



Planning Proposal – Community and Stakeholder Consultation Report

To amend the site zoning and built form controls under the Holroyd Local Environmental Plan 2013 for 1 Crescent Street, Holroyd NSW (Lot 10 DP 808585)

Prepared by McKenzie Group Consulting Planning for Tiberius (Parramatta) Pty Ltd

June 2015

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Contents

Executive Summary	4
1.0 Consultation Overview.....	5
2.0 Site Description	6
3.0 Stakeholder Identification.....	7
4.0 Consultation to Date	8
5.0 Feedback	11
6.0 Future Consultation.....	12
7.0 Conclusion	13
Appendix 1 - Proposed Master Plan prepared by Architectus	
Appendix 2 - Record of Stakeholder Meetings	
Appendix 3 - Resident Consultation Catchment Map	
Appendix 4 - Invitation to Residents – Letterbox Drop	
Appendix 5 - Parramatta Holroyd Sun Advertisement 14 May 2015	
Appendix 6 - Record of Comments from Community Members	
Appendix 7 - Community Briefing Session Information Panels	
Appendix 8 - Email Correspondence with Community Members	

Executive Summary

This Community and Stakeholder Consultation Report was prepared on behalf of Tiberius (Parramatta) Pty Ltd (Tiberius), and is related to a Planning Proposal to amend the Holroyd Local Environmental Plan 2013 (HLEP 2013) at the site known as 1 Crescent Street, Holroyd NSW.

The subject site is legally described as Lot 10 DP 808585, and is currently owned by Tiberius (Parramatta) Pty Ltd.

Consultation was undertaken with community groups, individuals and organisations with an interest in the project.

To date this Project was supported by a dedicated program of communication including both local and State government agencies and a series of community briefing sessions.

This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed mixed use development and Planning Proposal. Although feedback has predominantly focused on a desire to be kept informed about the proposal, comments and enquires have included:

- Traffic concerns including routes, access and cumulative impacts given this proposal and other proposed developments in the area;
- The number of vehicle movements that will be generated by the proposed facility;
- Potential intersection upgrades to meet current and future demand in the area;
- Ensuring employment uses are maintained on the site;
- Concern Holroyd Council did not advertise the community briefing sessions. It was made clear at the briefing that this was an independent developer led briefing and was not part of Holroyd Council's formal notification process;
- Overshadowing and amenity impacts;
- Need to ensure good open space provision;
- Good location – and needs more commercial development to support local community;
- Concerns about local schools being at capacity;
- Interest in the future development to the west of the site;
- Supporting connection to Holroyd Sports Ground;
- It was inevitable that residential was a future potential use of the site;
- The master plan presents a good site layout and design;
- Disappointment that there was a low turn out to the consultation sessions;
- Timeframe for development.

At the time of drafting this report, consultation is ongoing. The feedback outlined should not be interpreted as representing the full range of views from all stakeholders.

In line with Tiberius's commitment to open, transparent and ongoing community engagement a range of additional communication activities will be undertaken.

1.0 Consultation Overview

This Community and Stakeholder Consultation Report was prepared on behalf of Tiberius (Parramatta) Pty Ltd (Tiberius), in relation to the Planning Proposal to rezone and amend the Holroyd Local Environmental Plan 2013 (HLEP 2013) at the site known as 1 Crescent Street, Holroyd NSW.

Referring to the master plan (**Appendix 1**) the Planning Proposal seeks to amend the HLEP 2013 to include the following:

- Land use zoning from B5 Business Development to **R4 High Density Residential, B4 Mixed Use and RE2 Private Recreation.**
- Building heights between **25m (8 storeys) to 115m (35 storeys);**
- FSR of **4:1 to 6.5:1** across the site.

In preparing the planning Proposal, Tiberius has undertaken proponent led, early key stakeholder and community engagement. The Consultation Process was developed to:

- Encourage community and stakeholder feedback at the early stages of investigations;
- Inform and educate stakeholders and the community on the key objectives and community benefits of the proposed mixed use development
- Demonstrate that Tiberius is a responsible and responsive organisation committed to listening to the community and stakeholders; and
- Ensure effective coordination between different elements of the communications and engagement tasks, encompassing the full range of stakeholders.

The Consultation approach sets about informing and educating people on the proposed mixed use development through various communication tools and activities. It is crucial that open, transparent and ongoing (key stakeholder and community) engagement continues to occur as this Project progresses through the Pre Gateway and Gateway planning process.

Whilst not a statutory requirement at this stage of the pre Gateway process, it was important to Tiberius to undertake consultation with key stakeholders and the community which is clearly demonstrated below.

Note: At the time of writing this report communication and consultation with community groups, individuals and organisations is ongoing. The engagement undertaken to date has not intended to provide a statistical analysis of support or objections.

2.0 Site Description

The subject site is known 1 Crescent Street, Holroyd NSW, being legally described as the following Lot 10 DP 808585, and is currently owned by Tiberius (Parramatta) Pty Ltd (the proponent). The site is located within the Holroyd Local Government Area (LGA) and covers an area of approximately 38,700m². The site is currently zoned B5 Business Development under the Holroyd Local Environmental Plan 2013 (HLEP).

Tiberius, the owners of the subject site and proponent is an associated entity of Australian Capital Equity Pty Limited (ACE).

ACE is one of Australia's largest and most highly regarded private investment companies with a diversified investment portfolio, the largest component of which is its majority shareholding in Seven Group Holdings. Furthermore the group has a 40 year property development history delivering diverse quality projects across Victoria, Western Australia and New South Wales.

The site is currently occupied and leased by WesTrac as a industrial facility providing administration offices, amenities, training facilities, workshops and machine servicing bays, spare parts warehousing, laboratory, and on-site parking for specialist heavy earthmoving equipment and motor vehicles.

The site was formerly WesTrac's NSW Operational Headquarters, however over the last three years, the employment capacity and operational role of the facility has seen a decline owing to WesTrac to its new NSW/ACT state of the art operational headquarters in Tomago, NSW (Port Stephens LGA). Subsequently the site is no longer operating at its full capacity, with a number of operations and jobs being relocated to Tomago Facility.

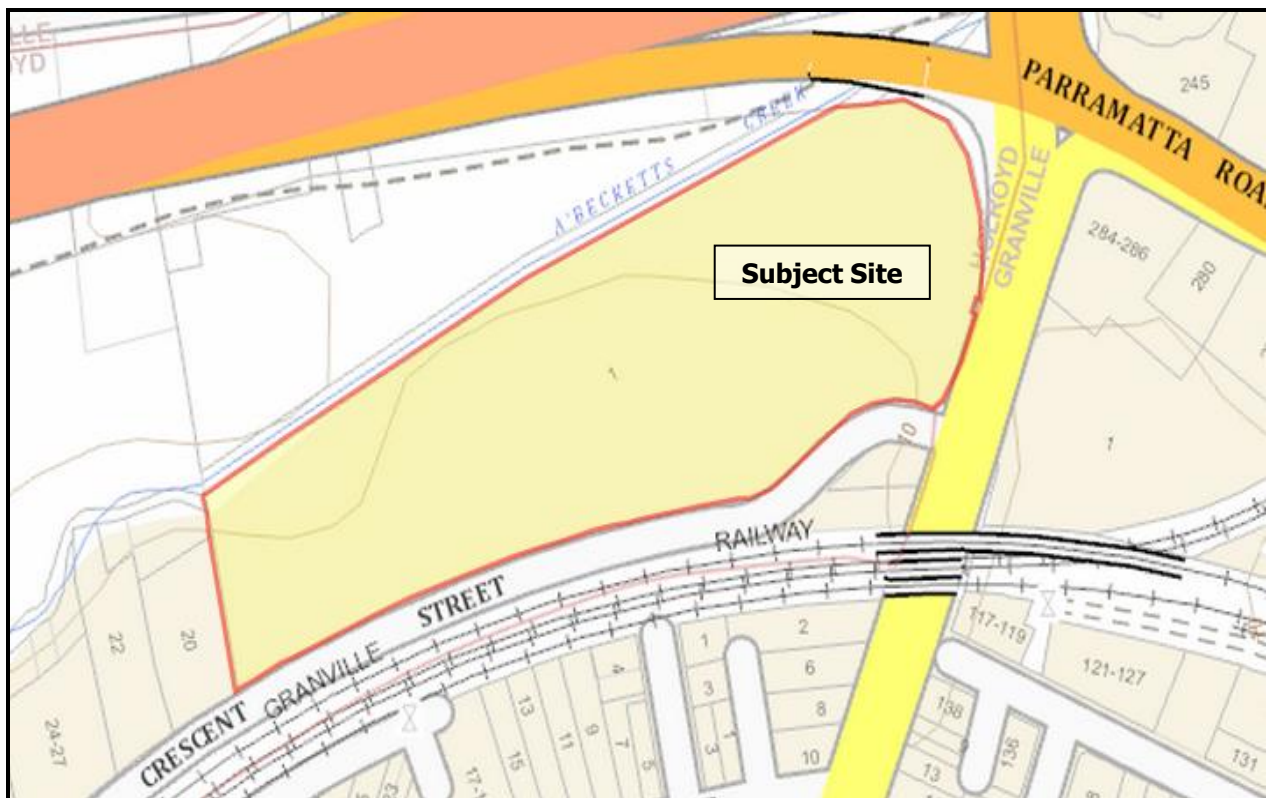


Figure 1. Cadastral Plan (SIX Viewer, 2015)

3.0 Stakeholder Identification

Consultation with community groups, individuals and Government organisations has focused on providing general project information on the proposed Planning Proposal.

Stakeholders in the following list were identified as key groups and organisations that Tiberius considered it would be appropriate to engage with.

STAKEHOLDER CATEGORY	IDENTIFIED STAKEHOLDER
Local Government	Holroyd Council
	Parramatta Council
NSW Government Agencies	NSW Department of Planning and Environment
	NSW Urban Growth
	NSW Roads and Maritime Services
Other Key Agencies or Providers	Sydney Water
	Endeavour Energy
Local Community Members	430 Households in immediate catchment of the site
Adjoining Business Owners	Landowner of 20 Crescent Street (as the only directly adjoining land owner)

A detailed record of meetings held with the above stakeholders is included at **Appendix 2** of this report.

A map that identifies the local resident's catchment that were engaged as part of Tiberius Consultation Process is included at **Appendix 3**.

4.0 Consultation to Date

Commencing in February 2015 the engagement tools and activities have been specifically directed toward the local consultation tasks and where applicable complemented by local media. The emphasis was on different target groups with an interest in the project.

Given the wide range of stakeholders, a comprehensive and coordinated program of communication and engagement was developed to support the Planning Proposal process. This involved providing a range of open consultation sessions to enable feedback and input from the different stakeholders, community groups and individuals.

The consultation undertaken to date has been designed to inform and build awareness of the proposed Planning Proposal for future mixed use development on the site, as well as identify key issues and opportunities and establish a framework for ongoing dialogue. This has included a program of engagement with the relevant Government agencies to facilitate input and feedback.

To date this Project has included a dedicated program of communication including meeting with Government agencies, and a series of community briefing sessions with local community members.

A dedicated email address was also provided to community members at each community briefing session to enable people to provide any further feedback that they did not express at the briefing sessions. Furthermore the proponents Project Director (Kurt Robinson) provided his direct contact information.

Letter Notification, Local Media and Community Briefing Sessions

Two letter box drops were undertaken to inform the nearby residential areas in the suburbs of Holroyd and Parramatta about the project. The surrounding catchment that received invitations to attend dedicated community briefing sessions is included at **Appendix 3**. **Appendix 4** of this report provides the two invitations that were letter box dropped.

The first letter box drop was undertaken 14 April 2015 and the second letterbox drop was 14 May 2015.

The first Community Briefing Session was held 23 April 2015 (5pm to 8pm) and the second was held 19 May 2015 (5.30pm to 7pm). Both sessions were held at Holroyd Centre, 17 Miller Street, Merrylands. The briefing sessions were attended by representatives of Tiberius and their specialist consultant team including town planners and urban designer.

In addition to the letter box drop an advertisement was placed in the Parramatta Holroyd Sun on 14 May 2015 to notify local residents of the Community Briefing Session to be held on 19 May 2015. A copy of the advertisement is included at **Appendix 5**.

A record of comments received from community members is included at **Appendix 6**.

Attendance at each community briefing session was low with only two residents attending Session 1 and four residents attending session 2.

At the first Briefing (23 April 2015) Tiberius and their project team presented two summary boards that provided a range of information in relation to the proposed rezoning that included:

- Details about the site and its location;
- Local site context;
- Planning context for the site and surrounding sub region;
- The project process to date, and future planning approvals pathway;
- The master plan evolution for the site;
- The current preferred master plan concept;

PLANNING PROPOSAL - Community and Stakeholder Consultation Report

1 Crescent Street, Holroyd

- Key features of the current master plan; and
- Perceived public benefits of the proposal.

A copy of the two information panels on display at the Briefing is included in **Appendix 7**.

At the second Briefing (19 May 2015) we presented three summary boards that provided a range of information in relation to the proposed rezoning that included:

- Details about the site and its location;
- Local site context;
- Planning context for the site and surrounding sub region;
- The project process to date, and future planning approvals pathway;
- Briefing on sub consultant report findings that have informed the master plan development;
- The master plan evolution for the site;
- The current preferred master plan concept;

A copy of the three information panels on display at the Briefing is included in **Appendix 7**.

A further third session is scheduled for June 2015 once the Planning Proposal has been formally lodged with Holroyd Council. The date of this session is yet to be determined.

Briefings

In addition to the community briefing sessions, personal briefings were offered to key stakeholders. The briefings were viewed as an opportunity to give a thorough overview of the proposed mixed use development and the Planning Proposal. To date, briefings have been undertaken with the following stakeholders:

- NSW Department of Planning and Environment – 2 June 2015
- NSW Urban Growth – 1 May 2015
- NSW Roads and Maritime Services – 28 May 2015
- Holroyd Council – 10 February 2015, 17 March 2015, 9 April 2015
- Parramatta Council – 27 May 2015
- Adjoining land owner of 20 Crescent Street – Mr Steve Webb – 1 May 2015

Meeting notes from each of the above briefings are included at **Appendix 2**.

Council Site Visit

A site visit was undertaken with Council staff on 19 May 2015 so they could undertake their own independent viewing of the subject site prior to the lodgement of this planning proposal. Attendees included:

Proponent

Kurt Robinson (Tiberius (Parramatta) Pty Ltd)
Bryant Stokes (Tiberius (Parramatta) Pty Ltd)
Matthew O'Donnell (McKenzie Group)

Holroyd Council

Aidan Davis (Manager Strategic Planning)
Michael Rogers (Co-Ordinator Strategic Planning)
Heidi Bischoff (Senior Strategic Planner)
Amberley Moore (Strategic Planner)

NSW Urban Growth

Robert Black

PLANNING PROPOSAL - Community and Stakeholder Consultation Report

1 Crescent Street, Holroyd

The site visit allowed Council staff a comprehensive walk over of the site to understand its scale and attributes, and review of the current operations of the site.

A further site visit was undertaken by Council staff who could not be present at the 19 May site visit. This was undertaken 22 May 2015.

In attendance were:

Proponent

Kurt Robinson (Tiberius (Parramatta) Pty Ltd)

Bryant Stokes (Tiberius (Parramatta) Pty Ltd)

Holroyd Council

Greg Raft (Director Environmental and Planning Services)

Aleks Milinkovic (Manager Development Services)

Sohail Faridy (Coordinator Development Services)

Adan Davis (Manager Strategic Planning)

Consultation with Servicing Providers

Sydney Water

Application was made Sydney Water for water and sewer servicing requirements and overview.

Sydney Water has advised that capacity currently exists within both the existing water and sewer systems, such that the proposed development can be adequately serviced for water and sewer without the need for augmentation of the existing systems.

Endeavour Energy

Application was made with Endeavour Energy for power servicing requirements and overview.

Endeavour Energy advice indicates the following:

- At detailed design stage the electrical loads and proposed staging would be confirmed and application made to Endeavour to confirm their preliminary advice in regard to servicing – following conventional application procedure for development;
- Once construction staging is known, initial connection may be possible from the existing network/transformer on site. This cannot be determined until project construction staging is reviewed;
- Endeavour has capacity to supply the proposed development from their new Granville Zone substation, 1.1km from the site;
- The route will involve crossing a railway line, with concurrence from Sydney Trains; and
- The developer Tiberius will be responsible for installing a dedicated HV underground feeder cable from the Granville Zone substation to the site.

5.0 Feedback

A key objective of the consultation to date has been to educate and facilitate engagement between the project team and the key stakeholders. This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed mixed use development and Planning Proposal. Although feedback has predominantly focused on a desire to be kept informed about the proposal, comments and enquires have included:

- Traffic concerns including routes, access and cumulative impacts given our proposal and other development in the area generally;
- The number of vehicle movements that will be generated by the proposed facility;
- Potential intersection upgrades to meet current and future demand of the area;
- Ensuring employment uses are maintained on the site;
- Concern council did not advertise the community briefing sessions. It was made clear at the briefing that this was an independent developer led briefing and was not part of Council's formal notification process;
- Overshadowing and amenity impacts;
- Desire to ensure good open space provision;
- Good location – and needs more commercial development to support local community;
- Concerns about local schools being at capacity;
- Interest in the future development to the west of the site;
- Supporting connection to Holroyd Sports Ground;
- It was inevitable that residential was a future potential use of the site;
- The master plan presents a good site layout and design;
- Disappointment that there was a low turn out to the consultation sessions;
- Timeframe for development;

In addition to the above comments two emails were sent by members of the community to the project team which are included at **Appendix 8**. Tiberius responses to the emails are also included.

A list of feedback received from the Community Briefing Sessions is included at **Appendix 6**.

6.0 Future Consultation

At the time of drafting this report proponent led consultation is ongoing. The feedback outlined should not be interpreted as representing the full range of views from all stakeholders.

In line with Tiberius's commitment to open, transparent and ongoing community engagement, a range of additional communication activities will be undertaken.

In addition Clause 57 of the Environmental Planning and Assessment Act 1979 requires the relevant planning authority to consult with the community in accordance with the Gateway Determination. It is anticipated that the Planning Proposal will be required to be publicly exhibited for 28 days in accordance with the requirements of the Department of Planning and Environment guidelines '*A guide to preparing local environmental plans*'.

It is anticipated that the public exhibition would be notified by way of:

- A public notice in local newspaper(s).
- A notice on the Holroyd Council website.
- Written correspondence to adjoining and surrounding landowners.

The Gateway determination, Planning Proposal and specialist studies would be publicly exhibited at Council's offices and any other locations considered appropriate to provide interested parties with the opportunity to view the submitted documentation.

Additional communication and consultation with the community (to support the public exhibition of the planning Proposal) may include:

- Community information events – to enable further direct interaction between the project team and interested community members and stakeholders. Additional Community Briefing sessions will also be held post lodgement of the pre Gateway Application to Holroyd Council.
- Project website – to post regular updates and to enable the upload of relevant documents and plans.

7.0 Conclusion

Consultation was undertaken with community groups, individuals and Government organisations with an interest in the project.

To date this Project has included a dedicated program of communication including both local and State government agencies, and a series of community briefing sessions.

This process has been useful in identifying key community issues to be considered when undertaking the various technical studies, whilst ensuring broad awareness of the proposed mixed use development and Planning Proposal.

At the time of drafting this report consultation is ongoing. The feedback outlined should not be interpreted as representing the full range of views from all stakeholders.

In line with Tiberius's commitment to open, transparent and ongoing community engagement, a range of additional communication activities will be undertaken.

Appendix 1

Proposed Master Plan prepared by Architectus

Masterplan - 11.05.2015

architectus™



Appendix 2

Record of Stakeholder Meetings



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email@mckenzie-group.com.au

1 Crescent Street, Holroyd Meeting Notes with Holroyd Council – 10 February 2015

Attendees:

Proponent

Kurt Robinson (Tiberius (Parramatta) Pty Ltd)
Bryant Stokes (Tiberius (Parramatta) Pty Ltd)
Matthew O'Donnell (McKenzie Group)
Angus Halligan (McKenzie Group)
Michael Harrison (Architectus)
Oscar Stanish (Architectus)

Holroyd Council

Aidan Davis (Manager Strategic Planning)
Michael Rogers (Co-Ordinator Strategic Planning)
Greg Raft (Director of Environmental and Planning Services)
Councillor Greg Cummings (Mayor – West Ward)
Councillor Yvette Whitfield (Deputy Mayor – North Ward)
Councillor Peter Monaghan (East Ward)
Councillor Eddy Sarkis (East Ward)
Councillor Michael Zaiter (East Ward)
Councillor Lisa Lake (North Ward)
Councillor Dr John Brodie (South Ward)
Councillor Pam Colman (South Ward)
Councillor Ross Grove (West Ward)

The following are notes were compiled by McKenzie Group at the meeting:

	Notes
1.	<p>Kurt Robinson</p> <ul style="list-style-type: none">- Introduction of proponent and project team.- Identification of subject site.- Seeking support from Councillors and Council Staff for the rezoning of the site to allow high density/mixed use development.-
2.	<p>Michael Harrison</p> <ul style="list-style-type: none">- Overview of the site, identifying existing access opportunities and the confluence of 3 town centres.- Subject site has an opportunity to serve as a 'Gateway' to Holroyd.
3.	<p>Matthew O'Donnell</p> <ul style="list-style-type: none">- Overview of strategic review undertaken to date that has influenced the concept master plan.- Proposed development strategically aligns with local and state strategic planning policy, particularly in the delivery of housing targets within Metropolitan Sydney whilst offering improved choice within the locality.- Existing B5 – Business Development zone under the provisions of the Holroyd

	<p>LEP allows for a range of permissible uses however residential development in any form is not permissible. The current maximum building height permitted is 15 metres, within a maximum FSR of 1:1.</p> <ul style="list-style-type: none"> - Based on a legislative and strategic policy review the highest and best use for the site is considered to be mixed use development (residential and commercial). - Strategically, ACE and their consultant team have identified that the locality demonstrates a need for improved housing affordability, housing choice and additional residential development in support of priority growth areas. - Based on the internal planning review and highest and best use analysis, ACE committed to a Design Competition with 3 reputable architectural firms to ensure a high quality design outcome for the subject site. - From early concept design, ACE has met twice with Council staff to allow input into design development. - Opportunity for 'sense of arrival' within Holroyd whilst Merrylands will remain at the top of the retail and commercial hierarchy of the LGA.
4.	<p>Councillor Ross Grove</p> <ul style="list-style-type: none"> - Why hasn't the subject site fallen within the Granville Strategy in terms of appropriate height for the site?
5.	<p>Kurt Robinson</p> <ul style="list-style-type: none"> - Identified that the site is no longer suitable for Westrac (having relocated to Newcastle, the site is no longer headquarters but serves as a satellite to the Newcastle operation).
6.	<p>Michael Harrison</p> <ul style="list-style-type: none"> - Provided Council with an explanation of the evolution of the Masterplan. - By offering a design of smaller building heights within a cluster of towers (offering a landmark character) there are improved opportunities of amenity through the provision of up 45% open space (of which 30% could be public open space).
7.	<p>Councillor Eddy Sarkis</p> <ul style="list-style-type: none"> - So how tall will the tower cluster actually be? - How many units? - How will this impact on Crescent Street? - Almost double the current highest building height within the LGA, why? - Won't this be misleading and give the impression that the site is the Holroyd Town Centre? - 'Feels like driving into Las Vegas'.
8.	<p>Councillor Dr John Brodie</p> <ul style="list-style-type: none"> - Identified that the decision for Council will come down to open space vs yield.
9.	<p>Councillor Yvette Whitfield</p> <ul style="list-style-type: none"> - I don't trust your artist impression.
10.	<p>Councillor Ross Grove</p> <ul style="list-style-type: none"> - Is there an opportunity for another Design Competition to ensure high quality architectural design?
11.	<p>Councillor Ross Grove</p> <ul style="list-style-type: none"> - 'I was reluctant to the proposal but I do see the merit in increased height to allow for a greater amount of open space'. - Concern would be to maintain the high quality design for the lower storey development. Good design remains critical. - I wouldn't want a large format Woolworths.
12.	<p>Councillor Lisa Lake:</p> <ul style="list-style-type: none"> - I'm worried about the intended price range/market being beyond local residents - Need affordable housing, need for good quality affordable design outcomes.
13.	<p>Councillor Eddy Sarkis</p> <ul style="list-style-type: none"> - Doesn't affordable housing only last 10 years?

14.	<p>Councillor Dr John Brodie</p> <ul style="list-style-type: none"> - Site is large enough for 1,500 apartments. - We can continue for reduced heights with smaller envelopes or step out of the mould with new design which can allow up to 50% open space. - The tall towers shown don't look great but he could be persuaded.
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1 Crescent Street, Holroyd Meeting Notes with Holroyd Council – 17 March 2015

Attendees:

Matthew O'Donnell (McKenzie Group)

Michael Rogers (Co-Ordinator Strategic Planning)

The following are notes were compiled by McKenzie Group at the meeting:

	Notes
1.	<ul style="list-style-type: none"> - Matthew O'Donnell informed Council the planning Proposal is scheduled for lodgement 1 June 2015 - Council advised that lodgement in June would avoid an increase in Council fees at end of financial year. - Council advised that they would aim for a Council meeting in September 2015 for pre Gateway determination, if all is well.
2.	<ul style="list-style-type: none"> - Matthew O'Donnell informed Council of the proposed local stakeholder consultation approach. - Council advised that advertisement of drop in sessions should be published in Parramatta Advertiser and Holroyd Sun - Council advised that in discussion with the Mayor of Holroyd that they would remain separate from proposed drop in sessions. - Prior to the advertisements, and the drop in sessions Council requested we send them all information related to these sessions, as they will undoubtedly get calls from the public for information.
3.	<ul style="list-style-type: none"> - Council advised that the use of the Council office for the drop in sessions would not be allowed at this stage as they want to remain independent of the process. - Council suggested venues for drop in sessions could include: The Holroyd Centre (Merrylands) Stockland Mall (Merrylands) Merrylands RSL - Council would prefer the drop in session to be held in Merrylands.
4.	<ul style="list-style-type: none"> - Matthew O'Donnell informed Council that the proponent would be seeking to individually brief the relevant East Ward Members. - Council advised that we should speak to the Mayor to extend the invitation to all Councillors to ensure they feel included in the process. - Agreed that closer to lodgement of Planning Proposal that a full Council briefing session occurs, much like 10 February Session.
5.	<ul style="list-style-type: none"> - Council agreed we should consult the following agencies: RMS NSW Office of Water Sydney Water Urban Growth (re Parramatta Rd corridor) NSW Dept of Planning and Environment (including regional office in Parramatta)
6.	<ul style="list-style-type: none"> - Council suggested a website containing information for residents would be

	beneficial.
7.	<ul style="list-style-type: none"> - Proposed zoning – Council suggested split zoning of the site i.e. commercial zoning, high density residential and open space zone, rather than a B4 Mixed Use zone across the entire site. - Potential to consider additional permitted uses in each zone to facilitate development. - Council suggested looking at Bonds Site as an example of split zoning and built form controls on the NSW Department of Planning and Environment website.
8.	<ul style="list-style-type: none"> - Council provided a list of technical contacts within Council. - Council encourages contacting technical staff at Council. - Council offered that if Council staff is slow respond to contact Michael Rogers who will drive information from their end.
9.	<ul style="list-style-type: none"> - Council want to be regularly informed of progress



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1 Crescent Street, Holroyd Meeting Notes with Parramatta Council – 27 May 2015

Attendees:

Proponent

Kurt Robinson (Tiberius (Parramatta) Pty Ltd)

Matthew O'Donnell (McKenzie Group)

Parramatta Council

Roy Laria

Guy Pinkerton

Amit Chowdury

Neil McCarry

Sonia Jascenko

Rob Gordon

The following are notes were compiled by McKenzie Group at the meeting:

	Notes	Comment by Proponent
	<ul style="list-style-type: none"> - Will open space be dedicated to Holroyd Council? - Will open space be publicly accessible? 	<ul style="list-style-type: none"> - Open space will be publicly accessible, and no discussions have been held with Council in relation to dedication at this stage.
	<ul style="list-style-type: none"> - How much commercial space is proposed? 	<ul style="list-style-type: none"> - A total of 8,500m² of NLA is proposed as part of the master plan.
	<ul style="list-style-type: none"> - Consideration should be given to off-site pedestrian amenity? 	<ul style="list-style-type: none"> - Opportunities have been demonstrated through the proposed landscape concept plan and urban design report prepared for the Planning Proposal to show potential links and upgrades to existing networks.
	<ul style="list-style-type: none"> - Improvements to wider network pedestrian and cycle network is encouraged; 	<ul style="list-style-type: none"> - As above
	<ul style="list-style-type: none"> - Recommend considering providing a structure to cross Woodville Road; 	<ul style="list-style-type: none"> - Noted, not part of current proposal.
	<ul style="list-style-type: none"> - Is there opportunity to connect to Holroyd Sports Ground? 	<ul style="list-style-type: none"> - Opportunities have been demonstrated through the proposed landscape concept plan

		and urban design report prepared for the Planning Proposal to show potential links to Holroyd Sports Ground.
	- Issue with Westconnex and a lack of connectivity with the M4 corridor;	- Noted
	- Need to engage with locals about traffic issues and proposal should be supported by a Traffic Impact Assessment;	- The proposal will be supported by a TIA. 1proponent led community briefing sessions have been undertaken and are ongoing.
	- Pedestrian connectivity to Auto Alley is encouraged;	- Noted, opportunity exists to connect to Auto Alley through exiting pedestrian and cycle networks and potential improvements.
	- Prepare a map regarding what the proposed connections to pedestrian links will be;	- Opportunities have been demonstrated through the proposed landscape concept plan and urban design report prepared for the Planning Proposal to show potential links and upgrades to existing networks.
	- Prefer taller built form on the north eastern corner of the site;	- Future built form and siting will be subject of future DAs.
	- Square towers will create less overshadowing impacts;	- Future built form and siting will be subject of future DAs.
	- Would like to see a design excellence process going forward.	<ul style="list-style-type: none"> - Proponent has already undertaken a design competition for the proposed master plan. - There is no statutory requirement for design excellence process in Holroyd LGA.



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1 Crescent Street, Holroyd Meeting Notes with Roads and Maritime Services – 28 May 2015

Attendees:

Proponent

Matthew O'Donnell (McKenzie Group)

Ken Hollyoak (GTA Consultants)

RMS

James Hall (RMS)

Greg Flynn (RMS)

The following are notes were compiled by McKenzie Group at the meeting:

	Notes	
	- Shared through lane and right turn from Woodville Road into Crescent street is an existing problem;	- Noted
	- In regards to zoning, are you dedicating the open space?	- Open space will be publicly accessible, and no discussions have been held with Council in relation to dedication at this stage
	- The site is difficult and surrounding streets provide minimal route choice to motorists;	- Noted, this is an existing problem.
	- Any works in the vicinity of the site at present are not associated with Westconnex;	- Noted
	- RMS has only concept designs for Woodville Road, Church Street and Parramatta Road intersection at present. Currently there are no plans to upgrade intersections and no funding has been allocated;	- Noted
	- There is a current issue with a constrained traffic network with no future upgrades planned;	- Noted, RMS were asked if they were considering any upgrades given the scale of development in Parramatta and its surrounds that are planned and approved in some instances. RMS commented not in the immediate vicinity of the site.

	<ul style="list-style-type: none"> - Transport for NSW is considering the option for light rail to Woodville Road. At present no approved concept and no funding; 	<ul style="list-style-type: none"> - Noted, Tiberius will monitor progress of light rail concepts once available.
	<ul style="list-style-type: none"> - Look at travel times increases as per the development and present these to RMS; 	<ul style="list-style-type: none"> - Noted, ongoing process
	<ul style="list-style-type: none"> - Microsimulation would be better than using SIDRA; 	<ul style="list-style-type: none"> - Noted
	<ul style="list-style-type: none"> - Identified potential infrastructure upgrades by a possible VPA 	<ul style="list-style-type: none"> - Noted, no VPA proposed at present.



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1 Crescent Street, Holroyd Meeting Notes with Urban Growth – 1 May 2015

Attendees:

Matthew O'Donnell (McKenzie Group)
Kurt Robinson (Tiberius (Parramatta) Pty Ltd)
Bryant Stokes (Tiberius (Parramatta) Pty Ltd)
Michael Rogers (Co-Ordinator Strategic Planning – Holroyd Council)
Heidi Bischoff (Strategic Planner Holroyd Council)
Robert Black (Urban Growth – Project Co-Ordinator)
Warwick McInnes (McInnes Property)

The following notes were compiled by McKenzie Group at the meeting:

	Notes	Comments
1.	- Urban Growth (UG) advised that they cannot comment on the merits of an individual project	Noted
2.	- UG asked a question about how traffic will work on the site given the proposed volume.	KR advised that our traffic study was still being completed. KR explained that the concept plan and how traffic is proposed to work. Explained that minimal road widening would be required as Crescent Street is already a dual lane road.
3.	- Council advised that part of the Planning Proposal fee would be used to pay for consultants to peer review traffic reports, and other specialist reports.	
4.	- UG asked if the site will link pedestrians to Granville, and other pedestrian links around the area.	
5.	- UG asked what Council's view on the provision of open space.	Council advised that they were positive, and welcoming of more open space and the opportunities for improvement to Holroyd Sportsground.
6.	- UG asked about ownership and the nature of open space.	These details would however be confirmed at a later stage.

7.	- UG asked if Council own A Becketts Creek.	Council advised that they do own the Creek.
8.	- UG asked if the site floods.	KR advised that the sportsground is subject to 1:100 year flooding, however the flood modelling to date is positive, and shows no real flood threat to the site.
9.	<ul style="list-style-type: none"> - Urban Growth has included the Wes Trac site, and the adjoining sites to the west in the Parramatta Road urban Renewal Strategy study area at the request of Council. - The site would be subject to Planning Principles of the Strategy; however it would not have detailed controls relating to the site being put forward. 	Welcomed comment.
	<ul style="list-style-type: none"> - The Parramatta Road Urban Renewal Strategy is looking at the Parramatta Road Corridor and how it operates, how its function can be improved, and how urban renewal can be achieved. - The strategies program is for mid-2015 to release a revised concept, with consistent heights and FSRs across the study area. 	
	- Urban Growth advised speaking with Rachel Cummings from Department of Planning and Environment – Parramatta Regional Office.	McKenzie to arrange meeting for May 2015
	- Questions were raised about setbacks to Parramatta Road, and how they would be considered.	
	- Urban Growth suggested providing an air quality study.	MO and Council advised this would be provided at DA stages.
	- Urban Growth asked if Council would require a site specific DCP.	Council advised, potentially.

Rezoning of 1 Crescent Street, Holroyd (NSW)

Meeting: Community consultation with adjoining landowner Mr Steve Webb (Owner of 20 Crescent Street, Holroyd)

Attendees: Kurt Robinson (KR) – Tiberius
Bryant Stokes (BS) – Tiberius
Steve Webb (SW) – Duxton Developments
Nick Webb (NW) – Duxton Developments

Date/Time: 1 May 2015 (2.00pm – 2.40pm)

Location: Café - 36 Cowper Street, Parramatta

The following meeting minutes are from a personal briefing with the only directly adjoining landowner to the Tiberius (Parramatta) Pty Ltd property.

- SW mentioned at the outset of the meeting that he knew something was going on in the area as he had received multiple offers to buy his property
- SW outlined that he and his son are property developers and investors in their own right, and that the family had a long association through their businesses with the Parramatta and Holroyd areas
- KR explained the history of the site, process to date and stepped through the rezoning plan including FSR's, heights and timing of the planning proposal
- SW first reaction is that we have not pushed the limits on FSR and we should be aiming closer to 6:1+ like in Parramatta
- KR explained the history of the project and importance of finding the balance between Holroyd Councils planning controls, maintaining the open space provision in the master plan whilst achieving the commercial outcome needed for viability
- SW commented that the plan shown in the meeting has been prepared with "self-interest" and he would have liked to see the rest of the street hatched out as potential future residential zone also
- KR accepted the comment however confirmed he agrees it makes planning sense for the rest of the industrial pocket down to Holroyd gardens to be identified for potential for rezoning
- KR confirmed Tiberius's intention to include a hatched plan in part of its submission
- SW confirmed he likes the project, it makes sense and he in principal supports it
- KR confirmed that SW/NW are welcome to attend the future community engagement sessions to get an update on progress, however KR would also provide him a direct update prior to lodgement of the planning proposal

END OF MEETING



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1 Crescent Street, Holroyd
Meeting Notes with NSW Department of Planning and Environment (Parramatta Office)
– 2 June 2015

Attendees:

Proponent

Matthew O'Donnell (McKenzie Group)

Kurt Robinson (Tiberius (Parramatta) Pty Ltd)

Bryant Stokes (Tiberius (Parramatta) Pty Ltd)

NSW Department of Planning and Environment

Rachel Cumming (Director – Metropolitan Delivery (Parramatta))

The following are notes were compiled by McKenzie Group at the meeting:

	Notes	Comments in Response
	<ul style="list-style-type: none">- The proponent introduced the Planning Proposal and background to the concept master plan. Feedback on studies undertaken to date were also provided.	
	<ul style="list-style-type: none">- Rachel Cumming commented that the cumulative impact of all new developments within Parramatta and surrounding area as a result of increased densities related to Parramatta becoming a regional centre will place additional impacts on road networks, that the State Government will need to investigate in relation to potential network upgrades to accommodate the additional population and employment floorspace.	<ul style="list-style-type: none">- Proponent agrees, and understands that the Planning Proposal alone would not be responsible for any further impacts to the road network. The NSW State Government should undertake infrastructure upgrades to accommodate increased population and density to the area.
	<ul style="list-style-type: none">- Rachel Cumming enquired if any upgrades were proposed to cycle and pedestrian networks.	<ul style="list-style-type: none">- Opportunities have been demonstrated through the proposed landscape concept plan and urban design report prepared for the Planning Proposal to show potential links and upgrades to existing networks.
	<ul style="list-style-type: none">- Enquired if open space would be dedicated;	<ul style="list-style-type: none">- Open space will be publicly accessible, and no discussions have been held with Council in relation to dedication at this stage.

Appendix 3

Resident Consultation Catchment Map



Appendix 4

Invitation to Residents – Letterbox Drop

Community Information Session

Proposed Rezoning of 1 Crescent Street, Holroyd NSW

Tiberius (Parramatta) Pty Ltd (Tiberius), the owners of 1 Crescent Street, Holroyd invite you to an information session in relation to the proposed rezoning of their land. This information session will provide you with the opportunity to ask questions and provide feedback on the Proposal.

The Proposal

Tiberius is preparing to lodge a Planning Proposal to Holroyd Council to rezone the site from its current B5 Business Development to deliver a mixed use development. The Proposal primarily comprises of residential apartments that will be complimented with significant recreational open space, and a retail and commercial area to service the local community.

Tiberius sees this as an early opportunity to engage directly with the community and interested parties. Holroyd Council is aware of the Proposal and community engagement sessions being undertaken by Tiberius.

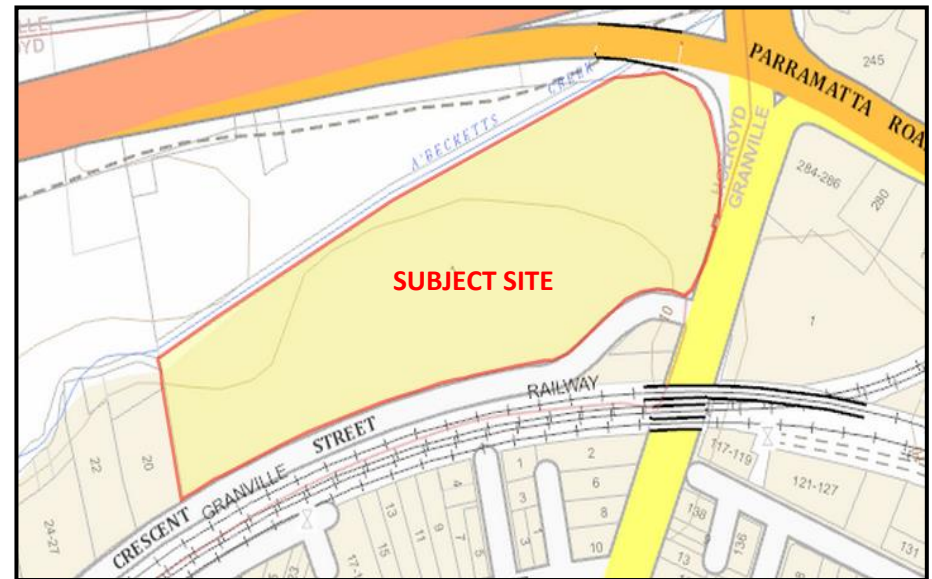
If you cannot attend this session, we invite you to attend one of our further scheduled sessions that will be held in May 2015 and June 2015.

The Site

The proposed development site is 1 Crescent Street, Holroyd (Lot: 10 DP: 808585), and is located in the Holroyd Local Government Area

Current Use

The site is also currently operated and leased by WesTrac as their local Sydney facility.



Where and When

Date: Thursday 23rd April 2015

Time: 5:30pm to 8:00pm

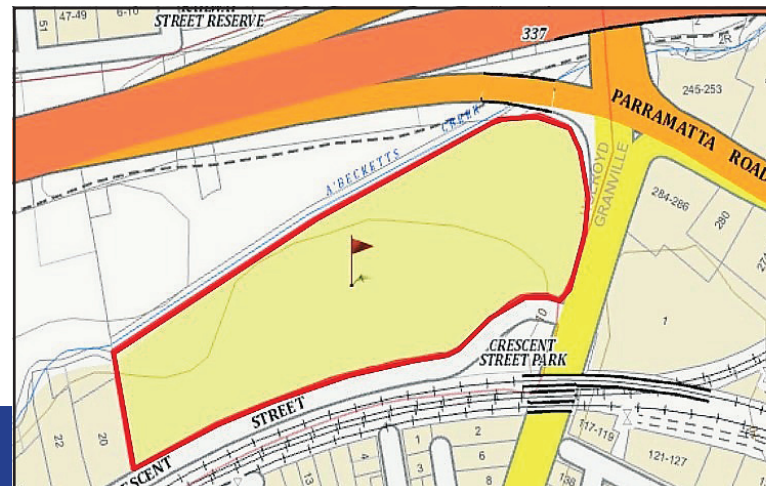
Venue: The Holroyd Centre
17 Miller Street, Merrylands

Contact: Kurt Robinson | Project Director | 02 8229 0388

Parking is available at the rear of The Holroyd Centre in Council's public car park, or limited street parking is available along Miller Street. Public transport is via Merrylands Railway Station.

COMMUNITY INFORMATION SESSION

Proposed Rezoning of 1 Crescent Street, Holroyd NSW



Tiberius (Parramatta) Pty Ltd (Tiberius), the owners of 1 Crescent Street, Holroyd invite you to the second information session in relation to the proposed rezoning of their land. This information session will provide you with a presentation on the current status of the project and the opportunity to ask questions and provide feedback on the Proposal.

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Tiberius is preparing to lodge a Planning Proposal to Holroyd Council to rezone the site from its current B5 Business Development to deliver a mixed use development. The Proposal primarily comprises of residential apartments that will be complimented with significant recreational open space, and a retail and commercial area to service the local community.

The Presentation

Representatives of Tiberius will be giving a presentation to attendees to provide you with an update on the findings of specialist investigations undertaken to date, and the current built form and landscape concept plan for the site. The relevant specialist investigations to be presented include:

- Ecological Study – Flora and Fauna;
- Contamination and Geotechnical findings;
- Acoustic;
- Heritage;
- Economic and Social Impact Assessment;
- Traffic and Access;
- Flooding and Infrastructure Servicing.

At the conclusion of the presentation we will happily answer any questions you may have, and consider any feedback provided.

If you cannot attend this session, we invite you to attend our further scheduled sessions that will be held in June 2015.

Where and When

Date: Tuesday 19 May 2015

Time: 5:30pm to 7:00pm
(Presentation commences 6.15pm)

Venue: The Holroyd Centre
17 Miller Street, Merrylands

Parking is available at the rear of The Holroyd Centre in Council's public car park, or limited street parking is available along Miller Street.

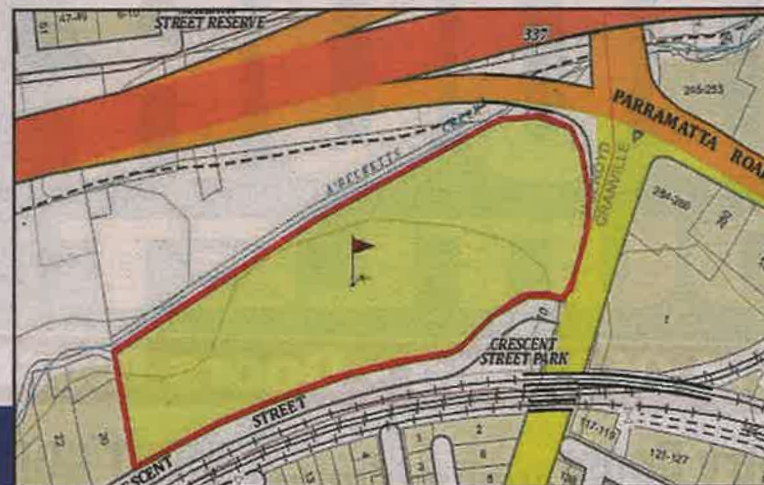
Public transport is via Merrylands Railway Station.

Appendix 5

Parramatta Holroyd Sun Advertisement 14 May 2015

COMMUNITY INFORMATION SESSION

Proposed Rezoning of 1 Crescent Street, Holroyd NSW



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Public transport is via Merrylands Railway Station.

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Appendix 6

Record of Comments from Community Members



McKenzie Group Consulting Planning
(NSW) Pty Ltd

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Level 6, 189 Kent St, Sydney NSW 2000

Tel: 02 8298 6800 Fax: 02 8298 6899

email@mckenzie-group.com.au

1 Crescent Street, Holroyd
Community Briefing Session No. 1 – 23 April 2015 (5pm to 8pm)
The Holroyd Centre – 17 Miller Street, Merrylands

Attendees:

Kurt Robinson (Tiberius)
Bryant Stokes (Tiberius)
Matthew O'Donnell (McKenzie Group)
Angus Halligan (McKenzie Group)
Michael Harrison (Architectus)
Oscar Stanish (Architectus)

2 members of the community attended.

The following are notes were compiled by McKenzie Group at the Community Briefing Session:

	Notes
1.	- It was asked what Council's preliminary views on changing the site from industrial to residential were – we noted Council will review our submission in due course and make a decision to support or reject it at the relevant time;
2.	- Their view was that the current commercial precinct within Crescent Street would eventually be converted to residential, and it was inevitable that residential was a future potential use of the site;
3.	- Would recommend a traffic calming device on Crescent Street to slow down the existing traffic;
4.	- The initial comments on site layout and design were that it 'looked good';
5.	- Suggested that a café and neighbourhood centre would be desired commercial uses;
6.	- They were disappointed that no other residents were at the Briefing; and
7.	- Commented that the site is very isolated and that not many surrounding occupiers would be overlooked owing to the separation with the railway line to the south.

1 Crescent Street, Holroyd
Community Briefing Session No. 2 – 19 May 2015 (5.30pm to 7pm)
The Holroyd Centre – 17 Miller Street, Merrylands

Attendees:

Kurt Robinson (Tiberius)
 Bryant Stokes (Tiberius)
 Matthew O'Donnell (McKenzie Group)
 Oscar Stanish (Architectus)
 Carlo Di Giulio (Macro Plan)

4 members of the community attended.

	Notes
1.	- Concern Holroyd Council did not advertise the consultation sessions;
2.	- Would like to see light rail in Woodville Road;
3.	- What are maximum heights? – 35 Storeys;
4.	- Investigations into overshadowing from the proposal; - Taller thinner buildings will help reduce impact;
5.	- Explained height and scale of 8 storey buildings and that they were at a human scale;
6.	- Open space – will it be publicly accessible? - You are not worried about people erecting tents on the space;
7.	- Increased amount of apartments so we will need substantial green space
8.	- How many units? - Traffic issues; - Concerned about traffic; - Problems down Parramatta Road with traffic;
9.	- Woodville Road – Parramatta Road is a black spot and has been for years;
10.	- Good location – wants more commercial
11.	- What about future development to the west and those sites Will they need to relocate?
12.	- Good location and needs future development;
13.	- Concerns about schools and local schools being full; - Need more schools and capacity;
14.	- How long is the approval process?
15.	- Concerns with parking in the area Try to keep parking space underground;
16.	- Low income housing always takes up parking and saturates the area;
17.	- Is there vehicle access onto councils park;

18.	- Good to have connection to Holroyd Sport Ground;
19.	- Proposed parking ratio underground – what is it?
20.	- Reducing numbers on the street. Locals will park anywhere;
21.	- Like to see nice green space;
22.	- Potential for commercial could be used for share;
23.	- Do we anticipate urban growth support?
24.	- What is the potential cost of development?
25.	- Interesting how architects use the same arguments for all developments;
26.	- Developers are out to make money

Appendix 7

Community Briefing Session Information Panels

Our Objective

To rezone the site to “High Density Residential and Mixed Use”

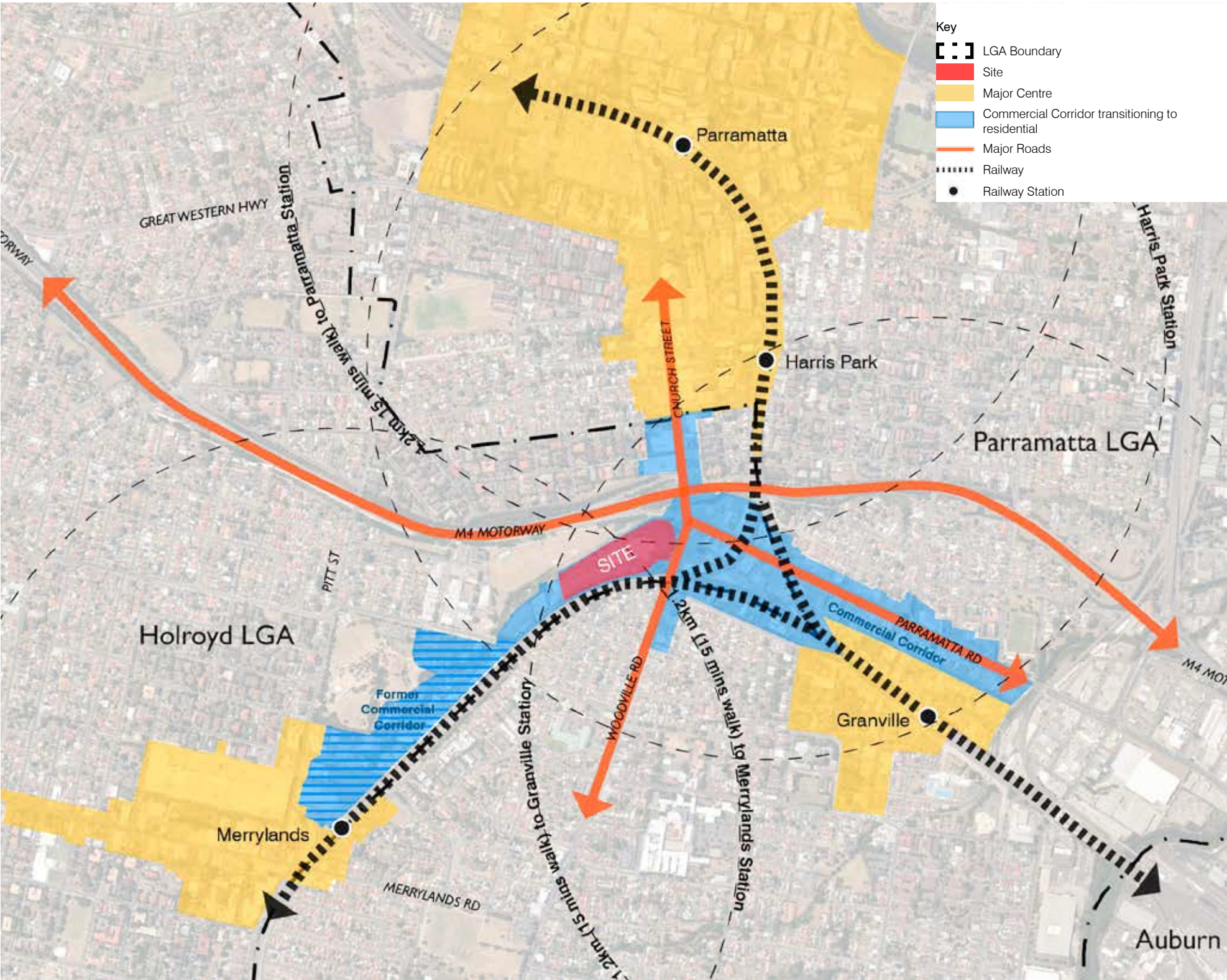
The Site

- Approx. 3.9 Hectares
- Frontage to Parramatta Road / Church St intersection
- Frontage to Holroyd Sportsground
- Current use: WesTrac Sydney branch



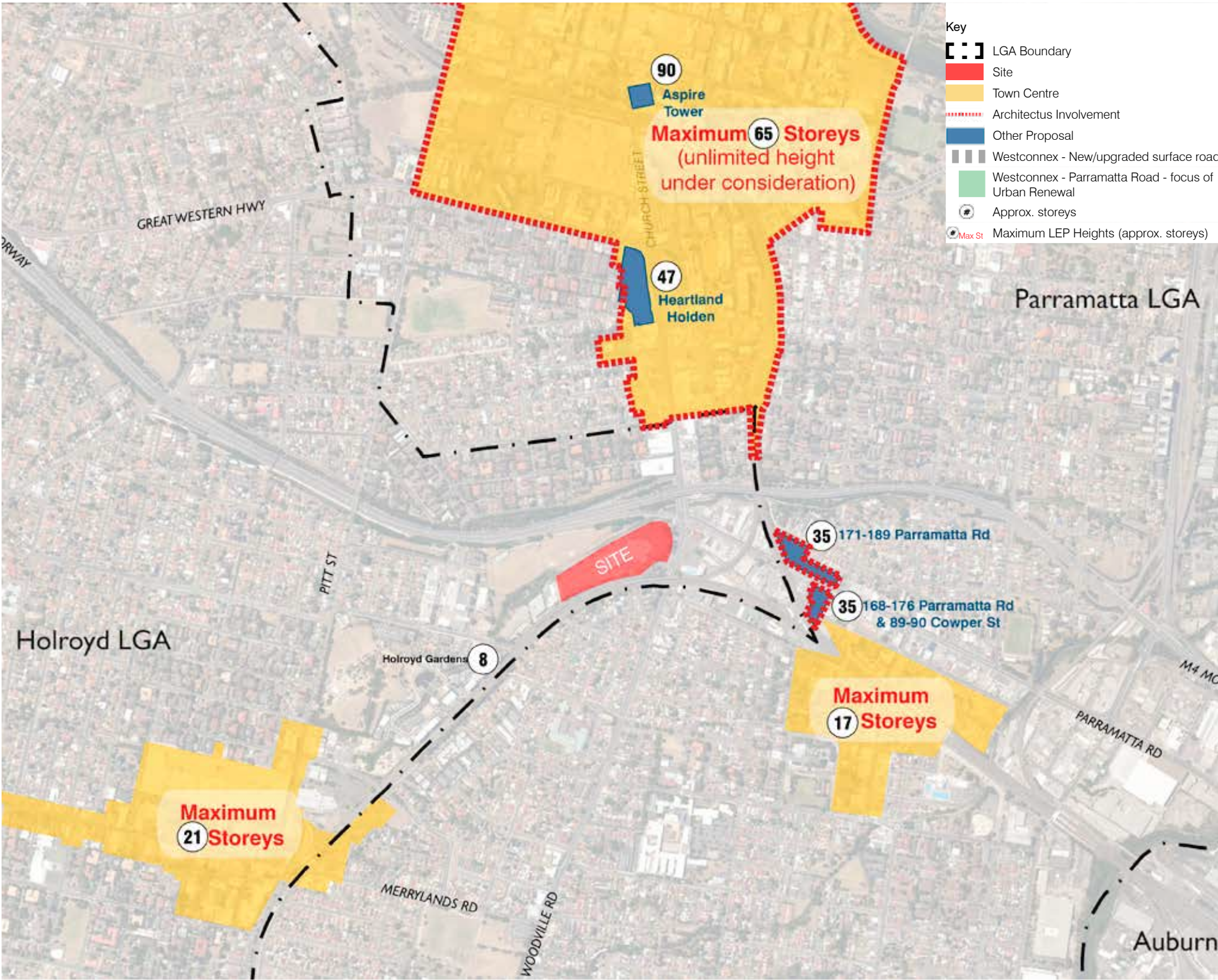
Site Location

- The site is the gateway and a critical component to the growing identity of the Holroyd LGA
- Centrally located to the Merrylands and Parramatta City Centres. Close to transport, jobs, retail and open space
- Within 1.2km of 4 train stations (Merrylands, Parramatta, Harris Park and Granville)



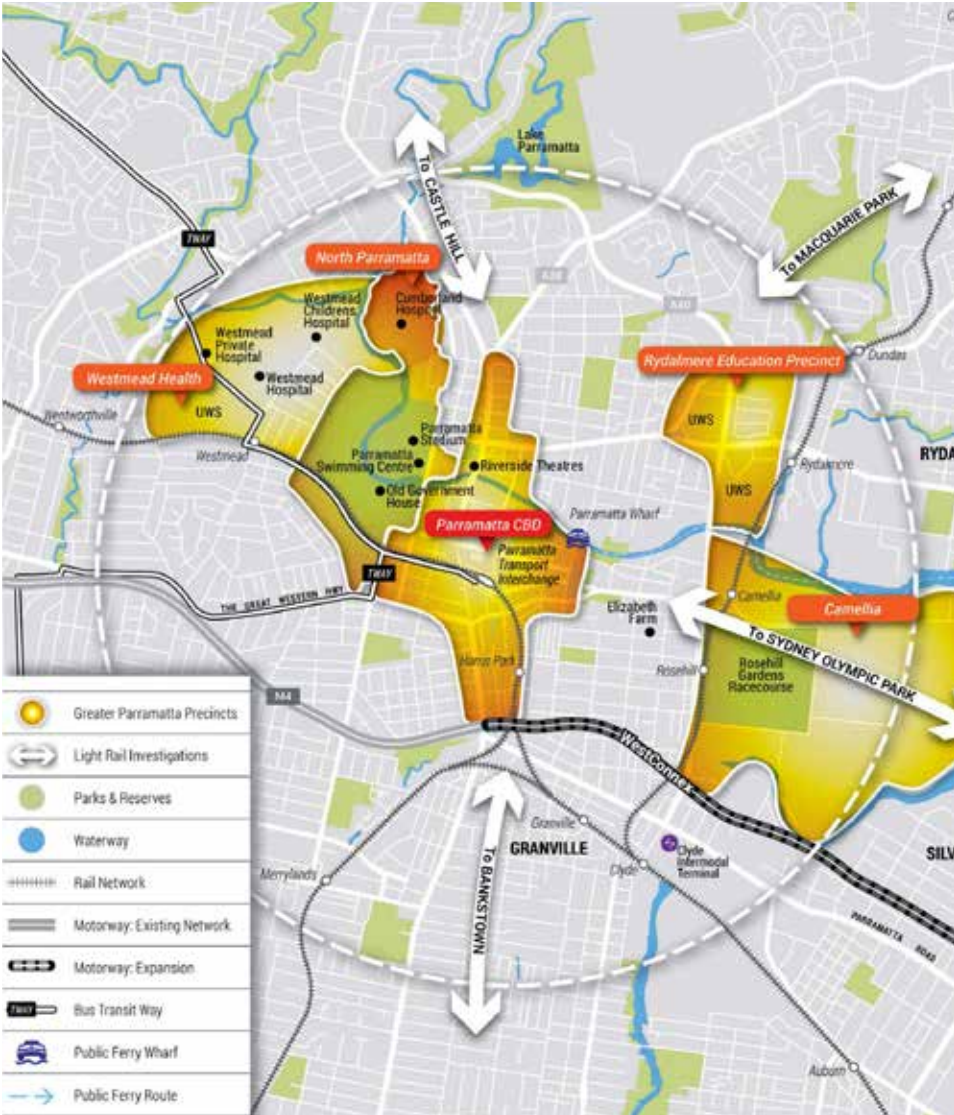
Local Urban Transformation

- Merrylands in Holroyd LGA currently permits heights of up to 21 storeys in its core
- There are many recent proposals and significant projects which increase building heights within the local area, including Westconnex, the Draft Parramatta City Centre Planning Framework,
- Draft Auto Alley Planning Framework and Parramatta Gateway South
- Our masterplan considers both Holroyd and the surrounding urban transformation

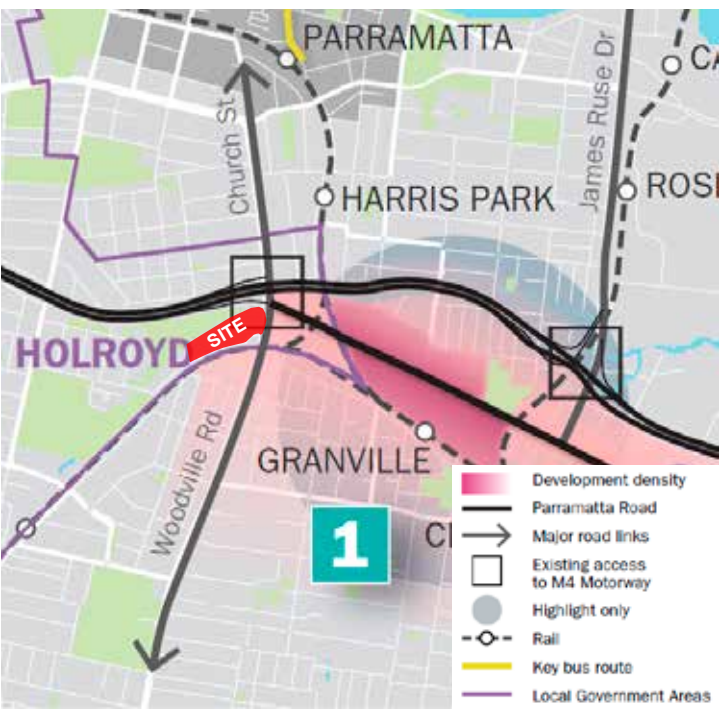


Planning Context

- The Plan for Growing Sydney places an emphasis on the growth of this region including Merrylands Parramatta and Granville. It discusses Urban Renewal along the Parramatta Road Corridor and the investigation of a future light rail link from Parramatta to Bankstown (potentially via Woodville Road adjacent to the site).
- The Draft Parramatta Road Renewal Strategy places an emphasis on the improvement of public transport and urban amenity along Parramatta Road to support growth. The Granville Area Precinct is one of two precincts identified for the highest growth, including 16,000 to 19,000 dwellings in the long term.
- The site is currently within the ‘B5 Business Development’ zone. This proposal seeks the rezoning of the site to High Density Residential and Mixed Use.



Extract from Plan for Sydney

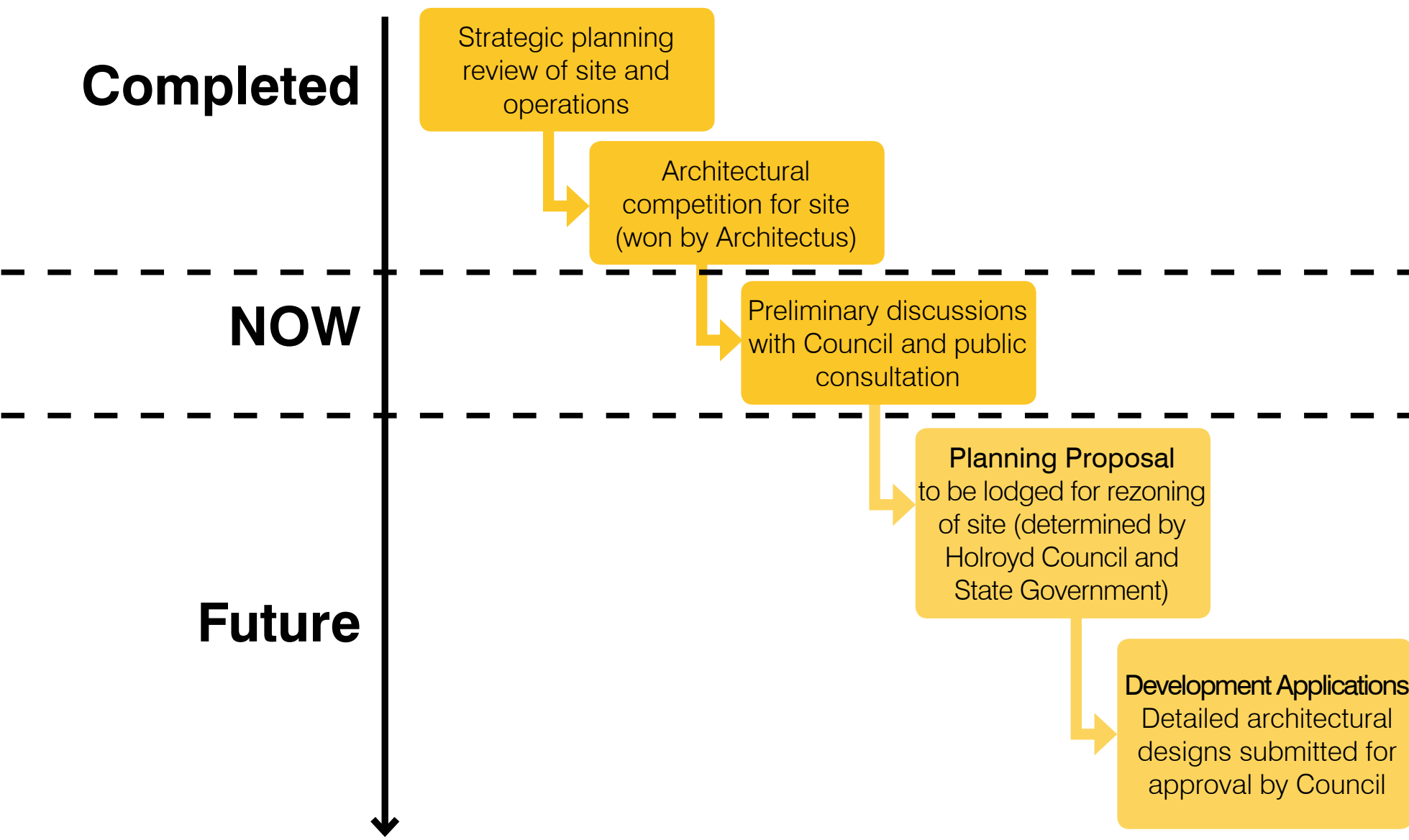


Granville area precinct

Extracts from Draft Parramatta Road Renewal Strategy

Project Process

The diagram adjacent presents an overview of the project process. As well as public consultation being provided within this initial stage, plans will be publicly exhibited within the Planning Proposal and Development Application stages.



Masterplan Evolution

The masterplan designs have evolved to:

- Maximise public open space, including connections to Holroyd Sportsground
- Improve cross-site linkages
- Encourage employment uses
- Improve the amenity of residents



The Evolving Masterplan



Key Features of the Current Masterplan

- Large area of public open space provided
- Excellent pedestrian connections and permeability
- Maximum building frontage to open space areas
- Well separated residential built form with proposed building heights from 8 to 35 storeys
- Building forms enjoy northerly aspect with views across open space and Sportsground
- Ground level commercial and retail use on eastern part of the site
- Good vehicle access and circulation
- On and off-site overshadowing impacts minimised through superior design
- Appropriate interface with adjoining uses on the western boundary

Key Public Benefits of the Proposal

- Major new open space which links to and engages with the Holroyd Sportsground
- Increased pedestrian and cycle accessibility, including provision of new links and improvements of others.
- New local shops and facilities (may include supermarket, speciality retail, gym, childcare, medical, showroom, cafes, restaurants, etc.)
- Visual improvement to prominent site at the Gateway to Holroyd
- Consistent with local and state planning strategies of metropolitan Sydney
- A commitment to design excellence
- Retention of on-site employment while also providing new housing.

Our Objective

To rezone the site to “High Density Residential and Mixed Use”

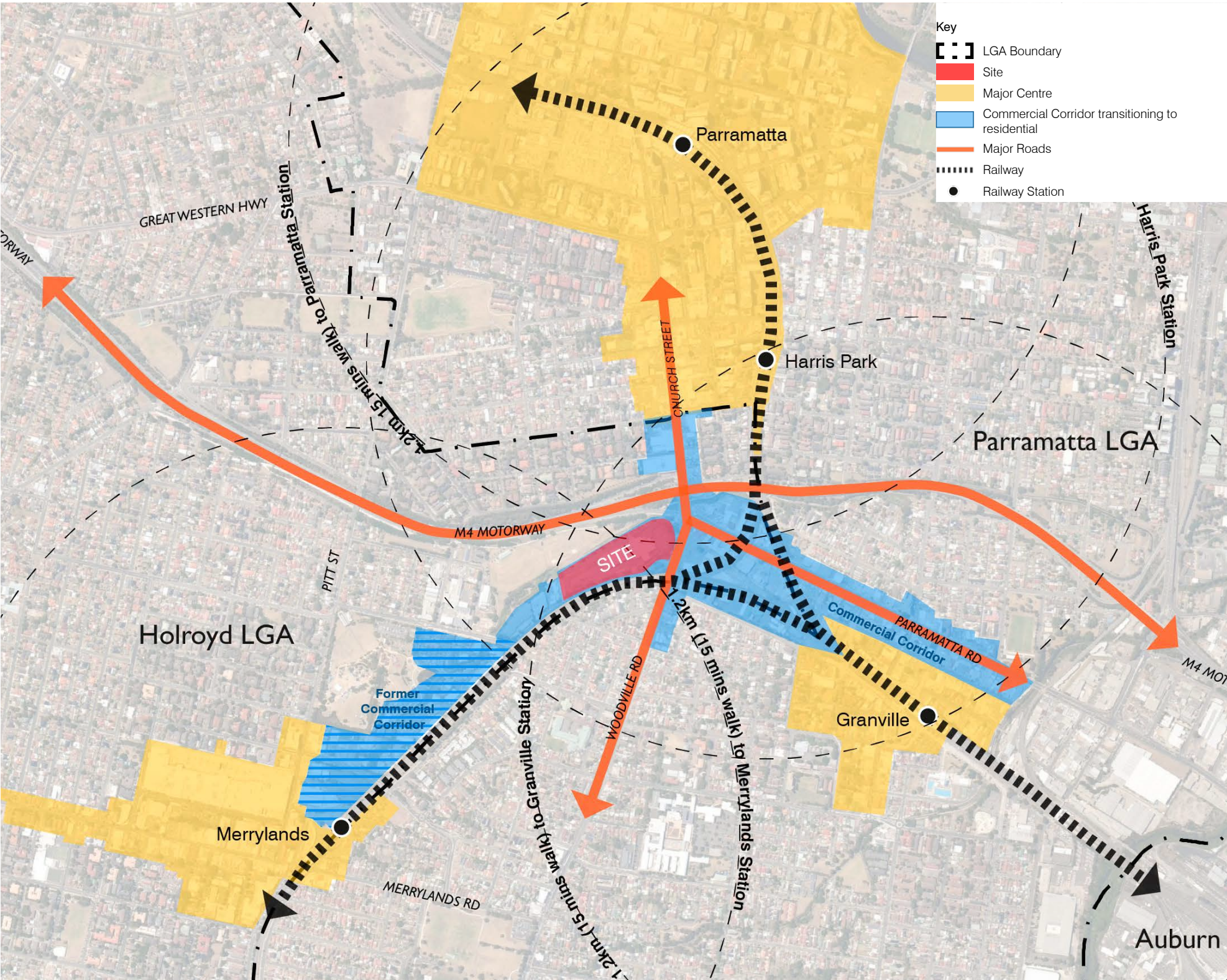
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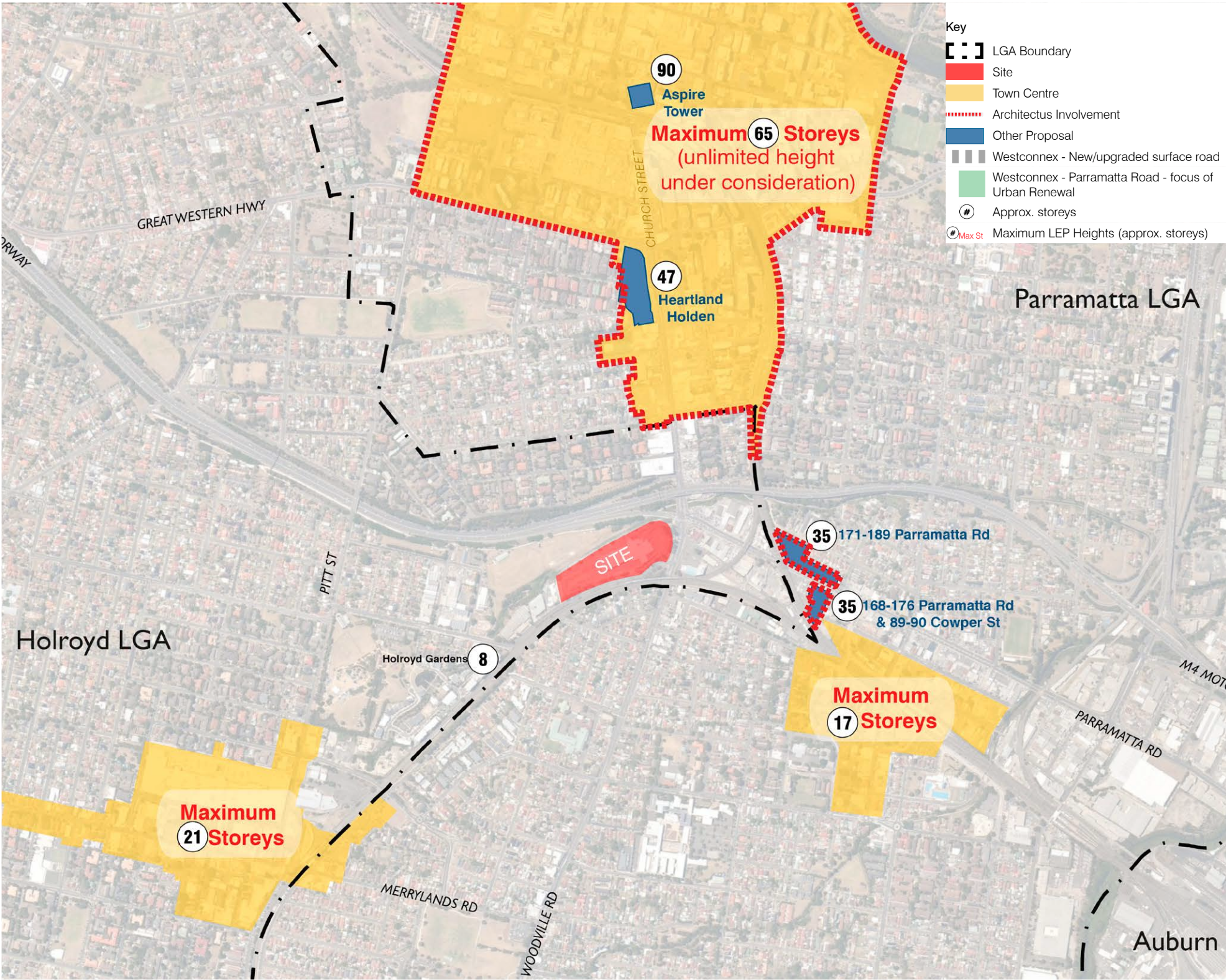
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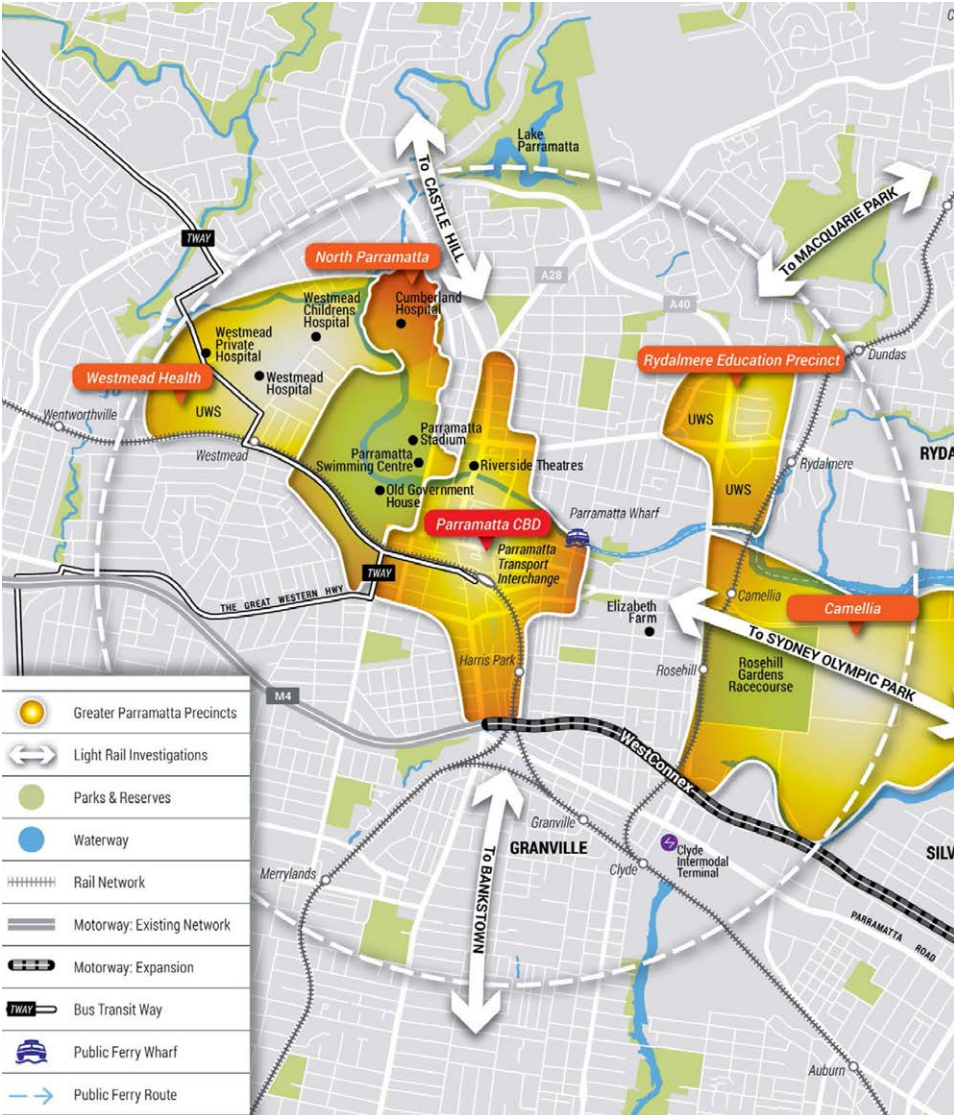
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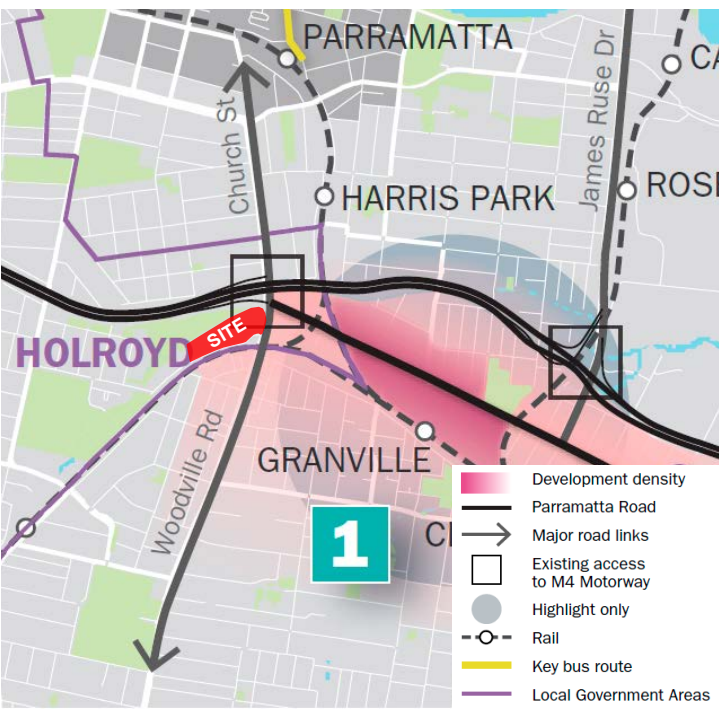
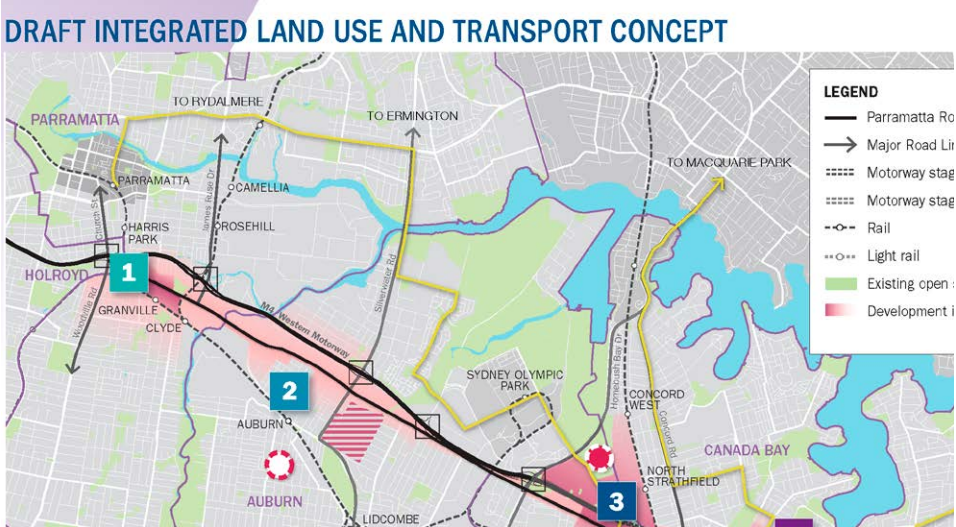


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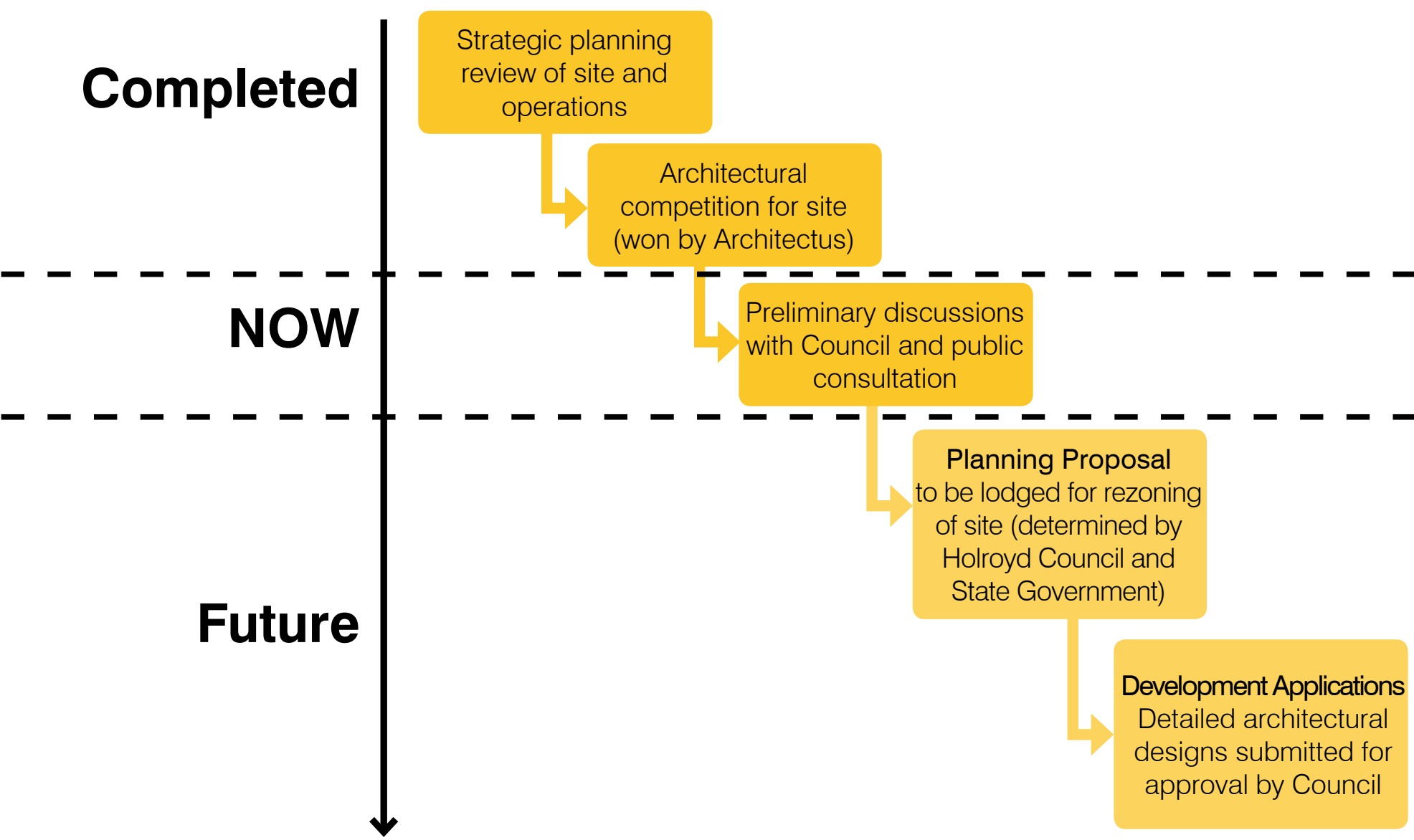


Granville area precinct

Extracts from Draft Parramatta Road Renewal Strategy

Project Process

The diagram adjacent presents an overview of the project process. As well as public consultation being provided within this initial stage, plans will be publicly exhibited within the Planning Proposal and Development Application stages.



Tiberius (Parramatta) Pty Ltd has undertaken a number of specialist investigations to inform the current concept plans, built form and landscape development for the site. These specialists reports will be included with the Planning Proposal currently being prepared for the proposed future rezoning of the site and available to the public once lodged with Holroyd Council.

The following provides a summary of these investigations, and identifies any potential constraints and proposed mitigation measures.

Ecological Study

prepared by Ecological Australia

- The proposal is not likely to place at risk of extinction any of the remnant native vegetation types upstream or downstream of the site;
- One threatened flora species, Eucalyptus nicholii, occurs on the site. This species does not occur naturally in the Sydney Basin Bioregion and has been planted. Therefore, there is no requirement to assess impacts to this species under the Threatened Species Conservation Act.
- No other threatened flora or fauna species occur on the site and no threatened flora species would be affected by the proposal.

Contamination and Geotechnical Findings

prepared by Douglas Partners

Geotechnical

- It is known that landfilling has previously been undertaken on the site, and adjacent the site.
- It appears that some level of landfill refuse has been removed from site or encapsulated along the southern boundary adjacent to Crescent Street.
- Groundwater has previously been observed between RL 4.4m and RL 11.2m AHD with an average ground water in the order of RL 7m AHD.

Contamination

Based on the historic information there are various forms of contamination risks on the site, however there is nothing to suggest that rezoning of the site for high-density residential, commercial/retail and open space land uses cannot be undertaken from a contamination perspective.

These key risks include:

- Building refuse and potential remnant landfill gasses as a result of historic landfilling
- Soil and groundwater contamination from previous onsite activities

The site is likely to require remediation and/or engineering solutions to make it suitable for redevelopment.

Acoustic

prepared by Wood and Grieves

- No negative traffic noise impact or sleep disturbance on the surrounding sensitive receivers is expected from the development;
- Existing noise and vibrations impact from the railway corridor are complying with the minimum acceptable levels.
- A 3D acoustic modelling study to accurately predict the traffic noise impact from the nearby roads through all the facades is strongly recommended at the relevant DA stage after the current rezoning phase.

Heritage

prepared by Weir Phillips

- The proposal will have no impact on the significance of the Railway Memorial adjacent the site,as it does not have landmark qualities.
- The proposed works will have no impact on the ability to understand the historic, aesthetic and social significance of this item and an acceptable impact on its setting and view corridors.
- No significant view corridors to or from the Vauxhall Inn will be blocked and the inherent impact of buildings of a greater massing and scale on a smaller heritage item can be managed through the careful articulation of the proposed new buildings and landscaping.

Social Assessment

prepared by Macro Plan Dimasi

- Opportunities presented by the proposed development, ‘Auto Alley’ and the opportunities for high density mixed use developments under the Parramatta Road Urban Renewal Strategy will satisfy many ‘day to day’ needs of residents;
- The capacity of some existing community facilities will be affected by the proposal. Existing schools are likely to experience an increase in demand due to the expected growth in school-age population.
- Other facilities such as childcare centres, community centres, libraries, and existing open space provisions would experience increased demand.
- The assessment finds that increased demand on such facilities will not be unreasonable, and existing plans elsewhere in the precinct allow for upgrades or the provision of new facilities on site will add to reducing the demands of the proposed new development.

Economic Assessment

prepared by Macro Plan Dimasi

- There are approximately 1,356.3 hectares of undeveloped and zoned industrial land in the West Central region. Comprising of just 3.9 hectares, the subject site represents just 0.24% of total future supply for the region; an insignificant contribution for the region.
- The significance of the subject site will be diluted by sustained growth in designated outer south western industrial destinations such as Prestons and Smeaton Grange, and by traditional north-west locations such as Eastern Creek, Erskine Park and Greystanes in the near future.
- Overall, the employment outcome from redevelopment of the subject site would provide an employment outcome better aligned with market need. A mixed use format, encompassing 8,450m² of new commercial floorspace has the capacity to accommodate between 200 and 277 workers.
- A shortage in new residential supply has impacted housing affordability in the Holroyd LGA and within the Holroyd – Merrylands SA2.

Traffic

prepared by GTA Consultants

- Measures should be implemented to minimise car travel including limited parking ratios; cycle parking facilities; car sharing/car clubs; green travel plan. Through implementing these measures it is anticipated the site will generate significantly less traffic than other residential sites in the vicinity;
- Assessment has indicated that there will be an increase in traffic generated at the site per hour during weekday AM and PM peak periods;
- The existing intersections at Woodville Rd/Parramatta Rd and Crescent Street/Woodville Rd are currently operating at capacity. Additional capacity is proposed along Crescent St by extending the existing left turn bay. A right turn bay approaching the commercial site access is also proposed;
- External intersections such as Woodville Rd/Parramatta Rd and Crescent Street/Woodville Rd require State level planning and coordination with RMS for infrastructure improvements;
- Connections through to A’Becketts Creek to enhance cycle and pedestrian connectivity is proposed.

Flooding

prepared by BMT WBM Pty Ltd

Flood modelling and investigations have established that the site has flood immunity from the 1:100 year flood in A’Becketts creek. The site is therefore not affected by potential flooding.

Infrastructure and Servicing

prepared by ADW Johnson

Water and Wastewater

- Sydney Water have advised that capacity currently exists within both the existing water and sewer systems, such that the proposed development can be adequately serviced for water and sewer without the need for augmentation of the existing systems.

Water Sensitive Urban Design

- The stormwater system will predominantly discharge to A’Becketts Creek, alleviating pressure on Council’s existing drainage infrastructure in Crescent Street.
- A WSUD treatment train/concept stormwater system consisting of rainwater tanks, GPT’s and landscaped detention basins has been designed for the proposed development.
- Water reuse measures to reduce the demand on potable water have been considered for the proposal.

Power

Endeavour Energy has advised that the proposal future development can be serviced by the nearby Granville zoned substation.



Railway (left), Crescent Street and existing site entry (right)



The site (left), A’Beckett’s Creek (centre-left), Holroyd Sportsground (centre) and the fenced cycleway (centre-right). View from near M4 north of the site



Panoramic view from site across creek and Holroyd Sportsground



Heritage railway memorial opposite site



Embankment and trees on this edge of the site facing Parramatta Road / Woodville Road intersection

Masterplan Evolution

- The masterplan designs have evolved to:
- Maximise public open space, including connections to Holroyd Sportsground
 - Improve cross-site linkages
 - Encourage employment uses
 - Improve the amenity of residents



The Evolving Masterplan



Architectural masterplan

Key Features of the Current Masterplan

- Large area of public open space provided
- Excellent pedestrian connections and permeability
- Maximum building frontage to open space areas
- Well separated residential built form with proposed building heights from 8 to 35 storeys
- Building forms enjoy northerly aspect with views across open space and Sportsground
- Ground level commercial and retail use on eastern part of the site
- Good vehicle access and circulation
- On and off-site overshadowing impacts minimised through superior design
- Appropriate interface with adjoining uses on the western boundary

Landscape Concept



Landscape concept - site only

Key Public Benefits of the Proposal

- Major new open space which links to and engages with the Holroyd Sportsground
- Increased pedestrian and cycle accessibility, including provision of new links and improvements of others.
- New local shops and facilities (may include supermarket, speciality retail, gym, childcare, medical, showroom, cafes, restaurants, etc.)
- Visual improvement to prominent site at the Gateway to Holroyd
- Consistent with local and state planning strategies of metropolitan Sydney
- A commitment to design excellence
- Retention of on-site employment while also providing new housing.

Appendix 8

Email Correspondence with Community Members

Matthew O'Donnell

From: Matthew O'Donnell
Sent: Wednesday, 29 April 2015 10:10 AM
To: 'difinch@hotmail.com'
Subject: 1 Crescent Street Holroyd

Dear Diana

Thank you for taking the time last week to come along to the first Community Briefing Session for the proposed rezoning at 1 Crescent Street, Holroyd.

In response to your questions below we can advise at this stage the following:

- The proposed number of units capable of being achieved on site has not been finalised given the evolving master plan, however the most recent calculations show approximately 1,600-1800 residential apartments.
- The final building design and floor plates will not be determined until future development applications (18 months + away), however it would be envisaged a combination of studio, 1, 2 and 3 bedroom apartments will be provided. Future apartment mix is ultimately determined based upon market demand and supply evaluation at the time of preparation of the future development applications.
- I can advise however that the proposed rezoning will be seeking a portion of the site to be rezoned to Mixed Use Zone which would allow a range of retail premises, and medical consulting premises, gym and childcare uses. The mix of commercial, retail and non-retail uses is anticipated between 8,000sqm - 10,000sqm approx.
- The current master plan has approximately 30% of open space provision

As advised, we will be holding another Community Briefing Session in May (date to be confirmed) and will notify you in advance. We would also encourage your attendance at this next session to inform you of how the concept has evolved from now.

Once again we want to thank you for attending last week.

Regards

Matthew O'Donnell

Director Planning

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Matthew O'Donnell

From: Kurt Robinson <Kurt.Robinson@acequity.com.au>
Sent: Friday, 22 May 2015 4:49 PM
To: Kerrie Nixon; Oscar.stanish@architectus.com.au; Matthew O'Donnell; digiulio@macroplan.com.au
Cc: Inara Molinari
Subject: RE: 1 Crescent Street Holroyd (former WesTrac Site) Community Information Session

Dear Kerrie,

Thank you for attending our second community engagement session on Tuesday.

As highlighted, we are undertaking proponent led community consultation which is not a statutory requirement. Council is aware we are undertaking this and it is welcomed from their perspective.

I wish to clarify this is not a "strategy" to prevent objections and is simply an early way to inform the community about what is proposed. From our discussion it would appear you have a good knowledge and understanding of planning and development given your own potential project, therefore you may be aware that all parties have the opportunity to object or support the proposal at both the Planning Proposal stage for the rezoning, and the later Development Application stage if the rezoning is successful. This extends to yourself should you wish to put forward a submission at the relevant time to Council.

The advertising and direct mail notification to the surrounding catchment of properties, is again not something we are required to do. We consider the advertising is wide reaching and extends to the areas of the community directly relating to the proposal.

Once the Planning Proposal is submitted we understand Council will advertise and seek submissions accordingly. The specific papers and notification mediums they use is ultimately their decision, however we will highlight your point to Council that you would appreciate the proposal be advertised in the Parramatta Advertiser.

With respect of your questions we respond as follows:

1. Our group of companies and related entities have been involved in numerous projects across Australia over an extended period. Each project has a different and unique set of circumstances. The most recent project completed in NSW is our Northbank Enterprise Hub site, being the WesTrac Tomago facility. The community consultation for this project was held regularly over a 3+ year period (DA stage through to completion of the facility) and was reported to both State/Federal Government, Council and all relevant authorities. Please feel free to have a look at the project www.northbankenterprisehub.com.au
2. We are currently preparing the Planning Submission which has not yet been submitted to Council, accordingly we have not entered into any negotiations with Council. Council has been provided with an overview of the site and proposal which is consistent with the information provided on the summary boards displayed, and the direct presentation provided on the night. We are primarily dealing with Councils Strategic Planning team, namely Adan Davis (Strategic Planning Manager Holroyd) and Michael Rogers (Coordinator Strategic Planning).
3. The development costs of the project are not yet determined and ultimately subject to the rezoning outcome if successful.
4. You will be provided the opportunity to review the full Planning Proposal once submitted with Council. As discussed at the community engagement session our proposal has regard for State, Regional and Local planning Strategies.

5. Given the early stage of the Proposal this is a confidential matter that we cannot comment on.
6. We are not privy to, nor do we have the authority to provide information about other developers projects, and given this you would need to approach Architectus separately to make such a request. Once the plans and perspectives are finalised as part of the Planning Proposal these will be made publically available to any interested parties at the time of lodgement. You may find some of the information for these projects on the relevant Council websites or the NSW Department of Planning and Environment website, depending upon who the assessing authority is.
7. We are proposing to meet in the week starting 22 June 2015. Once we confirm the date we will ensure we email you the relevant information.
8. With a project of this nature we seek to interact and/or brief all relevant Government groups (Council, NSW DPE, NSW Urban Growth etc.) and Authorities (RMS, Ausgrid, Sydney Water etc.). This process is currently ongoing.

Thanks you for your interest in the project. if you have feedback on the project we encourage you to fill in the form provided and send it through when convenient.

We look forward to seeing you at the community engagement session in June.

Regards
Kurt



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From: Kerrie Nixon [<mailto:kerrie.nixon13@gmail.com>]

Sent: Thursday, 21 May 2015 12:50 PM

To: Oscar.stanish@architectus.com.au; modonnell@mckenzie-group.com.au; digiulio@macroplan.com.au; Kurt Robinson

Cc: Inara Molinari

Subject: 1 Crescent Street Holroyd (former Westrac Site) Community Information Session

Hello Kurt, Carlo, Matthew & Oscar

Firstly I like to complement you on the presentation. I thought it was a very clever strategy to head off future objections/concerns.

Secondly I like to request that you advertise future sessions also in the Parramatta Advertiser as the Parramatta Sun does not cover all of the areas which this project will impact, for example I do not receive the Parramatta Sun.

I have a few questions

1. Have you used this presentation strategy of engaging the community before? If yes can you please provide me with a list of projects?

2. As you have entered into preliminary negotiations with Holroyd you would have submitted documentation. Can you please email me a copy and the contact details of the planning officer that you are dealing with at Holroyd?
3. As you estimate there will be between 1800 and 1900 units the project cost would be around \$700 M. Is this correct?
4. As architectus is included in a number of rezoning/proposal within the Granville/Parramatta area I am interested in seeing how architectus and your other consultants are capturing and extrapolating future projections given that the data currently being used will be screwed with the onslaught of high-rise.
5. What is the estimated VPA for Holroyd?
6. I would like architectus to provide me with some pictures/artist impressions of all the Granville sites and the Holroyd site so I can explain to residents what this will look like?
7. What is the date of your next presentation?
8. Apart from UrbanGrowth have you had dialogues with the NSW Planning Department? If yes who?

I look forward to your next presentation.

Cheers

Kerrie Poyner

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