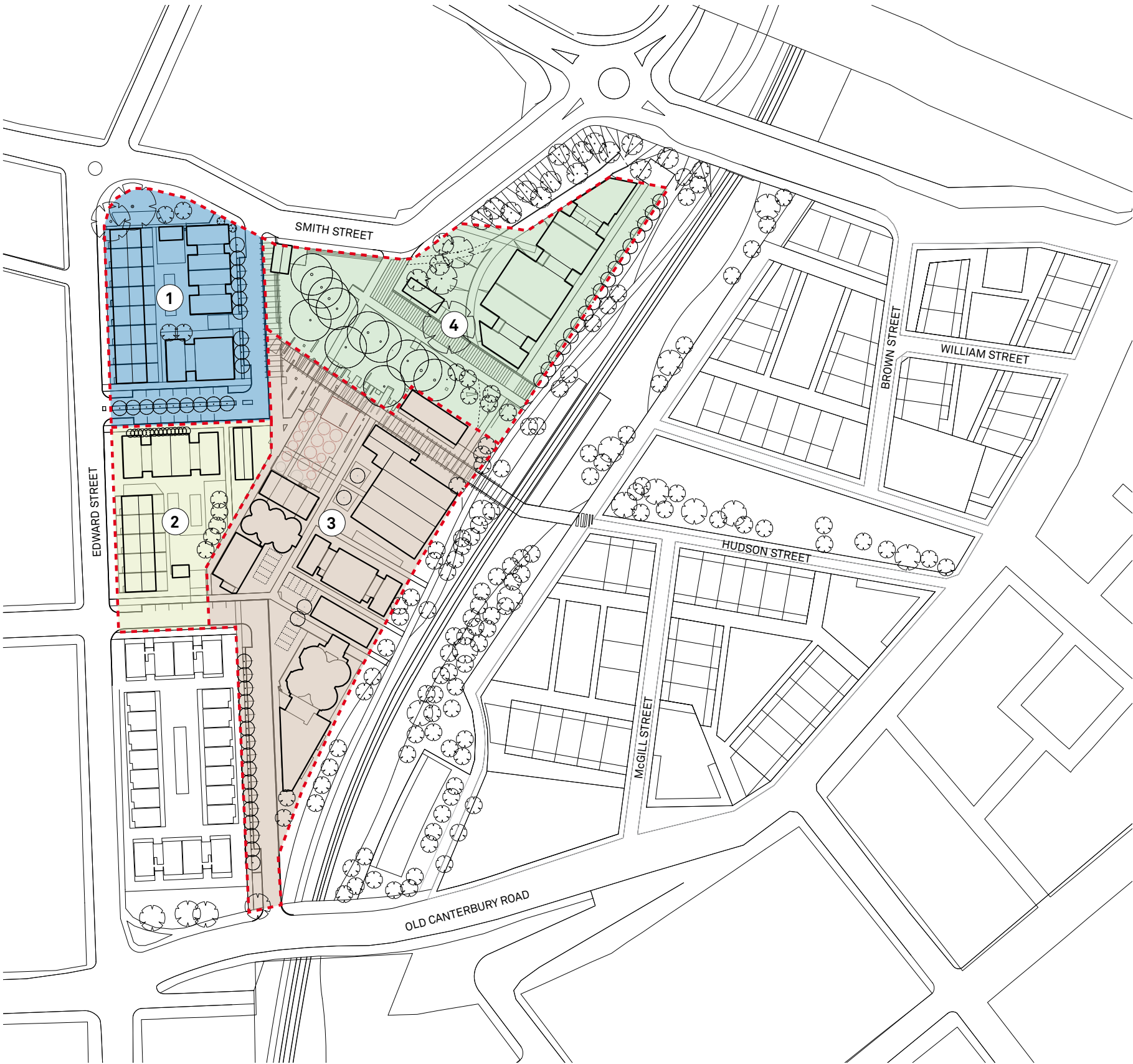


Figure 15 - Indicative staging plan

