



# Contents

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# **Regional Context**

The 2.47 hectare Summer Hill Flour Mill site is located approximately 7km from Sydney's central business district, in the inner western suburb of Summer Hill. The site is highly urbanised and is strongly influenced by its proximity to central Sydney. It falls within the local municipalities of Ashfield and Marrickville, with the LGA boundary traversing the site inthe north-eastern corner.

The Summer Hill Flour Mill site sits between the east-west tributaries of the Parramatta River and the Cooks River, which run north and south of the site respectively. A small water tributary, known as Hawthorne Canal, extends from an inlet of the Parramatta River (Iron Cove) in the north, southwards, alongside the Summer Hill Flour Mill site to the east and beyond.

Sydney's International Airport at Port Botany lies to the south-east of the site, and the site is physically connected along the water tributaries of Hawthorne Canal and the Cooks River. The close proximity of major roads including Parramatta Road, Old and New Canterbury Roads and Liverpool Road, further ensure good access and connectivity to the region.

The site forms part of a larger industrial precinct located to the east of the light rail corridor, which covers an area of approximately 10ha and combined, forms an island of industries within a mostly medium density residential community.

There are some small formal pockets of open space scattered within the region with larger corridors of green open space sited along the waterways and rivers north and south of the suburb.

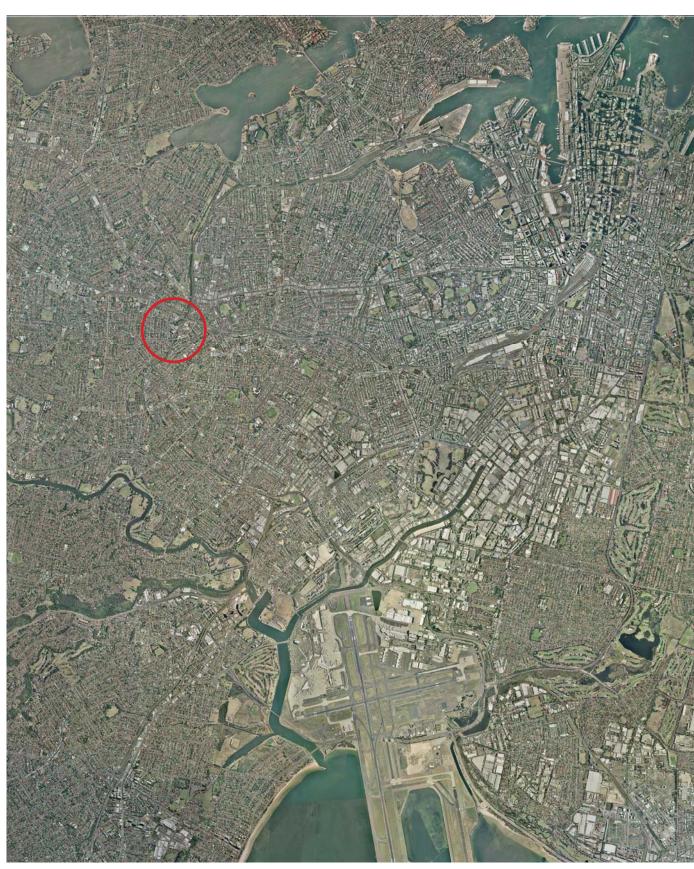


Figure 1.1 Not to scale

01

# **Analysis**

#### Site Location and Local Context

The site is located along Smith and Edward Streets, Summer Hill. The site includes all land bounded by Longport Street and Smith Street to the north Edward Street to the west, and the Hawthorne Canal and the future inner west light rail extension to the west.

The Summer Hill Flour Mill site is a large parcel of land with its proximity to the Great Western railway line, its alignment with Hawthorne Canal and the north-south rail corridor being the strongest elements affecting the site. The various building typologies on the Summer Hill Flour Mill site contrast to those in the surrounding area, and when viewed with its neighbouring industrial precinct to the east, form an isolated land use within a predominantly residential landscape.

The site extends across the local government areas of Ashfield Council and Marrickville Council. The Hawthorne Canal is a water body which forms (a physical) border between the LGAs of Marrickville and Ashfield.

The site has an advantageous location, being in close proximity to the intersection of Old Canterbury Road, Railway Terrace and Longport Street, and is also within a short walking distance of both Summer Hill and Lewisham train stations.

The site is of significance, in the local context, with its landmark silo buildings visible from across the district.



Figure 1.2 Not to scale

- The light rail and planned future Greenway corridor
- Public open space
- Site boundary



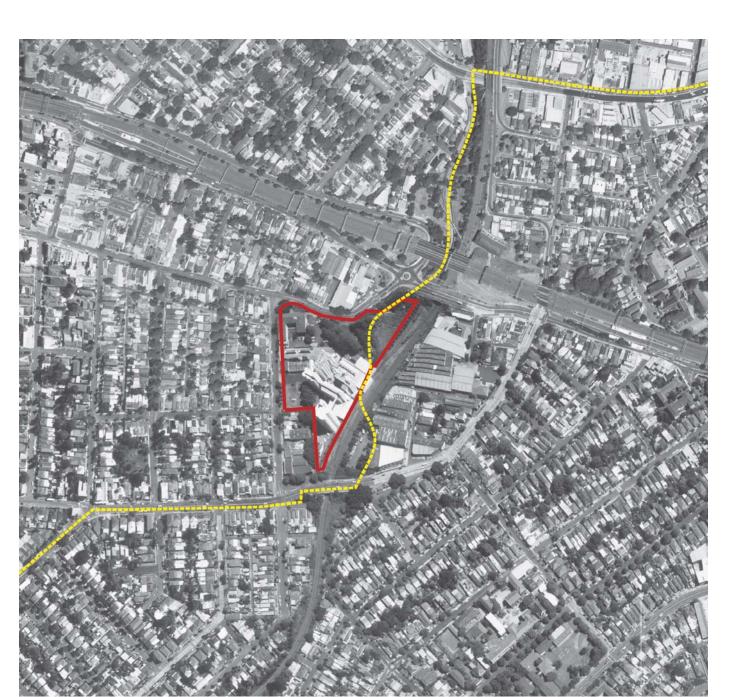


Figure 1.3

- LGA boundary Site boundary

# Ownership and Boundaries

The Summer Hill Flour Mill site extends across the local government areas of Ashfield Council and Marrickville Council. The Hawthorne Canal is an important drainage corridor which forms a physical boundary between the LGAs.

The Hawthorne Canal, owned by Sydney Water, crosses a portion of the site. No change to the ownership or alignment of the canal is proposed.

The adjacent properties on Edward Street (to the south west of the site) have the potential in the future to be redeveloped. The Concept Plan proposal supports this by providing additional access and servicing streets.

# **Analysis**

#### Landscape and Open Space

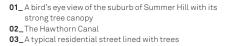
The pattern of landscape and open space within the site can be distinguished by groupings of formal street plantings, stands of trees mixed with privet along the Hawthorne Canal corridor, and clusters of stands of exotics and native trees predominantly to the north of the site.

Street trees, where established, play a major role in creating visual cohesion of the streetscape and adjacent suburbs.

The Inner West Light Rail (which has now ceased operation), has been designated in the Marrickville Urban Strategy as the 'GreenWay Corridor' (which will extend from the Cooks River to Iron Cove along the Hawthorne Canal) for biodiversity and recreational connections. This corridor has limited aesthetic appeal at present, however is viewed as being both a valuable ecological and recreational opportunity. It is envisaged that the GreenWay will incorporate light rail with walk/cycle paths and bush regeneration. The creation of this GreenWay will mean the Summer Hill Flour Mill site and McGill Street Precinct (as well as the wider area) will have excellent access to regional open space connections.

There is a scattering of local urban parks within close proximity to the site however there is no strong, clear connection between these open space areas.











- Light rail and planned future Greenway corridor
- Public open space
- Existing vegetation
- Street tree planting
- Site boundary

# **Analysis**

#### **Figure Ground**

The figure ground reveals how the alignments of the Great Western railway line and the Rozelle Goods Line (dominant elements of the urban landscape) have strongly influenced the built form in the area.

The site is isolated from surrounding neighbourhoods by the heavily trafficked Old Canterbury Road and Longport Street, the Rozelle Goods Line and the Western railway line.

The density and pattern of development on the Summer Hill Flour Mill site contrasts to that of the regular pattern of development in the local neighbourhood. The scattering of larger footprint buildings on the site is in contrast to the pattern of regularly spaced and aligned building typologies outside of the site and is attributed to the confluence of topography and major structuring elements on the block shape and size.

In general however, the pattern of development in the local area surrounding the site is fine grained, and predominately residential in both scale and character.

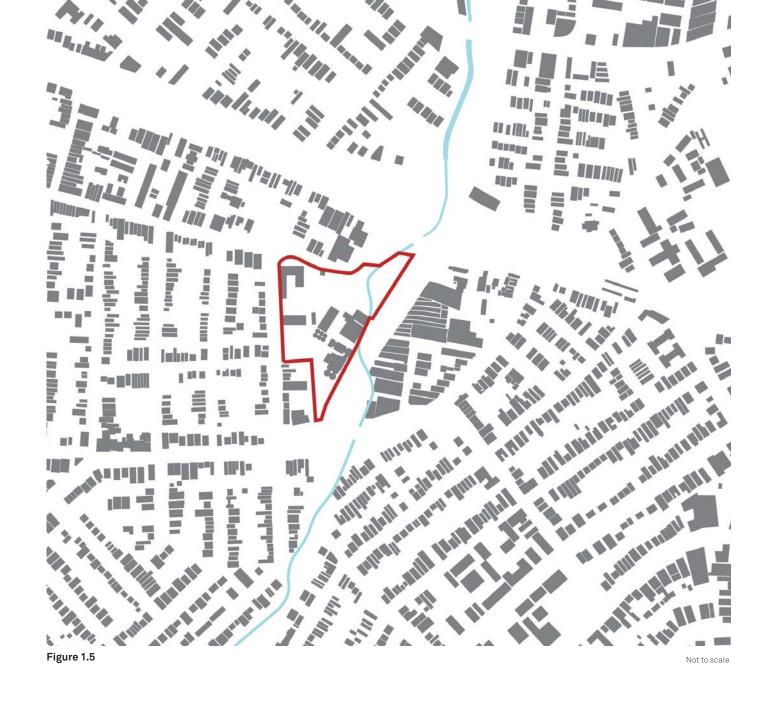






**01\_** A local residential street with regular lot pattern and size

02\_Larger lots reflect industrial usage
03\_Larger footprint development which contrasts with the surrounding residential area



Built form Site boundary

03\_

01

# **Analysis**

#### **Traffic Access and Transport**

#### Train

The Summer Hill Flour Mill site is located between two train stations on the Inner West Line of the City Rail network, which operate services to the city and west.

Summer Hill railway station is within a 5-10 minute walk west of the precinct. The walk to the station follows Smith Street and takes pedestrians though the local Summer Hill centre along Lackey Street.

Lewisham Station is located to the east of the precinct. Pedestrian access from the west to the station is currently characterised by exposure to heavy traffic along Longport Street with limited opportunities to improve conditions. The walk along Railway Terrace towards Lewisham Station is hazardous as pedestrians are limited to a narrow, cluttered footpath on the south side of the street.

#### Bus

The site benefits from being serviced by five bus routes. Buses include the 480 and 483 which follow routes along Parramatta Road and then on to Liverpool Road (travelling between the city and Strathfield Station), the 461 which travels along Parramatta Road from the city to Burwood and the 413 bus route which travels from Campsie to the city via Ashbury, passing the site along Old Canterbury Road. This service stops at the bus stop located on Old Canterbury Road north of the Toothill Street intersection and provides five buses during the morning peak period (8am-9am) on weekdays. New Canterbury Road (which is a short walk from the site). Also has several bus routes travelling along this road.

#### Bicycle

A network of existing and proposed bicycle routes is making cycling in the suburb an increasingly attractive mode of transport. The planned integrated bicycle route along the light rail and planned future Greenway corridor will further enhance north south connections and access to the precinct.

### Light Rail (approved)

The NSW Government is extending the light rail network from Lilyfield through to Summer Hill and on to Dulwich Hill Station along the disused freight corridor. The extension will provide improved inner-city transport options with generally a larger catchment than the existing heavy rail. The Lewisham stop between Longport Street bridge and Old Canterbury Road bridge will cater to the Lewisham and Summer Hill community.

# Vehicles

The site has limited road frontage and vehicular access is generally via narrow, low volume residential streets. Main access to the Summer Hill Flour Mill site is from Edward Street and secondary access via Smith Street.



The GreenwayPublic open space← Traffic flow

"O" Proposed light rail route/stop

Bus route/stop

Existing bicycle route

--- Proposed bicycle route (local)

Proposed bicycle route (regional)Site boundary

# **Analysis**

#### **Local Amenities**

Summer Hill is a local mixed use centre in Sydney's Inner West, with great diversity a strong part of its character.

The site is situated between a series of local centres offering a mix of retail, community and commercial activities. Most of the Summer Hill local shops are clustered close to the train station. Summer Hill's shopping precinct is centred around a small town square with good pedestrian access, and is surrounded by cafés and restaurants typically found along Lackey and Smith Streets.

The smaller neighbourhood centre of Lewisham is also within close proximity to the site and is located to the east.

In regards to open space, there is a scattering of local urban parks within proximity to the Summer Hill Flour Mill site but a poor spatial relationship and connection to them.

The immediate vicinity has several schools. Trinity Grammar School in Prospect Road is a private school catering for students from Year 3 to Year 12. Summer Hill Public School, located in Moonbie Street, is a primary school catering for students from Kindergarten to Year 6. Lewisham Public School located in The Boulevard is also a primary school catering for students from Kindergarten to Year 6. Christian Brothers High School is a private catholic school catering from Year 5 to Year 12.









Local business/shops School

The Greenway

Public open space Predominately residential

- Site boundary

03\_

**HASSELL** 

01

# **Analysis**

# Topography

The topography of the local area has resulted in a loose grid system of streets. Major roads such as Liverpool Road, New Canterbury Road and Crystal Street, all run along ridge lines.

The Summer Hill Flour Mill site is located along a valley and drainage corridor. The site is situated at the lowest point of a north-south aligned valley which slowly begins to rise just south of the site. The future light rail line runs north-south along the valley floor.

The irregular shaped allotment of the site is a direct result of the combination of the convergence of major linear elements such as the railway lines, the alignment of the Hawthorne Canal corridor as well as the underlying topography of the area.

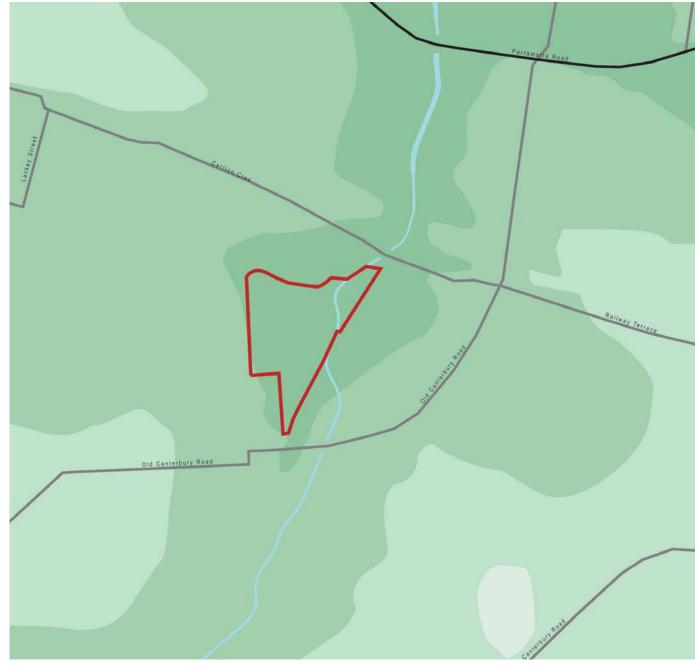


Figure 1.8 Not to scale

10m above sea level
20m above sea level
30m above sea level

40m above sea level
50m above sea level

Site boundary



#### Heritage

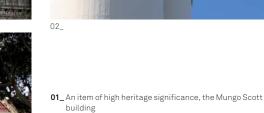
Both the Ashfield and Marrickville LGAs boast a significant number of built heritage items, places of significance, landscapes and vistas which combine to make it a diverse and distinctive area.

The Summer Hill Flour Mill site represents a very important industrial complex not only within Ashfield but is a historically significant typology within Sydney. The site was established as an industrial site because of the advantages that the freight rail line offered the flour milling industry. However with this function having now been relocated to Picton, 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 and have been identified as being of heritage value. None of the structures however have been listed as heritage items.

The suburb of Summer Hill is 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 site which boasts a collection of late nineteenth and early twentieth century homes to form a Heritage Conservation Area.

In general, residential dwellings in the local area vary from being modest to large in scale, and are stylistically mixed, displaying a great variety of original Victorian and Edwardian villas, terraces and cottages.









- building **02\_**The silos which stand as a local landmark
- 03\_An example of the housing located in the 'ResA2 Lewisham Area'

03\_

# HASSELL

Figure 1.9

Site boundary

Heritage Item/MLEP 2001
Heritage Conservation Area
Res A2 Lewisham Area