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Director-General  
Department of Planning  
23-33 Bridge Street  
Sydney NSW 2000

Attention: Mr Sam Haddad

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27 August 2010

**Part 3A Major Project Declaration Request:  
2-32 Smith Street, Summer Hill – Former Allied Mills Flour Mill site**

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Dear Director-General,

We are writing on behalf of EG Funds Management, the proponent and for the development of 2-32 Smith Street, Summer Hill.

The purpose of this letter is to request that:

- (a) The Minister for Planning form an opinion that the proposal is development of a kind described in Group 5 in Schedule 1 of *State Environmental Planning Policy (Major Development) 2005*;
- (b) Subject to the Minister forming the opinion that the project is one to which Part 3A of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* applies, that the Minister authorise the proponent to submit a Concept Plan Application for the missed use redevelopment of the land together with a concurrent Project Application for the development of stage one; and
- (c) That the Director-General issues the requirements for the preparation of an Environmental Assessment to accompany the Concept Plan and Project Application for the proposed development.

To assist the Minister in forming the opinion that the proposal is of a kind to which Part 3A applies and the preparation of the Director-General Requirements (DGRs), a Preliminary Environmental Assessment (PEA) has been prepared and is attached to this request.

The PEA has been undertaken with the benefit and guidance of a detailed site masterplan prepared by Hassell.

This detailed Concept Plan has been developed over a significant period of time and informed through detailed technical studies and engagement with the community and the two local councils (Ashfield and Marrickville). Note that the land proposed to be covered by the Concept Plan is located within Ashfield and Marrickville Councils, with the holdings straddling the administrative boundary between these two Council areas.

The PEA and site masterplan is supported by numerous technical assessments undertaken in the preparation of a Planning Proposal proposing the rezoning of the site to Zone B4 Mixed Use. These investigations have been progressed to a detail well beyond a preliminary assessment of the proposal and have been utilised to inform the preparation of this Concept Plan and will underpin the detailed assessment and consideration of the proposed Concept Plan and Project Plan applications for the site.



The technical studies completed and attached to the PEA are:

1. Urban Design Report prepared by Hassell
2. Transport Assessment prepared by ARUP
3. Heritage Impact Assessment, prepared by John Graham and Associates, dated 26 July 2010
4. Hawthorne Canal Flood Assessment and Stormwater Master Plan prepared by Meinhardt Infrastructure and Environment
5. Community Consultation Report prepared by Urban Concepts
6. Evaluation of Economic, Demographic and Social Factors in Determining the Planning Classification of the Site prepared by Daly Research Systems
7. Detailed Environmental Site Assessment prepared by Aargus Australia
8. Flora and Fauna Assessment prepared by Travers Environmental
9. Target Long-nosed Bandicoot Survey prepared by Travers Environmental
10. Geotechnical Investigation Report prepared by Brink & Associates
11. Aboriginal Heritage Impact Assessment prepared by AHMS
12. Machinery and Equipment Heritage Assessment prepared by Godden Mackay Logan Heritage Consultants
13. Infrastructure Issues Report prepared by Meinhardt Infrastructure and Environment
14. Historical Archaeological Assessment Report prepared by AHMS

The level of site investigation has progressed well beyond a preliminary consideration of the issues, with many of the fundamental site development issues having been resolved to a high degree. These detailed considerations include urban design, heritage, traffic impact assessment, flood management, flora and fauna considerations and site contamination.

Your earliest consideration of this matter would be appreciated and we are of the opinion that the attached Preliminary Environmental Assessment supports a positive response to the request to declare the proposal a project to which Part 3A of the *EP&A Act 1979* applies.

Should you have any further queries please do not hesitate to contact me on (02) 9380 9911 or alternatively by email at [sbarwick@sjb.com.au](mailto:sbarwick@sjb.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Scott Barwick'.

Scott Barwick  
Associate