

Record of Meeting: Brown Consulting NSW Pty Ltd ("Brown") and 2156 Landowners Association ("the Association") on Wed, 12 Feb 2014

Attendees:

Brown – Peter Lee (NSW Manager Planning); and Norm Lewis (Snr Project Mgr Water Infrastructure) and Peter Wicken(?) (Norm's co-worker)

2156 Landowners – Dave Parsons (President); Connie Fimmano (Secretary); Tony Fimmano; Lebba Khater and Patrick do Rozario (Treasurer)

L2, 2 Burbank Place Norwest Business Park, Baulkham Hills

Started - 5.30 pm; Finished – 6.45 PM

Peter Lee introduced himself and mentioned that Brown was a Civil engineering firm that now specialises in subdivision and urban developments. He gave some of his background saying that he was the Planning Manager with 20 years with the Hills Council. Norm Lewis introduced himself and said that he had 30 years experience with Sydney Water Planning and in the New Growth area. Peter Wicken also said that he had worked with Sydney Water.

He went through a slideshow presentation relating to the Report Brown had finished and email to the Association (i.e. the Preliminary Servicing Infrastructure Report North Glenhaven January 2014 (the North Glenhaven Infrastructure Report Jan 2014)).

Major points covered were:

- Major issues to rezoning were fragmented landowners and supply of water/sewer and infrastructure. Later issue becomes much more attractive to local and state gvt if done on a no-cost-to government basis.**
- Biodiversity and bushfire Maps – mapping needed to determine development yield – with the yield being a crucial issue for government and potential developers and landowners alike.**
- the North Glenhaven Infrastructure Report Jan 2014 was based on catchment areas being Dooral and Cattai Creeks which would**

dictate natural drainage and costs. Different catchment areas would add costs to the development proposal.

- **Sydney Water were presently working on their Growth Servicing Plan expected March/April 2014 which would plan for required capital works in existing and future sewer/water facilities to accommodate expected future population growths.**

- **Essential to get our Proposal development into the Metropolitan Development Program (DOP) and gave the following process:**

- **Feasibility studies (water, sewer, power, roads)**
- **Environmental studies (biodiversity, bushfire, heritage, flora/fauna, could take 6-8 months, possibly costing \$300,000)**
- **Need to get Hills Council support**
- **Gateway Determination – DOP to be approached and application made**
- **Exhibition of DA, local Infrastructure and DA Control Plan**
- **Rezoning Gazetted**

- **Peter handed the North Glenhaven Infrastructure Report Jan 2014 to each Association member present and has circulated an electronic copy to us. He said that Brown was reasonably confident that they could get our land rezoned and they would like to continue to be engaged as such. This Report concluded that the Association land was well positioned in terms of obtaining potable water, sewer, power and gave estimates in the Report on a cost per lot (based on 2,000 lots proposal). That the major issues -**

- **If the development proposal is to be continued, there would need to be further infrastructure work required, particularly with Sydney Water with a Strategic Plan and subsequent Detailed Plan required (could take 4-5 months), costing approx \$100,000**

- **The major hurdle was continuity/fragmented landowners and funding. Approx \$400-\$500,000 was needed to progress the development proposal to the next level and to obtain much greater certainty of development likelihood.**

- **Peter outlined 3 options for funding (1) landowner funding; (2) Investor; and (3) Developer (either via a Joint Venture or they taking a proprietary position eg acquiring call options on the lands).**

- Re. the extra question Dave put forward in the agenda (a) Land in Robson, Colbran and Logie Roads are part of another catchment area (Annandale Road?) ; the inclusion of Robson Loggie etc Council would require a complete study focused of Annangrove road and this would be a major undertaken, that rezoning of the south side of Dooral Dooral creek improves the chances of rezoning Robson etc in the future and that we would make every effort to consider this when designing NG. Meaning for example we will look at the possibility of providing road corridors to enable the future linking in of this area into NG; - as such the above roads have not been included. To do so would mean greater costs for studies and infrastructure, and there would be no natural boundary to limit the new catchment area to include other property within that catchment; (b) Holland Park has been included in the Proposal and valuable as recreation land; (c) medium density, particularly townhouses are proposed around nodes along Glenhaven Rd; (d) Land yields are effected by Biodiversity (and Bushfire) maps – cannot say at this stage without Environmental studies.

The Way forward

Peter Lee said that as part of Stage 2 of the original Contract brief (Brown letter of 6 August 2013), he would approach investors and developers with a view of asking if they would be interested in funding the proposal. He said that he would like to have another meeting in 2 months time to report his efforts. In the meantime, he said that investors and developers want continued landownership and a greater number of landholders on board and it would be more convincing to them if we had a greater number of landowners on board (from present 50%?). This work would not be extra charged as this is within the quote and tax invoice presented. Peter said that he would be happy to attend a Members Meeting and make a Powerpoint presentation and report on his funding enquiry outcomes.

Box Hill North (380 hectares with 4,400 or so dwellings proposed) has stated that they have a developer agreeing to pay infrastructure costs and have agreements to purchase 86% of the site. Hills Council has supported them (unanimous resolution of Councilors) and wrote to the DOP on their behalf for a Gateway Determination.

Patrick do Rozario

Treasurer

2156 Landowners Association