

31st March 2020

Michael Gadiel
Executive Director
Economic Strategy Division | Economic Strategy & Productivity Group
NSW Treasury
PO Box 5469
Sydney NSW 2001

cc. Jim Betts, Secretary, DPIE (by email)

Dear Michael

Commercial in Confidence

I write with this further updated submission in response to your request for Urban Taskforce members to provide a list of "shovel-ready" projects that have been caught up in the any area of the NSW planning system, that could assist with getting the NSW economy through the COVID 19 economic recession and the post virus recovery. *Please discard previous versions of this document.*

This list represents a consolidated set of projects.

As discussed with you, we have been overwhelmed by submissions from our members. There is clearly significant pent-up frustration with the extent of the slowdown in the NSW planning system over the past two years.

The COVID 19 induced slow-down is an opportunity to push through some important economy saving reforms. This is a chance to re-set the mind-set and get our planning system focused on economic growth, employment and housing supply.

We have roughly categorised our projects into a three-tier ranking system.

Ranking A – projects which a currently stuck in the planning system and if the problem identified was resolved or cleared, the project could be started within 6 months.

Ranking B – projects which could start on the ground in 6-12 months and be a significant contributor to a post virus pipeline of economic and construction activity.

Ranking C – projects which have merit but have been substantially delayed (often at PP stage) and require some concerted effort to free up to deliver a substantial pipeline of work. These projects could start on the ground in 12-24 months and also be significant contributors to a post virus pipeline of economic and construction activity.

The Urban Taskforce would like to thank you for the opportunity to contribute to this important process. We also acknowledge the work you have done to highlight the need for planning reform. We are delighted that DPIE and the Minister for Planning has taken a strong lead on these reforms. Urban Taskforce welcomes the opportunity to work with the Government further on this important economic imperative for our State.

Yours sincerely



Tom Forrest
Chief Executive Officer
Urban Taskforce Australia

Table of Contents – Projects that could stimulate the NSW economy

Category A projects (Projects that could start within 6 months)	4
Bilbergia Project: Block H - Burroway Road, Wentworth Point	4
Broaden Management/Prime Construct Project: Black Hill	5
Capital Corporation Project: Bondi Junction RSL	6
Capital Corporation Project: Wine Country Drive Resort	7
Ceeorse Project: 163-173 McEvoy Street, Alexandria	8
Ceeorse Project: 2C Gladstone St Newtown	9
Crown Group Project: Eastlakes Site	10
EG Property Advisory Project: Green-Star Warehouse, Industrial & Logistics Hub	11
Greenfields Development Company Project: The Northern Rd, Oran Park	12
Grocon Project: Charles St Macquarie St, Parramatta	13
Harbourland Project: Citi 88	14
Holdmark Project: Macquarie Street, Parramatta	15
Hunter Land Project: Buchanan Ridge	16
Hunter Land Project: Lochinvar Ridge	17
Hunter Land Project: Wollombi Land Holdings	18
Hyecorp Project: Heart of Willoughby – Club Willoughby	19
Hyecorp Project: Roseville RSL	20
KWC Capital Partners Project: The Landmark Shopping Village Hoxton Park	21
Meriton Project: Little Bay Cove	22
PAYCE Project: Melrose Park	23
Walker Corporation Project: Greater Macarthur Growth Area	24
Category B Projects - (Project that can start within 6- 12 months)	25
Avenor Project: East Walker Street, North Sydney	25
Bilbergia Project: Camellia Town Centre East	26
Bilbergia Project: Leeds Street Foreshore, Rhodes	27
Bilbergia Project: Oulton Avenue, Rhodes	29
Bradcorp Project: North Wilton	30
Cameron Brae/Governor's Hill Project: Wilton	31
Cameron Brae/Macarthur Developments Project: Lowes Creek Maryland	32
Capital Corporation Project: Lexington	33
Capital Corporation Project: Wahroonga Estate (Stage 1)	34
Capitel Group Project: Double Bay	35
Ceeorse Project: 1-13 Parramatta Road, Annandale	36
Crown Group Project: Strathfield South Site	37
Deicorp Pty Ltd Project: Five Ways, Crows Nest	38
Greenfields Development Company Project: Pondicherry – Oran Park	39
Daiwa House Project: 41 McLaren St, North Sydney	40
Dural Investment Holdings Project: Derriwong Road, Old Northern Road, Dural	41
Grocon Project: Build-To-Rent- Development of Telstra Exchange	42
GrowthBuilt / Beverly Hills Owners Assoc Project: Beverly Hills Town Centre	43
GrowthBuilt Project: Cyprus Community Club	44
John Boyd Properties Project: Cook Cove	45
KWC Project: Western Sydney Town Centre	46
Holdmark Project: Burwood Place	47
Holdmark Project: Church St, Parramatta	48
Holdmark Project: Sheperds Bay Stage A	49
Holdmark Project: Talavera Road, Macquarie Park	50
Legacy Property Project: Orchard Hills North Planning Proposal	51
Mirvac Project: Coonara Avenue, West Pennant Hills	52
Mirvac Project: Aspect Industrial Estate, Kemp's Creek	53
Vision Land Project: Clearview Proposal	54

Walker Corporation Project: Macquariedale Road (South Appin)	55
Waterbrook Bayview Pty Ltd Project: Waterbrook Bayview Retirement Living Resort	56
Winten Project: Frenchs Forest Precinct	57
Category C Projects - (Project that can start within 12-24 months)	58
Bilbergia Project: Chandos St, St Leonards	58
Bilbergia Project: Church St, Lidcombe (Partnered with Land and Housing Corp)	59
Bilbergia Project: HP site	60
Bilbergia Project: Wilton	61
Ceeorse Project: 40-76 William Street, Leichhardt	62
Crown Group Project: Five Dock site	63
Fife Capital Project: 55 Kirby Street, Rydalmere	64
Fife Capital Project: Mamre Precinct Rezoning - Aldington Road, Kemps Creek	65
Legacy Property Project: Chatswood	66
Legacy Property Project: Macquarie Park	67
Mecone - FiveEx Services Project: Alfred St and Alfred Street, Nth Sydney	68
Mecone (FivEx) Project: Rockdale Transport Interchange Precinct	69
Holdmark Project: Chester Square	70
Holdmark Project: George St, Parramatta	71
Holdmark Project: Melrose Park	72
Mirvac Elizabeth Project: Enterprise Precinct – West, Badgerys Creek	73
Platino Properties Project: Lords Road, Leichhardt	74
Rawson Communities Project: Box Hill / Vineyard	75
Rawson Communities Project: Marsden Park	76
Top Spring Project: Canberra Avenue & Holdsworth St, St Leonards South	77
Trifalga Project: 23, 25 and 27 Harold Street, North Parramatta	78
TWT Project: St Leonards	79

Category A projects (Projects that could start within 6 months)

Bilbergia | Project: Block H - Burroway Road, Wentworth Point

Address

18 Burroway Road, Wentworth Point

Strategic Merit

Located within the existing developed peninsula of Wentworth Point under the Homebush Bay West DCP.

Readiness

Awaiting Parramatta Council meeting (tentatively in April 2020) to approve the proposal to proceed into public exhibition of the Draft DCP and VPA.
Documentation is DA ready.

Economic Housing Value

924 dwellings

10,000m² non-residential GFA

Broaden Management/Prime Construct | Project: Black Hill

Address Black Hill Precinct - Hunter Central Logistics Estate, Thornton, Lower Hunter.

200ha Industrial Subdivision

Strategic Merit

The proposal is supported by Cessnock Council. The Estate is identified within both the Hunter Regional Plan 2036 and the Greater Newcastle Metropolitan Plan 2036 as a major job growth precinct.

The site was also formerly identified by the NSW Government in the 2006 Lower Hunter Regional Plan and has been supported since then in all subsequent strategic plans.

Infrastructure

RMS has been slow in identifying and resolving traffic impacts associated with the site.

Readiness

Stage 1 could commence within 4 months of development consent.

Economic Housing Value

200ha industrial subdivision, 1500 full time positions. Initial investment of \$50 million in Stage 1.

Approval will also be sought for a 30,000 square metre industrial shed which will generate a further \$28 million of construction activity

Capital Corporation | Project: Bondi Junction RSL

Details:

Mixed Use Residential Building

Address

Bondi Junction

Infrastructure

No additional infrastructure required

Readiness

Currently preparing to lodge a 4.55 modification to an existing Development Application approval.

If Capital Corporation are able to achieve planning approval within an accelerated timeframe, the project could commence within 3-6 months

Economic / Housing Value

\$50 million

78 apartments

Capital Corporation | Project: Wine Country Drive Resort

Details:

Resort development – 18 hole golf course, 50 room hotel, 250 serviced villas, 300 residential lots

Address

Hunter Valley

Strategic Merit

The project has the necessary zoning

Infrastructure

No additional infrastructure needed

Readiness

Currently the project has the necessary zoning and sub-division approval.

Currently preparing to lodge Stage 1 DA

If Capital Corporation are able to achieve planning approval within an accelerated timeframe, the project could commence within 6-12 months

Economic / Housing Value

300 residential lots

\$110 million

Ceeorse | Project: 163-173 McEvoy Street, Alexandria

Details: Construction of an eight-storey mixed use development (Building A) and four storey residential flat building (Building B) comprising a total 164 residential apartments and 3 x commercial tenancies atop two levels of basement car parking.

164 apartments, 3 commercial tenancies and car parking.

Address

163-173 McEvoy Street, Alexandria

Readiness

Ceeorse are currently working collaboratively with Council to incorporate the recommendations identified in the RFI where appropriate.

Pre-sales for this development not required as Ceeorse can equity fund its construction.

Construction could commence within 3 months of consent being issued.

Economic Housing Value

The project would employ approximately 45 people during early works with peak capacity anticipated to exceed 200 during construction.

The forecast value of construction is \$67 million.

Ceeorse | Project: 2C Gladstone St Newtown

Details: 2 storey light industrial building to operate as a brewery.

Address

2C Gladstone St Newtown

Strategic Merit

The development is consistent with the current zoning and controls. The current proposal provides a considered outcome for the location and integrates itself into the urban context, therefore addressing local resident concern.

Readiness

Construction could commence 3 months post development consent to allow for CC documentation to be prepared.

Economic Housing Value

Peak workforce would be 6 months in. The forecast value of the construction contract would be \$4,200,000.

The project would provide 15 jobs onsite and 35 jobs during the construction period.

Crown Group | Project: Eastlakes Site

Details: Current mixed-use development site located in Eastlakes comprising of 2 sites (north, south) that will be developed in 2 stages.

Address

North Site: 193A Gardeners Rd, Eastlakes

South Site: 19A Evans Ave, Eastlakes

Strategic Merit

The Eastlakes Shopping Centre is a focal point of the Eastlakes Local Centre. The proposed redevelopment facilitates new retail, as well as new homes in the development. These new services will provide improved services within a walkable catchment for the existing established community

Readiness

Construction has commenced on Stage 1.

Consent approval on the site was assessed as Part 3A approval in 2013. A section 75W for the second stage (South site) was lodged with the Department in August 2018, The Department has requested amendments resulting in subsequent submissions in June 2019, October 2019 and March 2020. March submission currently under DPE review.

Economic Housing Value

The North site comprises of 133 residential apartments above a shopping centre of approximately 3,000 square metres. Economic Value: \$190M

The south site proposes 357 residential apartments above a 13,000 square metre shopping centre. Economic Value: \$530M

EG Property Advisory | Project: Green-Star Warehouse, Industrial & Logistics Hub

Address

657-768 Mamre Road Kemps Creek (118 hectares)

Strategic Merit

- The site is located within *State Environmental Planning Policy (Western Sydney Employment Area) (WSEA SEPP)*
- Permissibility established using Clause 12 of the SEPP
- The Site is located within the Draft Mamre Road Structure Plan
- The site will be zoned IN1 General Industrial and RE1/RE2 Public/ Private Recreation
- Entirely consistent with the following strategies: *Metropolis of Three Cities, Draft Western Sydney Aerotropolis Plan, Mamre Road Draft Structure Plan.*

Readiness

Final documentation to be submitted to the Department of Planning, Industry and Environment in April 2020.

The 2 outstanding matters are: 1. Final Urban Design Outcomes. 2. Agreement on land take for the Southern Link Road – Mamre Road Intersection.

Note that the State Significant Development Application was Lodged on 1 April 2019, responding to Secretary Environmental Assessment Requirements issued on 14 September 2018.

Economic Housing Value

- Capital Investment Value is estimated to be \$440 million (excluding GST).
- 1,150 full-time construction jobs. 2,000 full-time operational jobs.

Greenfields Development Company | Project: The Northern Rd, Oran Park

Details: Planning Proposal to extend the Employment Zone.

The Planning Proposal rezones 11.45ha of Residential for additional General Industrial (IN1) uses. It also introduces the B5 Business Development Zone and proposes the inclusion of additional permitted uses within the In2 zone, including Pondicherry Priority Precinct (including separate Planning Proposal for 41 part-Precinct), Oran Park 'function centre, garden centre, hardware and building supplies, landscape and garden supplies, landscaping material supplies, restaurant, timber and building supplies and 'vehicle sales and hire premises'.

Strategic Merit

A number of major development proposals are reliant on this rezoning being gazetted before they can be approved.

The employment area expansion would also support the objectives of the Greater Sydney Region Plan and Western City District Plan through access to local employment. The rezoning is supported by Council and DPIE.

Readiness

Several significant development applications are awaiting gazettal of the rezoning to enable their determination. If the Planning Proposal is finalised promptly, construction could commence within 3 Months, nominally late 2020.

Economic Housing Value

Provides additional Employment Land. The proposed Expansion of the Oran Park Employment Area will deliver approximately 1,730 additional jobs. Continuation of existing construction jobs in Oran Park during the land subdivision and construction phases.

Grocon | Project: Charles St Macquarie St, Parramatta

Details: DA approved for 'Build To Rent' and office

Address

5-7 Charles St & 115 Macquarie St, Parramatta

Strategic Merit

The site has received approval

Infrastructure

The site is served by all necessary infrastructure

Readiness

Grocon is ready to start onsite immediately

Economic Housing Value

\$350 million in cost, 300 direct jobs during construction 10 direct after completion.

Public Benefit

'Build-To-Rent' critical housing product to address ongoing housing affordability crisis.

Harbourland | Project: Citi 88

Address: 88 Harris Street Pyrmont

Details:

88 Harris Street has development consent (D/2018/875) for construction of a new five storey commercial building with two basement levels of carparking. The approved scheme includes 2,761sqm of site area, 5,522sqm of approved GFA and an FSR of 2:0:1.

Strategic Merit

The project aligns with the Department of Planning, Industry and Environment's review to revitalise the Pyrmont Peninsula into the next jobs hub and economic driver of Sydney. The site is strategically located to provide high-quality tourist accommodation and commercial uses in a rapidly growing pocket of Sydney's jobs and tourism industries.

The project supports the City of Sydney's *Tourism Action Plan* which recognizes there is a shortage in hotel accommodation in the city. Integrating areas on the fringe of the city such as Pyrmont with key hubs of tourist activity such as Darling Harbour and the International Convention Centre will develop greater connections between business, community and the tourism so to better capitalise on the growth of the tourism sector.

Infrastructure

The project is approved and shovel ready for a 5 storey commercial building. The site is already serviced with all necessary infrastructure.

Readiness

The project is shovel ready for imminent construction for the approved scheme. At any point in time during construction or post construction, the project would be capable of accommodating further levels of development, namely that of an additional 15 storey hotel. Harbourland seeks assistance from DPIE to support the revisit of immediate planning control for hotels in the Pyrmont area so as to facilitate an amendment to the site's planning controls.

Economic / Housing Value

Economic modelling shows that the addition of a 15 storey hotel would support some additional 260 jobs during construction and a further 95 jobs on an ongoing basis once the project is complete and operational added on top of the required construction jobs for the approved scheme. The project has a CIV of approximately \$50m.

These additional ongoing jobs are estimated to contribute approximately \$6.4million to the economy annually. Jobs supported by the project will accrue through direct and indirect employment generated during the construction and operational phases.

Holdmark | Project: Macquarie Street, Parramatta

Details:

Development Application for Commercial Office building – approved. DA was subject to a design competition.

Address: Macquarie Street, Parramatta

Strategic Merit

All Strategic tests have been passed. This project is simply waiting for a Hoarding Approval

Infrastructure

No additional infrastructure required. Core CBD. Next to train, proposed light rail.

DA approved already – this is an employment generating commercial project.

Pre committed from major finance tenant.

Readiness

Work in the ground will commence immediately once a hoarding permit is approved.

Permit application for **hoardings** currently being held up by **Transport for NSW** through Parramatta Light Rail – **demolition work cannot be until the Hoarding permit is approved.**

Economic / Housing Value

\$42.6 million.

Hunter Land | Project: Buchanan Ridge

Address

242 Averys Lane Buchanan.

Strategic Merit

175 lots but releases additional 500 adjoining

Infrastructure

Need new intersection at \$1,200,000 – subject of the WAD with RMS.

Readiness

WAD/ Construction Design is in final stages of approval. Project can commence immediately.

Economic Housing Value

175 lots but can release 500 lots in adjoining site.

Hunter Land | Project: Lochinvar Ridge

Address

44 Christopher Road Lochinvar

Strategic Merit

The Lower Hunter Regional Strategy identifies the Lochinvar URA as a regionally significant development area and as a key site to achieve the dwellings targets for population growth in the Lower Hunter.

The Lochinvar Urban Release Area comprises a total of 650 hectares of land, with an approximate residential yield of 5000 lots.

The proximity of the Lochinvar URA to regional transport systems, including the Main Northern Railway Line, the New England Highway and the Hunter Expressway, are key elements to the identification of this area for urban development.

Infrastructure

Infrastructure required: Highway intersection - \$1,000,000 for 150 lots, Sewer upgrades-\$3,500,000 for future stages.

Readiness

Amendments to existing DA consent needed **to permit additional stages** currently lodged with Council. Construction can commence shortly after.

Economic Housing Value

150 lots

Hunter Land | Project: Wollombi Land Holdings

Details: 1,500 lots

Address

194 Wollombi Road, Farley

Strategic Merit

Farley is an identified Urban Release Area accommodation 1500 lots.

While no railway station currently exists at Farley, the proximity of the Farley URA to regional transport systems including the New England Highway and the Hunter Expressway are key elements to the identification of this area for urban development.

The Lower Hunter Regional Strategy identifies the Farley URA as a regionally significant development area and is a key site to achieve the dwelling targets for population growth in the Lower Hunter.

Readiness

Can commence immediately upon construction approval.

Traffic signals \$2,200,000. RMS WAD has been lodged for the traffic signals.

Economic Housing Value

1300 lots.

Hyecorp | Project: Heart of Willoughby – Club Willoughby

Address:

26 Crabbes Ave, Willoughby

Details:

Redevelopment of Legion Ex-Services Club. DA 2019/247 with Willoughby Council for a new Legion Club, new community facilities, new public memorial park, 107 seniors living units, shop top housing units and commercial and a residential aged care facility.

Strategic Merit

The Club is already closed due to COVID-19 and is suffering huge financial losses. The Club was in a tenuous financial position prior to COVID-19 but has thousands of members in the area. Provides new seniors housing and specialized healthcare in an area with an ageing demographic.

The site is already serviced by existing infrastructure.

The project generates employment opportunities. There is a strong demand and need for aged care facilities and seniors living. The community will also receive community facilities and a new memorial park which can be used for future ANZAC ceremonies. The renewal will provide the financial means to allow the club to continue operating and serving the local community.

Readiness

The project is ready to commence construction as soon as development consent is issued.

There is no reason for the delay in providing the development consent as all council request for information have been responded to.

Economic / Housing Value

\$100 million construction value. Hundreds of jobs will be provided during construction as well as post completion for the operation of the new club, commercial facilities, seniors living and aged care.

Current: <15 employees

During construction: at peak circa 300 employees

Post construction-100+

- New Club staff
- New function space staff
- Retirement village operations staff
- Aged care staff, nurses etc
- New public park management staff
- New retail premises with staff

Hyecorp | Project: Roseville RSL

Address:

64-66 Pacific Highway, Roseville

Details:

D0134/18 lodged with Ku-ring-gai Council for a new RSL Club and apartments.

Strategic Merit

The proposed development provides housing near transport and assists in the development of a '30-minute city', as outlined in the Sydney Metropolitan Strategy and North District Plan.

Infrastructure

The site is already serviced by existing infrastructure.

Readiness

The project is ready to commence construction as soon as development consent is issued.

The DA has been with council since April 2018 (approximately 2 years). Recently the Sydney North Planning Panel meeting in March deferred consideration of the project, requesting additional information after the Ku-ring-gai Local Planning Panel assessment report recommended refusal.

Economic / Housing Value

Provides housing and employment opportunities, both during and post-construction. CIV is approximately \$25m. Current, less than 10 people are employed at the club. During construction: 100 at peak. Post construction: 15+ employees.

KWC Capital Partners | Project: The Landmark Shopping Village Hoxton Park

Details: Existing outdoor retail neighbourhood centre with a supermarket and 20 specialty shops. Proponents has submitted a DA for a proposed child-care centre.

Address: The Landmark Shopping Village Hoxton Park

Strategic Merit

Provides childcare in a high demand area.

Readiness

Can proceed immediately.

All infrastructure already provided.

Liverpool Council has issued consent for DA of change of use (childcare centre) but has issued a deferred commencement DA for the child care centre subject to 17 car spaces being allocated plus registering them on the title via S88B instrument for the exclusive use of the childcare centre. The result of this, is, at present, the childcare cannot go ahead in this location. The Centre has existing shared carparking of 250 spots for all tenants.

DA ticks all the boxes in consent but conditions prevent the childcare centre from going ahead.

Meriton | Project: Little Bay Cove

Address

1408 Anzac Pde, Little Bay

Strategic Merit

Opportunity to undertake a combined development of the Meriton and government sites to the north which together span 67ha, providing a situation that is to the State Government and local Council's benefit. Meriton, as a single landowner with a strong financial position, can guarantee delivery of its planned project and its associated benefits in any market conditions. Meriton is ready and willing to start as soon as possible.

Meriton's individual Planning Proposal is the catalyst for this broader initiative and has a complete package of information demonstrating strategic merit. It has been lodged, assessed and is at the Gateway stage.

Readiness

Development of the Meriton land will be delivered over many years but Meriton is ready to get started now.

The key infrastructure constraint in the precinct is public transport. However, the recent opening of the Light rail has opened up the opportunity for new bus transport. This would be an impetus for the development of the new Metro connection. The early stages of the development could be comfortably serviced with busses.

Meriton's traffic assessment has been further revised in line with TfNSW requirements demonstrating that the project can be accommodated.

Economic Housing Value

- The generation of an overall economic value to the government of at least \$750 million, including all taxes, charges and contributions
- The capacity to generate up to 7800 jobs from planners and builders, future businesses on the site, building managers and maintenance jobs
- Being located within 30 minutes of more than 900,000 jobs

PAYCE | Project: Melrose Park

Strategic Merit

The Project has Gateway approval and endorsement from Council as well as all major state agencies including Department of Planning, Transport for NSW and Department of Education.

Infrastructure

The site is served by all necessary infrastructure.

Readiness

Melrose Park is already part rezoned with the first three stages already under construction.

Economic Housing Value

\$6 billion project. 6,000 new homes, town centre and 1,500 commercial jobs. 10,000+ construction jobs.

Walker Corporation | Project: Greater Macarthur Growth Area

Address: Appin, North Appin, Gilead and Menangle Park

Details:

The Greater Macarthur Growth area is a greenfield release area located in south-western Sydney and will deliver 40,000 jobs and 58,000 new homes over the next 20 years.

Strategic Merit

The Growth area recognizes and contributes to the critical role of the Campbelltown-Macarthur metropolitan cluster and will play an important role in providing jobs and services for the broader South Western Sydney area. It will provide greater certainty about how we work strategically to balance new jobs, housing and public spaces with important environmental protections.

The Greater Macarthur was declared a Growth Area by the Minister for Planning and Public Spaces on 6 December 2019. The Greater Macarthur Growth Area is supported by a Structure Plan, Greater Macarthur 2040: interim land use infrastructure implementation plan. With an ongoing housing affordability crisis, the NSW Premier has made it clear that housing supply is a key objective of the NSW Government and the Greater Macarthur land release area have the potential to bring on needed land for housing and employment.

Readiness

Greater Macarthur was identified as a potential growth area in 1968 by the *Three Cities Structure Plan*. In recent times, planning for Greater Macarthur has been underway since 2013 (7 years).

After November 2020 –

Planning for the Appin precinct is to continue by DPIE in order to deliver a detailed structure plan and planning controls (stage 2 amendment to SEPP *Sydney Region Growth Centres 2006*).

Economic / Housing Value

Development of the Appin Precinct alone within the Growth Area includes private investment of \$16 billion. The additional households would generate \$2.4 billion a year within the Macarthur region on education, healthcare, food, clothing, transport and utilities (does not include expenditure on housing). The area would generate 40,000 new jobs and 58,000 new homes.

Category B Projects - (Project that can start within 6- 12 months)

Avenor | Project: East Walker Street, North Sydney

Details: East Walker Street is a significant residential development in North Sydney. A Planning Proposal has been lodged in March 2019 for development of 200-300 apartments.

Address

173-179 Walker Street and 11-17 Hampden St, North Sydney

Strategic Merit

- The Precinct is located within 200 metres of Victoria Cross Metro Station and is adjacent to the North Sydney CBD
- The R4 High Density Precinct was previously identified as an opportunity site by North Sydney Council and has been determined to have Strategic Merit for redevelopment by the Sydney North Planning Panel
- The subject site is located in North Sydney which is a major employment hub within the North District Plan by the Greater Sydney Commission.
- The Precinct is well serviced by public transport and is located within walking distance (200 metres) of the future Victoria Cross Metro Station. There are many amenities and shops within 400 metres of the site, including schools, open spaces, libraries and many shopping. The site is in close proximity to Warringah Freeway and Pacific Highway.

Readiness

After refusals of the PP from the North Sydney Local Planning Panel, Avenor have submitted a rezoning review request to the Department of Planning, Industry and Environment. Proposal was reviewed by the North Sydney Planning Panel in February 2020.

A decision is pending. The proposal must then go to the DPIE for approval via the gateway process, enabling a DA to be submitted for assessment in 2020.

Economic / Housing Value

200-300 apartments.

Bilbergia | **Project:** Camellia Town Centre East

Address

Grand Avenue Camellia

Strategic Merit

- Served by Parramatta Light Rail Stage 1
- Development supported in Parramatta City Local Strategic Planning Statement 2020 and Local Housing Strategy 2020
- Draft Camellia Town Centre Master Plan proposed and exhibited by DPIE in 2018
- Development supported in the Greater Sydney Regional Plan
- Additional road and bridge infrastructure proposed under VPA
Served by Parramatta Light Rail Stage 1

Readiness

Land acquired, amalgamated and cleared (buildings demolished)
Planning Proposals submitted to Parramatta Council 2019
PP updated 2019

Economic Housing Value

Up to 6,000 dwellings
Up to 200,000m² of Commercial, Retail and employment floor space
In excess of \$1b mixed use precinct

Bilbergia | Project: Leeds Street Foreshore, Rhodes

Strategic Merit

- Activation of the (currently industrial) foreshore in a prime waterfront location.
- Construction of a new ferry wharf will increase public transport connections.
- Strategically located within 750m of Rhodes train station.
- Landscaping and embellishment of the (currently industrial) foreshore
- Pedestrian connectivity
- Access to a new ferry wharf at Rhodes
- Increased public transport connections
- 1,400m² of foreshore retail and Section 7.11 contributions.

Infrastructure

Rhodes Train Station within 750m.

Will deliver access to a new ferry wharf and circa 18,000m² of open space.

Readiness

Part of the Leeds Street Character Area under the Rhodes Revised Draft Precinct Plan. Combined Planning Proposal and State Significant Development application lodged.

The development is ready as soon as rezoning is achieved, whether via the State-led Precinct Planning process or, alternatively, via the Planning Proposal and SSD application that has already been lodged with State Government in January 2019.

Economic Housing Value

133,460m² of GFA over 2 residential towers

1400m² of Retail

Bilbergia | Project: Rhodes Planned Precinct

Details: \$5 Billion project

Strategic Merit

- Rhodes recognised as a strategic centre in the District Plan.
- Nominated by Council as a priority precinct in 2015.
- Identified by the NSW Government as a Planned Precinct in 2017.
- Draft Rhodes East Precinct Plan released in 2017.
- Revised Rhodes Precinct Plan released in 2018, following extensive stakeholder and agency consultation.
- Urban infill development.
- Existing public transport including Rhodes Train Station and bus services.
- Will deliver upgrades to Rhodes Train Station, land for a new primary school, open space, contributions towards road upgrades and contributions towards affordable housing.

Readiness

- Precinct Plan significantly advanced, following extensive consultation over 2.5 years since release of the Draft Rhodes East Precinct Plan in 2017.
- Station Gateway West Character Area already under development with ability for immediate scale up if Precinct Plan is expedited and gazetted.
- Master planning for additional dwellings at Station Gateway West underway.
- Precinct to be rezoned via an amending SEPP once the Precinct Plan is finalised.

Economic Housing Value

Under the Revised Precinct Plan, 3,600 dwellings are to be provided within Rhodes East.

Bilbergia | Project: Oulton Avenue, Rhodes

Address

Oulton Avenue, Rhodes

Strategic Merit

- Rhodes recognised as a strategic centre in the District Plan.
- Close proximity to the Rhodes Planned Precinct.

Infrastructure

Rhodes Train Station within 600m.

Readiness

DA documentation ready to be lodged. PP Lodged with Canada Bay in 2017

Economic Housing Value

- Up to 150 Affordable Housing Apartments (with opportunity for further density)
- Construction value circa \$56M

Bradcorp | Project: North Wilton

Address: North Wilton

Strategic Merit

The development of North Wilton delivers housing in accordance with the State Government's strategic planning documents.

Wollondilly Shire Council and DPIE both support the development.

Infrastructure

Special Infrastructure Contribution resolved, with appropriate consideration to equity and affordability (DPIE and Treasury). Finalising of sewer servicing and potable water strategy and implementation in line with development (Sydney Water)

Acceleration of Hume Motorway off and on ramps, replacement over bridge and sub-arterial roads. (TfNSW)

Wollondilly Shire Council DA approval process (sub-arterial road) (Wollondilly Shire Council). Finalisation of Bushfire Evacuation Plan for Wilton (DPIE and Rural Fire Service)

Cumberland Plain Conservation Plan and DCP finalisation with consideration to consistency with development and conservation rezoning outcomes. (DPIE)

Readiness

Lot delivery commencing 2022. The Proponent has lodged a development application for the first North Wilton residential subdivision and key amenity infrastructure with Wollondilly Shire Council. This has been publicly exhibited. Wollondilly Council are now reviewing the submissions. There are various components of the proposal which need government action and better agency coordination to finalise (see list above, under 'Infrastructure'). If the resolution of these issues could be fast tracked, the site could be 'shovel ready' sooner.

Economic Housing Value

Approximately 5,600 residential lots. Temporary jobs during construction and approximately 1,400 permanent jobs expected to be created through a lakeside activity hub and increased local jobs created through increase in population.

Cameron Brae/Governor's Hill | Project: Wilton

Address: Town Centre Precinct Rezoning, Wilton

Strategic Merit

Wollondilly Council is supportive of finalising the rezoning as soon as possible.

Readiness

There is no planning, policy or engineering / environmental technical obstruction to the rezoning of the land.

Stage 1 could commence in 12 months following finalisation of rezoning.

The rezoning package now needs to be exhibited and finalised (exhibition imminent).

Economic Housing Value

1,600 dwellings. Stage 1 is 200 lots / dwellings. Stage tender construction value estimate of \$45,000,000. Assume Benchmark construction multiplier of 2:1 it amounts to an economic stimulus of \$90 million.

Cameron Brae/Macarthur Developments | Project: Lowes Creek Maryland

Address: Lowes Creek Maryland Precinct Rezoning, Bringelly.

Strategic Merit

Camden Council is supportive of the finalising this rezoning as soon as possible.

Readiness

There is no planning, policy or engineering / environmental technical obstruction to the rezoning of the land.

The rezoning package merely needs to be finalised (exhibition concluded 9 November 2018).

Stage 1 could commence in 12 months following finalisation of rezoning.

Economic Housing Value

7,000 dwellings. Stage 1 is 500 lots/dwellings in two fronts. Tender construction value estimate \$55,000,000.

Assuming benchmark construction multiplier of 2:1 it amounts to an economic stimulus of \$110 million.

Capital Corporation | Project: Lexington

Details:

Flexible commercial building (22,000 square metres)

Address

Norwest Business Park

Strategic Merit

Commercial building – DA for amendment to the existing carparking – but otherwise consistent with existing Masterplan.

No additional infrastructure required

Readiness

Currently preparing to lodge Development Application for the building and Planning Proposal for an adjustment to the car parking requirements

If Capital Corporation were able to achieve planning approval within an accelerated timeframe, the project could commence within 6-12 months

Economic / Housing Value

\$110 million

Capital Corporation | Project: Wahroonga Estate (Stage 1)

Details:

Residential apartment building 143 apartments
Preparing to lodge DA

Address

158A Fox Valley Rd, Wahroonga

Strategic Merit

Precinct was approved through an old Part 3A approval. The current status is that the project is awaiting a 75W amendment.

Infrastructure

Roundabout infrastructure approval has been deferred due to CV19 by the local traffic committee.

Readiness

Preparing to lodge DA – Stage 1 – but awaiting S.75W approval

The S.75W amendment has now been with DPIE for 12 months. On-site meetings have been held with the IPC.

Economic / Housing Value

143 apartments
\$70 million

Capitel Group | Project: Double Bay

Details: Development Application for 100-150 Apartment

Address: Double Bay Village

Strategic Merit

Site is located within the Double Bay Village Precinct.

Infrastructure

Changes are needed to support including provision of 1-hour free parking, and the waiving of outdoor dining fees for the next 12 months to ensure the village remains vibrant.

Readiness

Planning Proposal to be lodged with DPIE to change planning controls.

Economic Housing Value

100-150 apartments

Ceeorse | Project: 1-13 Parramatta Road, Annandale

Details: Currently vacant land. 42 apartments and 2 commercial tenancies

Address

1-13 Parramatta Road, Annandale

Strategic Merit

The site would employ approximately 30 people during early works with peak capacity anticipated to exceed 90 during construction.

Readiness

Construction could commence 3 months post development consent to allow for CC documentation to be prepared. VPA offer currently with Inner West Council.

Economic Housing Value

The forecast value of the construction contract is \$24 million.

42 apartments and 2 commercial tenants.

Crown Group | Project: Strathfield South Site

Details: Site is currently zoned General Industrial and proposed to be rezoned to residential / mixed use.

Strategic Merit

Site is located in the Water Street Employment Land Precinct.

Infrastructure

Readiness

Site needs to be rezoned.

Greater Sydney Commission has issued prohibition on rezoning industrial land. Council cannot progress the rezoning.

Deicorp Pty Ltd | Project: Five Ways, Crows Nest

Site Address:

Corner of Alexander / Falcon and Pacific Highway, Crows Nest

Details:

Mixed use Project consisting of 311 units, 1500m² retail, 6500m² commercial, "dedicated standalone" 2000m² community library, 800m² community roof top (open space)

Strategic Merit:

The site and proposed design meet all the objectives of the St Leonard's / Crows Nest 2036 Draft Plan and is recognised as a "strategic site. It has been recognised by the Government architect as having unique strategic merit (refer to draft 2036 plan and associated Govt Architects report).

The site supports the Crows Nest Metro station which is approximately 200m away.

Readiness:

Planning Proposal prepared and ready to lodge in line with the draft 2036 plan. If the draft 2036 plan is made as a SEPP rather than issued as a strategy, 2-3 years would be saved in planning assessment time, meaning jobs on the ground within a year to 18 months (mid 2021).

Deicorp Pty Ltd have funding allocated for the project and do not have to rely on presales.

Economic / Housing Value:

\$140 million of activity in production induced effects.

\$103 million in consumption induced effects.

Total economic activity generated by the construction of the development of around \$354 million.

Directly generate 534 job years.

A total of around 2,146 job years, directly and indirectly.

Around \$1.3 million of additional retail expenditure from construction workers on-site during the period of construction. The majority of this would be captured by local retailers.

Greenfields Development Company | Project: Pondicherry – Oran Park

Details: Including separate Planning Proposal for 41 part-Precinct

Address: Pondicherry Priority Precinct, Oran Park

Strategic Merit

This Planning Proposal (release area rezoning) is required to facilitate the next substantial stage of Oran Park Town.

Infrastructure

Trunk hydraulic services are currently available or able to be augmented to permit development. Major intersections with The Northern Road are either constructed or underway. All servicing costs would be met by GDC. Local Reticulation would be required at subdivision stage to facilitate development and would be done as part of the normal development process.

Readiness

Time to market is expected to 2021, provided the rezoning proceeds in a timely manner.

The Planning Proposal has been delayed through Machinery of Government changes post-election and contradictory agency requirements.

Economic Housing Value

Current estimates are a dwelling yield of 2,700 square metres. The rezoning is critical for local land supply and will be a big employer during construction stages.

Daiwa House | Project: 41 McLaren St, North Sydney

Details:

The proponent is currently 41 McLaren St Unit Trust. The project is in an advanced stage of agreement with Dawia House to develop the project upon approval.

Mixed use 45 storey tower adjacent the north entrance of the Victoria Cross Metro Station.

Address

41 McLaren St, North Sydney

Strategic Merit

Contributes to the Government's '30-Minute-City' objective

Reinforces the Government's investment in infrastructure by being close to Sydney Metro – only 50m away from the Victoria Cross Rail Station.

Contributes to the Government's 'Green Grid' concept for greening the city by 40% of the site being green roofs and terraces.

Readiness

Approval for the Project is on the 'downhill run' and by dedicating state government resources to the finalization of the approval, construction could be brought forward as soon as possible to assist with the state's economic recovery.

Once the public exhibition timing for the PP is known, the proponent will lodge a Development Application so that the DA and PP can be exhibited together to fast track the process and enable construction to commence later this year.

Economic / Housing Value

Provides employment office space of 7,970 square meters gross floor area that accommodate 400-500 jobs

194 apartments.

Provides 200-500 construction jobs over 2-3 years.

Dural Investment Holdings | Project: Derriwong Road, Old Northern Road, Dural

Address: 618-626 Old Northern Road and 21-27 Derriwong Road, Dural.

Details:

10.8 Ha of land being rezoned from RU6 to R2 Large Lot Residential. The proposal is for approximately 99 home sites varying in size from 800 square metres to 1000 square metres.

Strategic Merit

The site is an expansion of the existing rural village of Dural. The project offers a diversified home housing offer, not currently available in the area whilst providing significant public benefits.

Readiness

The project was approved by council in July 2019 and currently sits within the Department of Planning, Industry and Environment awaiting Gateway determination.

Economic / Housing Value

With civil works, infrastructure upgrades and housing construction the project cost is in the range of \$75,000,000 to \$95,000,000.

Grocon | Project: Build-To-Rent- Development of Telstra Exchange

Address

524-542 Pacific Highway, St Leonards

Strategic Merit

- Grocon is seeking to develop NSW's first purpose design and built Build-To-Rent project under its BTR platform, Home.
- Consistent with draft *St Leonards and Crows Nest 2036 Plan*.
- The proposal will provide greater housing choice and diversity in the St Leonards Strategic Centre
- The proposal is serviced by existing infrastructure. It is located close to key transport infrastructure – opposite St Leonards Train Station and 200m from future Crows Nest metro station.

Readiness

Planning proposal currently with Sydney North Planning Panel awaiting rezoning review.

The proposal has been delayed while waiting for the State Government to finalise the *St Leonards and Crows Nest 2036 plan*.

Economic Housing Value

- \$400 million capital investment value with 330 dwellings.
- 6,750 square metres of Grade A office floor space and 150 square metres of active retail frontage.
- 300+ direct jobs during construction.
- 6+ direct jobs during Build-To-Rent operation.
- 500+ jobs through additional Grade A office floor space.

GrowthBuilt / Beverly Hills Owners Assoc | Project: Beverly Hills Town Centre

Address

Beverly Hills, Georges River Local Government Area

Strategic Merit

- Consolidation of 6 city blocks into 46 sites (19 Mixed Use B4, 27 R3 Medium Density)
- Access to heavy rail and a four line station
- Located on the rail link between Sydney CBD and the future Western Sydney Airport
- 1km south of the soon to be duplicated M5
- Well serviced by parks, aquatic centre and other sporting facilities

Infrastructure

The proposal is serviced by existing infrastructure.

Readiness

- The proponent is currently preparing their own planning proposal as Georges River Council is likely to be at least 3 years away from preparing their comprehensive LEP.
- They have acquired quotes from 3 leading urban planning consultancies to undertake the work.

Economic Housing Value

- 2,640 apartments and 28,890 square metres of commercial gross floor area (75% of yield capacity – could deliver more)
- There are a large number of construction jobs and longer term employment opportunities associated with the development of the site.
- The re-invigoration of the centre will attract more shoppers and businesses to the area.

GrowthBuilt | Project: Cyprus Community Club

Details: Cyprus Community Club, Planning Proposal. 150 units, new club facilities and commercial shops

Address

58-76 Stanmore Road

Readiness

The applicant is currently resolving outstanding issues put forward by the Department of Planning. Acceptance by the Department of Planning for the Planning Proposal to be amended to allow for the repositioning of building envelopes outside the ANEF 25-30 zone

Economic Housing Value

Gross Realisation of approximately \$200 million. 1500 square meter community centre and 150 units.

John Boyd Properties | Project: Cook Cove

Details

A revised 2020 Cook Cove Planning Proposal. 18 Hectare freehold site, to be redeveloped for residential, commercial, retail, logistics, warehousing and public open space.

Strategic Merit

Located 9 km from Sydney CBD within close proximity of 3 heavy rail stations.

The PP is compliant with all major government planning documents.

Cook Cove has been identified as a key redevelopment opportunity for over 20 years. A preceding Cook Cove scheme was recognized as being 'of site and strategic merit' by Council's own independent planning panel. The amended 2020 Planning Proposal scheme addresses all known project constraints that have previously delayed Council's referral for a Gateway Determination.

The Site is well serviced with access to 3 heavy rail stations.

Readiness

Construction capacity and development finance is committed subject to rezoning. Planning Proposal needs to be expedited by Bayside Council planners to ensure project can commence as soon as possible.

Economic / Housing Value

- 2,833 new dwellings
- 128,000 square metres of commercial, retail and short stay accommodation
- 92,000 square metres of logistics and warehousing.
- Construction cost of \$3.322 billion.
- 6,510 full time construction jobs
- 10,416 supplier related jobs over 10 years.
- Future office, service, retail and hospitality jobs are anticipated to be 3,000 jobs.
- 85 hectares of public open space.
- Provision of key worker housing.

KWC | Project: Western Sydney Town Centre

Address

1400-1480 Elizabeth Drive Kemps Creek

Strategic Merit

The site has been earmarked for urban uses in the Sydney Growth Centres SEPP 2006, since before the Western Sydney Aerotropolis and Western Sydney Employment Land SEPP were identified.

All road, power and water infrastructure to the site already exists.

Readiness

The rezoning of the site is with Liverpool City Council and they have indicated that it will be part of the comprehensive LEP review.

Tenants including ALDI, BP, McDonalds, Oporto, Gusman Y Gomez and childcare have indicated their interest in setting up in the location once it is completed.

Awaiting Liverpool Council to rezone site

Economic Value

\$250 million.

Project will create 105,000 square metres of industrial and retail uses.

The project is anticipated to generate 2,000-2,500 onsite jobs and approximately 3,400 jobs during construction.

Holdmark | Project: Burwood Place

Details:

Planning Proposal for a residential / hotel / commercial / town centre.

1,110 apartments, 48,467 m² non-residential gross floor area and new public plaza/ urban park

Address:

Burwood

Strategic Merit

No issues raised in Gateway approval

Readiness

Work can commence immediately on DA approval.

Economic Value

- 1,100 apartments,
- 825 direct jobs, 2475 indirect jobs
- 1376 construction jobs and 334 indirect construction jobs

Holdmark | Project: Church St, Parramatta

Details:

Development Application for 5 star hotel, function rooms, retail, 5 Green Star Commercial Tower.

Address: 197 Church St, Parramatta

Strategic Merit

No additional infrastructure required – this is a core CBD project.

Readiness

MOU signed with major international hotel group to operate 5-star hotel and negotiations underway with major commercial tenants underway for occupation by March 2023. Work can commence immediately

Major landmark tower rejected due to future **potential** shadowing impact of Parramatta Square, despite a two-year international design competition.

A revised scheme complying with the conditions of the Gateway Determination has now been submitted to City of Parramatta Council.

Economic Value

- Estimated no jobs: 366 direct and 1010 indirect.
- Construction jobs: 789 direct and 198 indirect.
- \$1 billion +

Holdmark | Project: Sheperds Bay Stage A

Address: 12 Nancarrow Avenue, Ryde

Strategic Merit

This is the final stage of a substantial redevelopment which has been in progress for 20 years. 2,300 apartments completed so far.

Details

Shepherds Bay is an urban renewal precinct along the Parramatta River, within the Ryde LGA. The precinct is a former industrial estate, currently being converted into a mixed-use precinct with medium to high density residential developments being the predominant land use. Total 442 apartments.

This project is part of the Precinct renewal Concept Approval area – MP09-216.

Readiness

Deemed refusal of Stage A (last remaining stage of Shepherds Bay) due to time delays

Have proceeded to a Land & Environment Court appeal (on a fully compliant and reduced scheme).

Proceedings have commenced in L&E Court.

Currently Holdmark is responding to Council's Statement of Facts & Contentions.

This project has been frustrated by Ryde Council and local politics.

Ready to commence 1 week after DA approval.

Economic / Housing Value

\$160 million

Holdmark | Project: Talavera Road, Macquarie Park

Details

Planning proposal- Residential / Commercial / Open Space

Address: Talavera Road, Macquarie Road

Infrastructure

No additional infrastructure required. located next to major transport infrastructure (roads/trains/buses)

Complied with all the plans and has strategic merit.

Readiness

1 month from DA approval.

Economic / Housing Value

- \$1.5 billion
- Estimated no. of jobs: 715 direct and 2,157 indirect
- Construction jobs 1,230 direct and 304 indirect.

Legacy Property | Project: Orchard Hills North Planning Proposal

Details: Rezoning to allow 1,800 - 2,000 dwelling dwellings

Strategic Merit

This project represents an obvious rezoning opportunity for new housing supply in Penrith.

It is a contained area surrounded by existing residential on 3 sides and the M4 Motorway. The rezoning is sponsored by Penrith Council under an Accelerated Housing Delivery Program.

Infrastructure

Utility services are already at the edge of the site.

Readiness

Gateway Determination was issued on February 2019 with a 24 month rezoning timeframe - this is unlikely to be achieved based on current progress.

Delivery could be accelerated immediately on rezoning. With sensible commitment and focus, the rezoning could be gazetted by early 2021 with construction underway mid 2021.

RMS road corridor planning (this has caused a 12 month delay) and a lack of resolution with regards to state infrastructure contributions with DPIE.

Economic Housing Value

1,800-2,000 dwellings.

Mirvac | Project: Coonara Avenue, West Pennant Hills

Address: 55 Coonara Avenue, West Pennant Hills

Strategic Merit

- Growth corridor.
- Gateway approval.
- Council officer support.
- Diversity of Housing
- Within walking distance of Cherrybrook Metro station

Readiness

- Works on site could commence immediately following vacant possession in October 2020
- DA's could then be lodged with Hills Shire Council
- Rezoning plan required to be made by DPIE
- Demolition could commence towards the end of this year with new construction thereafter

Economic / Housing Value

Circa \$600m of end value.

600 new homes and apartments over approximately 5 years of construction work

Mirvac | Project: Aspect Industrial Estate, Kemps Creek

Strategic Merit

- AIE is a 56ha proposed industrial estate located within the Mamre Road Precinct in the Western Sydney Employment Area which has been brought forward to create early employment opportunities.
- The AIE is consistent with the proposer Mamre Road Structure Plan
- Extensive engagement with DPIE, TfNSW, Sydney Water and EE has occurred to date to progress the Mamre Rd Structure.

Infrastructure

AIE is located 2km south of the Erskine Park industrial area. In a precinct is also benefiting from a substantial level of infrastructure investment including upgrades to Mamre Road, M12 Motorway and potential intermodal.

Consultation to date with authorities confirms the AIE can be serviced with interim servicing solutions and connection with permeant solutions can made when available

Readiness

- State Significant Development Application documentation has been prepared and can be lodged when agreement to proceed is received from DPIE.

Economic Value

- 1,000 permanent jobs on completion
- 625 jobs in construction

Vision Land | Project: Clearview Proposal

Details: Residential development at Picton. 664,740 and 760 Thirlmere Way and 25 Star Street Picton

Address

664,740 and 760 Thirlmere Way and 25 Star Street Picton

Strategic Merit

The Picton Structure Plan identifies the potential for Picton to grow as a precinct.

The site will help support the Picton township by providing new dwellings and potentially additional services that help consolidate growth in Picton. The Clearview site was previously subject to a planning proposal in 2011 for a residential subdivision of up to 350 lots that was previously endorsed by Wollondilly Shire Council and gained a positive Gateway Determination.

Infrastructure

Sydney Water have indicated they can service the site. Picton Town Centre, located approximately 1.5km has a number of services.

Readiness

Although the Structure plan does not provide a definition direction for growth, it does provide a guideline for future development and where it may best be suited. More strategic planning and a rezoning are needed.

Prior to the finalisation of the site rezoning, a late objection by Glencore due to an undermining lease existing on the site prevented the rezoning from occurring. While the mining operations in this precinct were announced in July 2016 to cease operating in 2018, a Rezoning Review in 2016 was not supported due to the unresolved mining issues and additional technical issues on the site (i.e water supply). **The mining issue has now been resolved.**

Walker Corporation | Project: Macquariedale Road (South Appin)

Details: The Macquariedale Road project is a Planning Proposal to amend the provisions of the *Wollondilly LEP 2011* to allow residential lots with a minimum lot size of 450 square metres, protection of 50ha of vegetation through the application of an *E2 Environmental Conservation Zone*, and the inclusion of an extended *SP2 Infrastructure Corridor* for a future Appin Bypass road extension.

The site stretches across approximately 63ha of land at Macquariedale Road and Appin Road, Appin. The site is an extension of the Appin Township.

Strategic Merit

Greater Macarthur 2040 (an interim plan for the Greater Macarthur Growth Area) identifies the Appin village for small scale expansion, the subject site urban capable land, land to the west of the site as vegetation corridor and an indicative alignment for an east-west road corridor connection. The PP facilitates development of urban capable land, conservation vegetation through the bio conservation application and does not interfere with the east-west road corridor.

Infrastructure

All relevant agencies expressed support for the rezoning. They did not identify a shortfall in the state or regional infrastructure.

Readiness

- Requires rezoning to be finalized before DA and development can occur.
- The project has been delayed due to council supporting, then withdrawing support, for the proposal for political purposes.
- Department of Planning has taken over the rezoning process however issues regarding 'bio certification' are unresolved by DPIE and are delaying the finalization of the PP.

Economic / Housing Value

The project will generate significant work opportunities for local contractors and generate jobs and investment in the region.

Walker has committed to local employment through the establishment of a quota system for all construction contracts.

This will deliver a direct economic benefit to Wollondilly residents and businesses.

It will increase employment opportunities as local businesses expand in response to population growth.

Waterbrook Bayview Pty Ltd | Project: Waterbrook Bayview Retirement Living Resort

Address: 52 Cabbage Tree Road, Bayview NSW 2104

Details:

- Seniors Housing proposal for 85 serviced self-care dwellings and ancillary facilities with a maximum height of three storeys (8.5m)
- Reconfiguration of the golf course to maintain 18 holes capacity and enhance biodiversity values.

Strategic Merit

The proposal will provide much needed supply of seniors housing for independent living within the Northern Beaches area, demand for which has been well documented. The North District Plan released in 2018 highlights a strong need for housing which enables older people to continue living in their communities as this area is ageing rapidly.

The proposal is also consistent all the relevant provisions of the Seniors Housing SEPP, including the location and access requirements of the Seniors Housing SEPP and meets the site compatibility criteria.

Readiness

An application for a Site Compatibility Certificate (SCC) under the Seniors Housing SEPP is currently under assessment by DPIE (lodged August 2019). It is understood that an assessment report is awaiting executive sign-off before being considered and determined by the District Planning Panel. Following this a Development Application will be lodged with Northern Beaches Council.

The SCC application was lodged with DPIE in August 2019, and is yet to be determined.

Economic / Housing Value

Total project costs: \$150M. The construction of the development will support in excess of 250 direct employment opportunities plus over 1,000 supply chain support jobs. Once operational, the development will provide 24 in-house full-time local employment opportunities and well over 200 ancillary support opportunities.

Winten | Project: Frenchs Forest Precinct

Details

200 dwellings and associated retail.

Address

Frenchs Forest, Sydney

Strategic Merit

- Frenchs Forest is home to the new, state-of-the-art Northern Beaches Hospital (and associated road upgrades) at the cost of \$1 billion.
- The Structure Plan was a response to this huge investment as an opportunity to revitalize Frenchs Forest and create a new town centre for the community.
- The Northern Beaches Hospital and surrounds have been identified as a Strategic Centre and health and Education Precinct in the Sydney Metropolitan Strategy and Northern District Plan.

Readiness

- Winten has purchased or secured options over 9 properties and has prepared a draft design ready for DA lodgement following finalization of the Structure Plan.
- If the Plan was finalized and the LEP amended, Winten could be on site commencing construction in 9-10 months.
- The strategic planning process for the precinct has taken over 7 years and is ongoing.

Economic / Housing Value

200 dwellings plus retail.

Category C Projects - (Project that can start within 12-24 months)

Bilbergia | Project: Chandos St, St Leonards

Address

2-12 Chandos St, St Leonards

Strategic Merit

- Project is consistent with the Draft 2036 Plan for St Leonards and Crows Nest
- Sydney Metro station opening in Crows Nest in 2024
- Creation of a new 3,300m² consolidated public open space at the St Leonards Town Centre and Train Station
- Children's playground and multi-use urban play items
- Activated street edges with retail, café and restaurant tenancies.
- Market space for regular local market events.
- Amphitheatre space for community events and performances.
- Large civic digital screen for night time cinema/sport events, community announcements and train timetable.
- End of trip facilities
- Provision for future connections over the railway (West) and into the Alto site (North)
- Retention of existing employment lands.
- St Leonards Train Station within 50m
- Within St Leonards Town Centre
- Sydney Metro station opening in Crows Nest in 2024

Readiness

Planning Proposal to Willoughby Council and associated SSD application ready to lodge March 2020.

Draft PP lodged with Council 2018. Landowners submissions to Council since 2016.

Economic Housing Value

- 440 apartments
- 3500m² of Commercial

Bilbergia | Project: Church St, Lidcombe (Partnered with Land and Housing Corp)

Address

2-36 Church St, Lidcombe

Strategic Merit

Close proximity to Auburn & Lidcombe Town Centre Strategy

Infrastructure

Lidcombe train station within 350m.

Readiness

Planning Proposal lodged with Cumberland Council

DA approved for low density scheme with pre-sales started

Immediate opportunity to proceed with the development should Planning Proposal be expedited

Planning Proposal awaiting approval from Cumberland Council then DPIE Gateway approval then Exhibition.

Economic Housing Value

- 480 apartments - Includes 80 social housing apartments
- 60 place childcare
- 80 social housing apartments

Bilbergia | Project: HP site

Address

410 Concord Road, Rhodes

Strategic Merit

Opportunity to revitalise an under-utilised asset and increase employment lands. Rhodes recognised as a strategic centre in the District Plan.

Rhodes train station within 50m. Existing bus services.

Close Proximity to the Rhodes Planned Precinct.

Readiness

- Planning proposal ready to lodge with Canada Bay
- GSC and NSW Government prohibition on the development of industrial lands is holding back this opportunity.

Economic Housing Value

Circa 70,000m² Commercial GFA

Circa 200,000m² Residential GFA (circa 2000 apartments)

Bilbergia | Project: Wilton

Strategic Merit

- Located within the Wilton Growth Area under the Sydney Growth Areas SEPP
- Strategically located in close proximity to the Sydney Aerotropolis, Liverpool and Campbelltown urban areas.
- Site recognised by Council's Local Planning Panel as having both strategic and site-specific merit.

Readiness

Planning Proposal lodged with Wollondilly Council Sept 2018.
Awaiting approval of Planning Proposal

Economic Housing Value

255 lot subdivision
Est construction cost \$200M

Ceeorse | Project: 40-76 William Street, Leichhardt

Details: Adaptive re-use residential infill development comprising 161 apartments across three buildings of up to 4/5 levels.

Address

40-76 William Street, Leichhardt

Strategic Merit

The site would employ approximately 30 people during early works with peak capacity anticipated to exceed 90 during construction.

Infrastructure

Readiness

If assessed as a Development Application (instead of a Planning Proposal) it could commence within 12 months.

Economic Housing Value

161 apartments. Would employ up to 250 people during construction over 24 month construction period.

Crown Group | Project: Five Dock site

Address

1.4ha site bounded by (155-157) Parramatta Rd, William St, Spencer St in Five Dock

Strategic Merit

Site is consistent with the Parramatta Road Corridor Urban Transformation Strategy.

Approx 4,000 m² of Retail/Commercial

Approx 180 retail jobs

Proposed Five Dock Metro Station (located off Great North Rd) is in close proximity.

Readiness

Site needs to be rezoned. Current leases on the site are short term so re-development of the site can commence with a short notice period.

Canada Bay Council must implement the Parramatta Road Corridor Urban Transformation Strategy through their Local Strategic Planning Statement and Local Environmental Plan.

RMS (TfNSW) has not progressed the Parramatta Rd traffic study and this has halted the development of the Parramatta Rd Corridor.

Economic Housing Value

\$900M (approx. 750 Apartments; 4,000m² Retail/Commercial)

Construction jobs: 400

Fife Capital | Project: 55 Kirby Street, Rydalmere

Details: Seeks to rezone land from IN2 to R4 yielding approximately 600 dwellings through increasing FSR from 1:1 to 1.5:1 and increase the height of buildings from 12 metres to 31 metres, as well as add additional uses.

Address

55 Kirby Street, Rydalmere, Planning Proposal RZ/26/2016

Strategic Merit

The Planning Proposal was submitted after Council's 2016 Employment Lands Strategy identified the site as being suitable for an alternative land use and acknowledged that the site provides under-utilised, isolated industrial land that fails to respond to the neighbourhood character of the surrounding area.

Readiness

Awaiting rezoning review.

Conflicting determinations by LPP and Council and down-zoning of site – requires DPIE determination

Economic Housing Value

600 new dwellings

Fife Capital | Project: Mamre Precinct Rezoning - Aldington Road, Kemps Creek

Details: Fife Capital has an interest in 70ha of land with the Mamre Precinct adjacent to the Aerotropolis and the Western Sydney Employment Area (WSEA) and has been working with the Department of Planning for the last 12 months on the rezoning of the precinct from RU2 to IN1 industrial employment land.

Strategic Merit

- The Mamre Road Precinct designated as future employment land in 2014 when the NSW Government announced a proposal to expand the WSEA.
- In 2018, the Western Sydney Aerotropolis announcement included parts of the broader WSEA including the Mamre Road Precinct.
- Following the exhibition of the Stage the 1 LUIP, the Planning Partnership released a 'What we heard' report. This report acknowledged:
 - the need identified by industry for Mamre Road Precinct to be an initial precinct to address the pipeline supply shortfall of zoned and serviceable industrial land;
 - that rezoning of employment lands should be expedited; and
 - the Precinct should be retained within the Western Sydney Employment Area.
- The Government has now exhibited plans for the Mamre Road Precinct included the Mamre Road Precinct Structure Plan, a Discussion Paper which explains the intended effects of the proposed rezoning and Proposed SEPP maps.
- The exhibition confirms the WSEA SEPP as the primary environmental planning instrument (EPI) governing land use and development on the site.

Readiness

Land needs to be rezoned before development can take place.

Economic Housing Value

- Based on employment density projections completed by the DPIE as part of the Broader WSEA Structure Planning process, the Mamre Road Precinct (at approximately 778 ha Gross Developable Area) is capable of providing approximately 15,500 – 20,000 full time operational jobs and 11,000 construction jobs. Approximately 45% of the Mamre Precinct is controlled by major institutional investors and managers with strong tenant interest and keen to progress construction works as quickly as possible.

Legacy Property | Project: Chatswood

Address

28-30 Archer Street, Chatswood

Strategic Merit

Consistent with the Chatswood CBD Strategy as adopted by Willoughby Council, however this Strategy has become uncertain due to issues raised by DPIE. The Strategy is part of Willoughby's approach to planning in response to the North District Plan.

Infrastructure

Already serviced – no significant infrastructure required.

Readiness

There is a broader issue of facilitating development in the mixed-use zones in line with Council's adopted strategy. Despite the narrative of empowering local councils, Willoughby Council has adopted a Strategy (following consultation) and then supported planning proposals only for DPIE to stop progress and require changes to Council's strategy. There have been 8 planning proposals endorsed by Council, only for DPIE to send them back.

Rezoning required

Economic Housing Value

Circa \$200M

Legacy Property | Project: Macquarie Park

Infrastructure

There are 2 metro stations operating within this precinct.

Readiness

Planning for the investigation area has seemingly fallen into a black hole with no clarity about timeframes or outcomes.

Investment is being held back by a lack of strategic planning direction.

DPIE need to take the lead on Macquarie Park to re-ignite this important precinct.

Mecone - FiveEx Services | Project: Alfred St and Alfred Street, Nth Sydney

Details: Planning Proposal for change of use of isolated B3 Commercial Core Block to mixed use precinct (B4 mixed use precinct with approximately 156 residential units and 10,127 square metres of modern commercial floor space for small businesses, creative uses and start-ups within the precinct).

Address

263-283 Alfred St and 4 Little Alfred Street, North Sydney.

Strategic Merit

Council officers, North Sydney Local Planning Panel and Sydney North Planning Panel have all acknowledged that the Planning Proposal has both strategic and site specific merit and should proceed to Gateway.

The site is serviced by all necessary infrastructure and is well serviced by public transport, being close to North Sydney station and Warringah Freeway.

Readiness

The proponent is hopeful that the new principal planning authority - the Sydney North Planning Panel - will permit the proposal to proceed to gateway.

Economic Housing Value

156 residential units, 10,127 square metres of commercial floor space.

Mecone (FivEx) | Project: Rockdale Transport Interchange Precinct

Details: Planning Proposal to amend the planning controls to bring these in line with the Rockdale Town Centre. Changes include increasing the maximum building height control and removing the maximum FSR control for the land.

The overall Planning Proposal will enable redevelopment of the precinct which includes a three storey podium with three residential towers above, land-mark built form at the Seven Ways intersection which will present a positive image of Rockdale Centre to passing motorists

Strategic Merit

The proposal will provide residents with easy-access to major employment hubs including Sydney CBD and Hurstville and contribute to the State Government's vision of a '30 minute city'. Increase housing supply and choice within walking distance of Rockdale station.

Readiness

Transport for NSW originally had concerns regarding the site but these have been resolved and Council is supportive of a Planning Proposal.

The proposal has been supported by Council to proceed to Gateway. The proposal requires the active support of DPIE to achieve Gateway and progress this Transport Oriented Development proposal.

Key restrictions on density in this location relate to the airport and building height requirements. National and State authorities should actively work together to provide additional flexibility.

Economic Housing Value

244 units. 4066 square metres retail space and 968 commercial space.

Holdmark | Project: Chester Square

Details:

Planning Proposal – New Town Centre with retail, commercial and residential development and a new town square.

New Town Square - new retail shopping centre, Jobs, the stimulus for the re invigoration of an ageing town centre, new public plaza and links to train station. activated Laneways, updated traffic infrastructure surrounding the site.

No additional infrastructure required

Address: Chester Square, Chester Hill

Readiness

This is an important re-generation opportunity for Western Sydney. The Planning Proposal is with Council – if the rezoning can be expedited, DAs will be immediately prepared and submitted.

Planning Proposal submitted and under review from Council.

Economic / Housing Value

- \$1 billion +
- 333 direct jobs and 997 indirect
- 1030 construction jobs and 997 indirect construction jobs.

Holdmark | Project: George St, Parramatta

Details:

Proposal for a 5-Star Commercial building as well as associated roads and setbacks.

Address:

197 Church St, Parramatta

Strategic Merit

Potential for a significant world-class town centre development.

Infrastructure

No additional infrastructure required. Located in core CBD area of Parramatta - near heavy rail trains and proposed light rail.

Readiness

Available to negotiate alternatives to acquisition – e.g. lease as a construction office and / or works depot.

This site is currently earmarked for acquisition by Sydney Metro.

If the metro needs the site, then Holdmark is ready and willing to work with them. Western Sydney Metro can use the site for what they need and return the site to Holdmark for development when complete.

If Metro do not really need the site, then this project can proceed. In the meantime, while Metro are considering their position – an application should be allowed for development.

Holdmark | Project: Melrose Park

Details:

Structure Plan / Planning Proposal for approximately 328,000 square metres of gross floor area and 3,000 apartments.

Address: Melrose Park, West Ryde

Infrastructure

No additional infrastructure required. The project sits within existing master planned community. Complies with all the plans, including the existing masterplan approved for the site.

Readiness

- Structure plan completed and adopted by Council.
- Currently preparing a Planning Proposal for Holdmark land in the Southern Precinct.
- This is due for lodgment with the DPIE by mid-April 2020.
- Work can commence 1 month after DA approval.

Economic / Housing Value

- 3,000 apartments
- 576 direct jobs and 1,730 indirect jobs
- 4860 construction jobs and 1,214 indirect construction jobs

Mirvac Elizabeth | Project: Enterprise Precinct – West, Badgerys Creek

Strategic Merit

- 244 ha estate of which the 130ha EEP West precinct is located within Badgerys Creek Initial Precinct.
- 130 ha Employment estate capable of providing significant construction and operational jobs.
- The EEP is consistent with the vision Western Sydney Aerotropolis Planning Package.
- The EEP provides an important opportunity for Mirvac to deliver the first stages in advance of Western Sydney Airport commencing operations and deliver 'on the ground' employment outcomes'.
- Extensive consultation occurred to date with the Planning Partnership, Penrith City Council, Endeavour Energy, Sydney Water, Western Sydney Airport and others.

Infrastructure

The EEP is located 800m from Western Sydney Airport, the proposed M12 Motorway and North South rail link, and has a direct frontage to Elizabeth Drive.

Consultation to date with authorities confirms the EEP can be serviced with interim servicing solutions and connection with permanent solutions can be made when available. Endeavour Energy has identified EEP as a potential location for electrical utilities to service the wider precinct.

South Creek has been identified as a key corridor for Sydney Water infrastructure.

Readiness

- A precinct plan was lodged in draft to the Planning Partnership and Penrith City Council in July 2019.
- A development application (DA) was lodged in November 2019 for importation clean fill for Stage 1 (54ha). The DA is under assessment. The works can commence upon receipt of development consent and satisfaction of development conditions.

Economic / Housing Value

- 6,000 permanent jobs on completion.
- 2,000 jobs in construction.

Platino Properties | Project: Lords Road, Leichhardt.

Details: Planning Proposal to rezone site from IN2 Light Industrial to R3 Medium Density Residential.

Address

67-73 Lords Road, Leichhardt.

Strategic Merit

The proposal is consistent with the Parramatta Road Corridor Urban Transformation Strategy and District Plan, which recommends that the site be rezoned for medium density residential uses with a maximum height of 30 metres and FSR of 2.4:1.

The Minister for Planning has also issued a Ministerial Direction stating that any planning proposals that apply to land within the Parramatta Road Corridor must give effect to the Parramatta Road Corridor Urban Transformation Strategy.

Infrastructure

The site is located close to the Inner West Rail line, making the site highly suitable for residential uses.

Readiness

Inner West Council and Planning Panels have not given effect to the 'Parramatta Road Corridor Urban Transformation Strategy'.

Rawson Communities | Project: Box Hill / Vineyard.

Strategic Merit

Awaiting confirmation of the Boundary Road SIC road delivery.

The elevated Oakville Water Reservoir is required - delivery of the elevated parts of Box Hill cannot proceed without the elevated reservoir. This is scheduled of 2026.

Menin Road (SIC - Road) needed for Vineyard. This would be a catalyst for the delivery of Vineyard Stage 1 precinct. Could be delivered with Boundary Road above. Vineyard delivery compromised by restricted electricity supply due to delayed delivery of the Vineyard Zoned Substation, South Windsor S/Z feeder.

Readiness

The delivery of the Box Hill precinct and the Vineyard Precinct is compromised by the in-action on the Boundary Road SIC road delivery.

This project further needs the delivery of the Oakville Elevated Reservoir and Menin Road and substations.

Rawson Communities | Project: Marsden Park

Address: Glengarrie Road and South Street, Marsden Park

Strategic Merit

The Marsden Park Precinct would benefit significantly from the delivery of this road including the medium density and high density component of the precinct.

Infrastructure

Uncertainty regarding the extension of the NorthWest Metro from Cudgegong Station to St Marys.

Readiness

Getting a commitment to this piece of infrastructure would help to gain traction for the delivery of the higher density components of the Marsden Park precinct and help kick start the delivery of the town centre for Marsden Park.

The project is currently stalled as the site is not yet part of the SIC allocation.

Top Spring | Project: Canberra Avenue & Holdsworth St, St Leonards South

Address: 21-41 Canberra Avenue and 18-30 Holdsworth St, St Leonards South

Strategic Merit

St Leonards South Masterplan Precinct is located within 700 metres walking distance from St Leonards Station, 450 metres from St Leonards Town Centre and 1km from future Crows Nest Metro station.

This precinct has been supported for rezoning uplift in every draft and published Local and State government strategic document for the past five years, to assist in meeting local housing targets and to provide housing diversity within walkable distance to strategic centres and infrastructure.

St Leonards is identified as a key health and education precinct, and is anticipated to have substantial employment growth following the opening of the Crows Nest Metro Station.

Readiness

After obtaining support from local and state authorities to rezone St Leonards South to a transit-oriented residential precinct, the PP was reviewed by IPC and refused.

The PP is now awaiting further consideration from Lane Cove Council and there is no clear planning path forward. We recommend that the NSW Government fast tracks the approval of the entire St Leonards South Masterplan Precinct, or fast track the approval of Top Spring's site and use this site as a catalyst to unlock the remainder of the precinct.

Awaiting finalisation of rezoning from Lane Cove Council.

Top Spring has undertaken extensive design development and site investigation and should the rezoning and development applications be approved, Top Spring is ready for an almost immediate start on construction and delivery of the project.

Economic Housing Value

500 apartments (Top Spring Site)

2400 apartments (St Leonards South Precinct)

Trifalga | Project: 23, 25 and 27 Harold Street, North Parramatta

Address: 23, 25 and 27 Harold Street, North Parramatta

Strategic Merit

The site is within the Parramatta CBD Planning Proposal area

Infrastructure

Sufficient infrastructure exists to support the proposal.

Project Details

The original proposal adopted the controls of the relevant controls outlined in the Parramatta CBD Planning Proposal and was approved by Council, received Gateway and a site specific DCP prepared by Council.

The proponent held a design competition and a DA and VPA were submitted to council in June 2019 for approval.

Readiness

The proponent is ready to proceed with the site development but has been extensively delayed by politics without regard for planning merit.

The rezoning and development of the site has been delayed extensively by a range of conflicting decisions taken by Parramatta Council. Council staff recommended the project be approved.

TWT | Project: St Leonards

Address

The large, consolidated ownership block of land bounded by 59 Chandos Street to the north, to Oxley Street to the East and Atchison Street to the South

Strategic Merit

St Leonards has consistently been identified as a location for increased height and density.

The project is within 150m of St Leonards Station and is within walking distance of the new St Leonards Metro Station.

DPIE supported the Height and Density in the St Leonards – Crows Nest strategic planning documents.

However, since 2015, the plan for this area have been frozen

Readiness

The entire block is in consolidated ownership and commercial tenants are on short term leases.

The Proponent has lodged a development application for the first North Wilton residential subdivision and key amenity infrastructure with Wollondilly Shire Council. This has been publicly exhibited. Wollondilly Council are now reviewing the submissions. The project support from DPIE for higher FSR and Height before the announcement of the new metro station.

The various positions taken by the Department, Councils, planning panels and decision makers at all levels has firstly encouraged significant expenditure on the consolidation of land, and then rendered this expenditure valueless.

The entire St Leonards precinct is ideally placed for a significant increase in density and height. To drive this forward, DPIE should be charged with finalising relevant plans and driving investment and jobs for this area.