

Meeting With Brown Consulting (NSW) Pty Ltd

Time and Date: 6:00pm Tuesday 16th July 2013

Address: Level 2, 2 Burbank Place ,
Norwest Business Park,
Baulkham Hills. NSW. 2153

Present at the meeting:

Laurie Rose – Brown Consulting - Manager Urban Strategy
Toby Tames – Brown Consulting - Manager Urban Development
Peter Lee – Brown Consulting - Manager Planning
Keiran O’Kane – Home and Land Direct
Russell Parker
Michelle Parker
David Parsons – 2156 Landowners Association

Minutes:

Peter Lee lead the meeting via a series of slides (see attached copies)

Introduction on Brown Consulting capabilities and interests:

Brown Consulting would not be talking to us if they did not think there was a fairly good chance that our land can be rezoned.

Discussion held relating to recent assessment of North Glenhaven by DOP –

- Only reason why NG did not get rezoned was because major rezoning studies had not been completed and fragmented landownership.
- Government is keen to release new land as they see it as a stimulus for the housing industry.
- DOP see NG as a potential future land release area and that it is a natural extension to Glenhaven.

Discussion held relating to the Council’s position on NG (see slide)–

- The proposal is fully supported by Hornsby Council

- The rezoning proposal has in principle support from Baulkham Hills Shire subject to outcomes of the required professional assessments and studies

Discussion points relating to progressing forward with rezoning:

- LR suggested that we look at rezoning to 700 m² block sizes. This would be 7 to 10 blocks per hectare of (14 to 20 blocks per 5 acre block).
- LR suggested finding out what a 700 m² block would sell for in Glenhaven.
- LR and KO agreed that land in Glenhaven would sell for a considerable premium over that sold in Kellyville.
- PL indicated that the a similar rezoning template to that adopted for West Pennant Hills should be considered.
- There are a number of major studies which need to be completed (see slides). These could cost between \$300k to \$1 Millions to complete.
- LR suggested that the environmental studies could take from 1 to 8 years to complete. He also inferred that the current state Government is keen to speed up the rezoning process and may try and address this particular issue in the not to distant future.
- LR and KO discussed the possibility of getting the developers to agree to having 2 standard purchase prices for the land to reflect the amount of land that could be utilized for redevelopment.
- DP explained that landowners would not be interested in funding these studies.
- It was agreed that we need to get a developer(s) involved to pay for the studies but they would require some form of certainty over the land and some confidence on the viability of the rezoning proposal.
- It was agreed that PL would prepare a quotation for the 2156 Landowners Association to cover the cost of completing a preliminary study. The primary purpose of this study would be to define the opportunity and establish the broad viability of the rezoning proposal to give sufficient confidence to developers to pay for the major studies provided that had security over the land.
- DP stated that as fair as he was aware the Association was unlikely to afford more than \$27K for the study based its available funds. DP also stated that he would need to seek the approval of the Associations working group to engage Brown consultants to undertake the preliminary study.
- KO stated that based on the number of landowners that are known to be interested in the proposal, he was reasonably confident that he would be able to get a developer or developers interested in the rezoning proposal provided he had a preliminary viability report prepared by Browns. He emphasized the importance of having a report from browns because of their excellent reputation in the industry.

- KO was confident he could sign up owners over a number of months by door knocking. He was not in favour of a public meeting as yet.

Prepared by - - D.Parsons 17/7/2013

