

Client

Frasers Property

Project

**Frasers Putney Phase One Consultation
Outcome Report**

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1 Introduction

In July 2010, Frasers Property Australia (Frasers) became contracted purchasers of part of the Royal Rehabilitation Centre Sydney (Royal Rehab) site for the creation of a residential community on 13.7 hectares of their 18 hectare site. The residential component of this project is currently known as 'Frasers Putney'.

As a first step, Frasers is delivering the Parklands, a 2.4 hectare park and pond which will be dedicated to the City of Ryde once completed. In addition to being a water feature, the pond will act as a detention basin to help address stormwater issues in the area. The Parklands should be completed by the third quarter of 2011.

The Phase One Project Application (PA) guides delivery of the first stage of housing, to the east of the Parklands. The PA is for approximately 120 dwellings with a mix of apartments, attached houses and free standing houses.

Frasers has consulted with the community regarding the Parklands and Phase One PA. Consultation on the PA was undertaken prior to its lodgement. The PA will also be available for comment during the public exhibition process.

Frasers is committed to community consultation throughout all stages of the project. Independent community consultation specialists, Elton Consulting, have been engaged to assist Frasers with this process and to keep the lines of communication open and transparent between Frasers and the community.

This outcome report provides a summary of consultation undertaken and feedback received. Stakeholder input has been considered as part of project planning, including as part of preparation of the Phase One PA.

2 Consultation process

As part of the Conditions of Approval for the residential development of a portion of the Royal Rehab site, a communication and consultation framework was submitted to the Department of Planning to guide engagement activities for each stage of the project. The *Royal Rehabilitation Centre Sydney Communication and Consultation Framework, April 2007* suggested the following consultation and communication activities should be undertaken by the residential developer (pgs.5-7):

- Web based information
- Community newsletter
- Placing advertorials in local papers
- Consultation with agencies, such as the RTA and City of Ryde
- Information dissemination using storyboards, with the opportunity for the community to view plans and provide comment.

Frasers has undertaken consultation activities in line with these recommendations, and has kept stakeholders informed of project news and consultation opportunities via the following:

- A regularly updated project website, www.frasersputney.com.au – offering the latest project news and notification of consultation opportunities
- Personalised invitations sent to key stakeholders and community groups, such as Federal and State MPs, City of Ryde Councillors and General Manager, Calvary Retirement Village, Ryde Chamber of Commerce, Ryde Rotary, representatives from the Putney Village shops and local resident group CAPO
- Distribution of the first project newsletter to a local catchment area of approximately 1,700 properties, bound by Victoria Road to the north, Acacia Ave and Mitchell Street to the east, Phillip Road to the south and Princes Street and Gladstone Ave to the west
- Dedicated points of contact, including an email address, consulting@elton.com.au, and phone number 02 9387 2600, for stakeholders to provide comments, register for project updates and have queries addressed by the project team
- Emails with project news sent to stakeholders who have registered interest in receiving updates.

Frasers also held a number of stakeholder meetings, including a Community Open Day, to ensure stakeholders had the opportunity to input to the project, with feedback being considered before plans were finalised. The consultation process undertaken at this early stage represents Frasers' commitment to work closely with key stakeholders as planning for the site progresses.

2.1 Stakeholder meeting schedule

Since purchasing the site Frasers has consulted with local stakeholders and community groups. A summary of meetings is below.

Date	Meeting	Purpose
31 July 2010	Local area tour and on-site discussion with local organisations and stakeholder groups	Opportunity for: <ul style="list-style-type: none">• Frasers to gain an understanding of local matters in the Ryde/Putney area from key stakeholders• Stakeholders to have initial queries answered by the project team
25 August 2010	Meeting with the RTA, with representatives from local community group Coalition Against Private Overdevelopment (CAPO)	<ul style="list-style-type: none">• To discuss placement of traffic lights on the Victoria Road site entrance
6 October 2010	Meeting with residents and	<ul style="list-style-type: none">• To provide a project update

	management of the Calvary Retirement Village	<ul style="list-style-type: none"> To discuss matters of specific interest to this site neighbour
6 November 2010	<p>Project update meeting held on-site with local organisations and stakeholder groups.</p> <p>The meeting was also attended by the Federal MP for Bennelong, Mayor of City of Ryde and two Councillors.</p>	<p>To update stakeholders on:</p> <ul style="list-style-type: none"> Project plans Feedback received How feedback has informed the next stages
15 November 2010	Meeting with Calvary Village management representatives	<ul style="list-style-type: none"> Follow-up meeting to discuss adjoining boundary matters for Calvary residents
27 November 2010	<p>Community open day:</p> <ul style="list-style-type: none"> Attended by 44 local residents and stakeholders 	<p>To update local residents on:</p> <ul style="list-style-type: none"> Project status Delivering of the Parklands Phase One Project Application Feedback received, and how it is being considered

3 Feedback summary

Feedback has been collected on the first phase of the project through:

- Reporting of comments made at local area tour, Calvary Retirement Village meeting and project update meeting
- Feedback forms received and reporting of comments made at question and answer sessions at the Community Open Day. Four feedback forms were received.

The following table outlines key matters raised during consultation. These have been grouped in categories. A full description and environmental assessment of the Phase 1 development is contained within the Environmental Assessment Report.

Category

Detail

- Impacts on local streets, including on Charles, Parry, Tennyson, Princes, Morrison and Payten. These streets can not cope with additional traffic – for example, in peak hour it can take residents up to 10 minutes to get from Morrison Road to Charles Street
- Providing incentives for the use of Victoria Road as the main access point, such as a traffic light. Concern that if the RTA does not approve traffic lights, residents will use local streets
- Traffic jams on the Victoria Road exit would lead to residents using Morrison Street
- Princes Street connection to the site should be closed from cars, as it is too dangerous
- Use of traffic calming measures to address local road safety, especially around schools
- Concerns regarding traffic circle on Kenneth Street
- Vehicle access/ exit points and road design
- Access and exits to the site should be diverted onto Victoria Road, and should avoid the use of local streets
- Need for adequate resident and visitor parking on site to minimise impacts on on-street parking of existing local streets
- Resident parking on Morrison Road makes it effectively one-lane
- Location of garages

Transport, parking and access

Project Application response

- The proposed Victoria Road connection is subject to approval by the RTA.
- Local traffic measures to be implemented are the subject of a Deed of Agreement between Ryde Council, Royal Rehab and Frasers Putney.
- The accompanying traffic report addresses the nature and impacts of traffic generated as a result of Phase 1.
- The bulk of apartment development will be concentrated towards Victoria Road, with car parking designed to encourage people to exit/ enter via Victoria Road. This is to discourage the use of local residential streets.
- Adequate residential and visitor parking will be provided.
- Existing bus services along Victoria Road and Morrison Road provide direct

- Traffic and parking impacts on Putney Village shops, which already experiences congestion
- There is a lack of bus services through local streets
- Need for bus bay on Victoria Road
- Bus shuttle needed for better access to ferries and to Top Ryde Shopping Centre. This would be for Calvary resident use as well
- Provision of pathways for access to Charles Street shops and common facilities (such as recreation centre)
- Ensuring access across the site is safe and accessible, especially for people with limited mobility
- Need for building heights to be concentrated on Victoria Road boundary
- Height and design of multi-storey apartments on Morison Road and Princes Street boundary considered out of character with local area
- Level of four storey apartment compared to five storey apartment on Morrison Street boundary
- Single-storey houses would be favoured by older people who might not want to walk up stairs
- Need for adaptable housing on site
- Views, overshadowing and privacy for adjacent residents, especially Calvary Retirement Village, Charles Street, Kenneth Street and Linley Way
- Distance between existing properties and proposed apartment blocks on site, especially on the Linley Way boundary
- Type of views and visual treatments for existing residents looking into site
- Ensuring adequate noise and visual buffers exist between existing properties
- Type of boundary treatments such as high-quality fences and vegetation
- Control of animals/ pets
- Dwelling numbers, types and layout across the site
- Perception that this is an over-development of the site, and would lead to a strain on local infrastructure and services, such as schools
- Integration with surrounding area, in terms of design, height, roofs etc
- Ownership arrangements, in terms of strata, Torrens, road ownership and site maintenance
- Housing product and pricing

Building form and design

- and frequent services to the City, Top Ryde Shopping Centre, Macquarie, Putney Village and the Kissing Point Ferry Wharf.
- Frasers is looking at the safest ways to get people to their dwellings and across the site, this includes examining the gradient/ slope and speed limits.
- The bulk of apartment development will be concentrated towards Victoria Road.
- The dwellings on the Morrison/ Princes Street edge have been set-back with a green, landscaped edge. This will provide a green, tree canopy as a view.
- Frasers is committed to providing 15% of adaptable apartments on this site.
- The apartment design will conform to SEPP 65 (to minimise overshadowing). Site boundaries will be set-back by landscaping and green spaces.
- Careful consideration will be given to the boundary between houses and adjacent residents.
- The site will be arranged in such a way to allow open space vistas. This creates the sense that all streets are surrounded and connected by open space.
- 791 dwellings will be provided on site, as per the approved Concept Plan. These will be a mix of freestanding houses, attached houses and

apartments.

- Ownership will be a mix of strata for apartments, and torrens for freestanding and attached dwellings. The streets would be owned by the City of Ryde.
- Across the site there will be diversity of housing type, and as a result, a range of pricing across apartments and houses. It will be appropriate for the local area.
- Building design will be of the highest architectural character on this significant corner of the site. Frasers is well regarded and known for high-quality design.

- The Central Parkland and Wetland open space areas are approved under a separate approval for the health facilities and recreation and do not relate to this Project Application.
- An access link between Calvary Village and the open space areas will be provided as part of the Phase 1 Project Application.
- This application is for residential development only.

- Purpose of pond
- Safety of pond
- Concern that pond would attract more mosquitoes
- Flooding and drainage matters
- Need to retain more trees, especially significant ones
- Retaining avenue of trees, as an attractive and historic part of the site
- Type of landscaping and trees used
- Ensuring Parklands, recreational facilities and entire site is accessible for the community, especially safe access for Calvary Village residents
- Use of secure gate(s), with need for swipe cards or similar, to avoid unauthorised people accessing the Calvary Village site
- Availability of commercial or retail spaces on site
- Parklands for community use

Open space and facilities

- Impact on existing services for the local community including, gas, water, sewerage and electricity

Utilities

- Opportunities to investigate joint energy saving or cost minimisation with Calvary Village
- Gas main should remain within development site
- Potential for street lights to be solar-powered

services and infrastructure reports which accompany this application.

- Royal Rehab is responsible for the development of the Recreation Circle, and relocation of existing Moorong and Weemala residents as part of the health facility redevelopment.
- The heritage impacts of the proposed development have been previously dealt with under the Concept Plan approval.
- Both Royal Rehab and Frasers are taking a staged approach to construction – so that buildings are not demolished until existing residents are housed.

- Facilities at the Recreational Circle should cater to community needs. Perception that proposed sport courts will not be used by the community

- Investigating joint venture opportunity between Frasers and Royal Rehab with regard to Recreational Circle
- Relocation of existing residents of Moorong and Weemala
- Perceived heritage significance of Moorong and Weemala
- Staging of hospital redevelopment with Frasers Putney development

Royal Rehab development

- Enforcement of construction process, such as hours of operation and truck access
- Location of truck access and exit points
- Dust management
- General construction activities, such as use of fill on-site
- Construction staging and development timeline
- Need for timely provision of information on construction and timing, including:
 - Truck access
 - Road closures
 - Hours of operation
 - Noise and dust management

- The Construction Management Plan which accompanies this application will guide the construction operations for Phase 1.

- Information regarding construction and timing of the proposed development will be provided through the project website www.frasersputney.com.au, project newsletters, community meetings and dedicated points of contact – with details available on-site.

Construction

- Ensuring a dedicated contact point exists during construction for quick resolution of issues

- Planning consent process for future stages

- A revised Staging Plan for the residential development of the site accompanies this application.

Planning

- General appreciation for consultation process – including opportunity to provide feedback
- Site branding and naming, such as community involvement in naming streets
- Need for residents to have input to project plans prior to finalisation
- Need for regular meetings and project updates
- Need for regular liaison with directly affected residents, such as with Kenneth Street and Calvary Retirement Village

Consultation

- Frasers is committed to community consultation as an integral part of its development philosophy.

4 Conclusion

This stage of consultation supported the first phase of project planning for Frasers Putney. Undertaking pre-lodgement consultation ensured that stakeholder feedback was considered prior to finalising plans. There will be ongoing opportunities for consultation as planning continues.

Frasers will continue to investigate design matters for the next stages in line with stakeholder feedback.