

Rhodes East Billbergia and Prolet Proposed Development and Public Benefit Offer

Date: **Friday 6 July 2018**
Time: **8.30 – 10.00am**
Venue: **DPE Office, 320 Pitt Street, Sydney**

ATTENDEES

Brendon Nelson – DPE
Lee Mulvey – DPE
Joanna Hole – DPE
Alexander Scott – DPE
John Kinsella – Billbergia Group
Rick Graf – Billbergia Group
Bill McGarry – Billbergia Group
Joseph Jacob – Prolet
Louise Camenzuli – Corrs Westgarth
John Pradel – SJB
Jonathan Knapp – SJB
Francisco Layson – SJB

MINUTES

Rhodes Town Centre presentation

1. Billbergia and Prolet presented a proposal for a development scheme for the Rhodes Town Centre (centred on Rhodes Railway Station) and a public benefit offer for transport infrastructure. A copy of the presentation is on file. The presentation was in addition to information provided prior to the meeting about the separate Parramatta Light Rail Stage 2 and Leeds Street ferry wharf proposals. All valuations provided by Billbergia / Prolet.
2. Proposed scheme includes:
 - Six towers, five east and one west of the station, in addition to towers approved or proposed under other ownership
 - Pedestrian connection into a reconfigured station from the east and west
 - Building heights between 32-47 storeys (8-42 storeys higher than existing controls)
 - 128,000m² of additional GFA, with FSRs ranging from 9.1-12.6:1 (current controls are 0.5-9.3:1)
 - 1004 additional dwellings above existing controls
3. Proposed public benefit offer includes:
 - Extension of station platforms and new northern concourse and entry

- Pedestrian connection to new northern concourse from buildings to east and west
- Bus interchanges to east and west of station
- Benefit offer valued at \$118.8 million
- Propose to deliver works through VPA and transport infrastructure construction deed
- Seeking to not be subject to s94 or affordable housing contributions

Other proposals

4. Leeds Street proposal – 46 storey residential tower with 4.57:1 FSR. Public benefit includes new ferry wharf and driverless bus between ferry wharf and railway station. Valued at \$45 million
5. New school proposal – separate planning proposal for approximately 1000 dwellings and delivery of a new school with value of \$100 million

Planning pathways

6. Billbergia / Prolet are looking for a State planning pathway. They have considered:
 - SEPP Amendment as part of Planned Precinct
 - SSD and concurrent planning proposal through relationship with rail and wharf, or Ministerial call up.

DPE feedback

7. Key consideration in SSD nexus is whether the additional development triggers a need for the station redevelopment or whether the upgrade would be required regardless.
8. DPE need to reconsider the Precinct Plan given Eastern District Plan's increase in anticipated jobs in Rhodes and potential redevelopment of the Rhodes Business Park for intensified employment use.
9. Concord Road capacity is the limiting factor on housing. More than 3600 dwellings in Rhodes East would require a \$160 million road upgrade.
10. DPE acknowledge B and P's infrastructure offers but can't give undertaking that associated height increases will be supported until planning process completed.
11. Height and transition between high and low density will be key issue.

FUTURE STEPS

1. DPE to consider revised area and scope of Precinct Plan
2. DPE to host charrette to consider options for revising Precinct Plan. This will include stakeholders from State and local government and landowners
3. B and P to provide more information about their proposal for the Rhodes Business Park
4. Transport consultants to agree on parameters for future studies