



ALLENGROVE COMMUNITY CONSULTATION: OVERVIEW & OUTCOMES



**Prepared by The Narrative on behalf of EGC Custodian Services
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The Narrative
6/21 Mary Street
Surry Hills
NSW 2010
P | +61 2 9114 8991
www.thenarrative.com.au
ABN: 99 147 577 857



EGC Custodian Services

EGC Custodian Services (herein referred to as 'EGC') is trustee for the Epping Rail Link Property Trust which is an unlisted property trust launched in May 2002 to focus on land use change opportunities arising from the construction of the \$2.3 billion Epping to Chatswood Rail Link.

The Trust has acquired and amalgamated residential properties surrounding the three stations on the Epping to Chatswood Rail Link for future residential development.

Allengrove Community Consultation Overview

The following document provides detail of the community consultation program conducted by EGC [Wilkinson or The Narrative on behalf of EGC?] for the proposed development at 1-9 Allengrove Crescent, North Ryde (herein referred to as '*Allengrove*').

The purpose of the program was to engage with the local community to raise their awareness and understanding of the *Allengrove* proposal as well as seek their collective feedback on the development. This program has been designed to complement the statutory public exhibition process and the Director General requirements for community consultation for the Part 3A approval process.

In order to reach a broad cross section of the local community (including but not limited to North Ryde residents and surrounds, local businesses, media and members of Ryde Council), EGC implemented a multi-tiered community consultation program combining the following:

- Development website
- Local government and stakeholder relations
- Community consultation
- Media briefing

Furthermore, EGC has undertaken a local resident and local business survey to determine perceived attitudes towards the future benefits *Allengrove* may provide should it proceed. This survey will be reported separately.

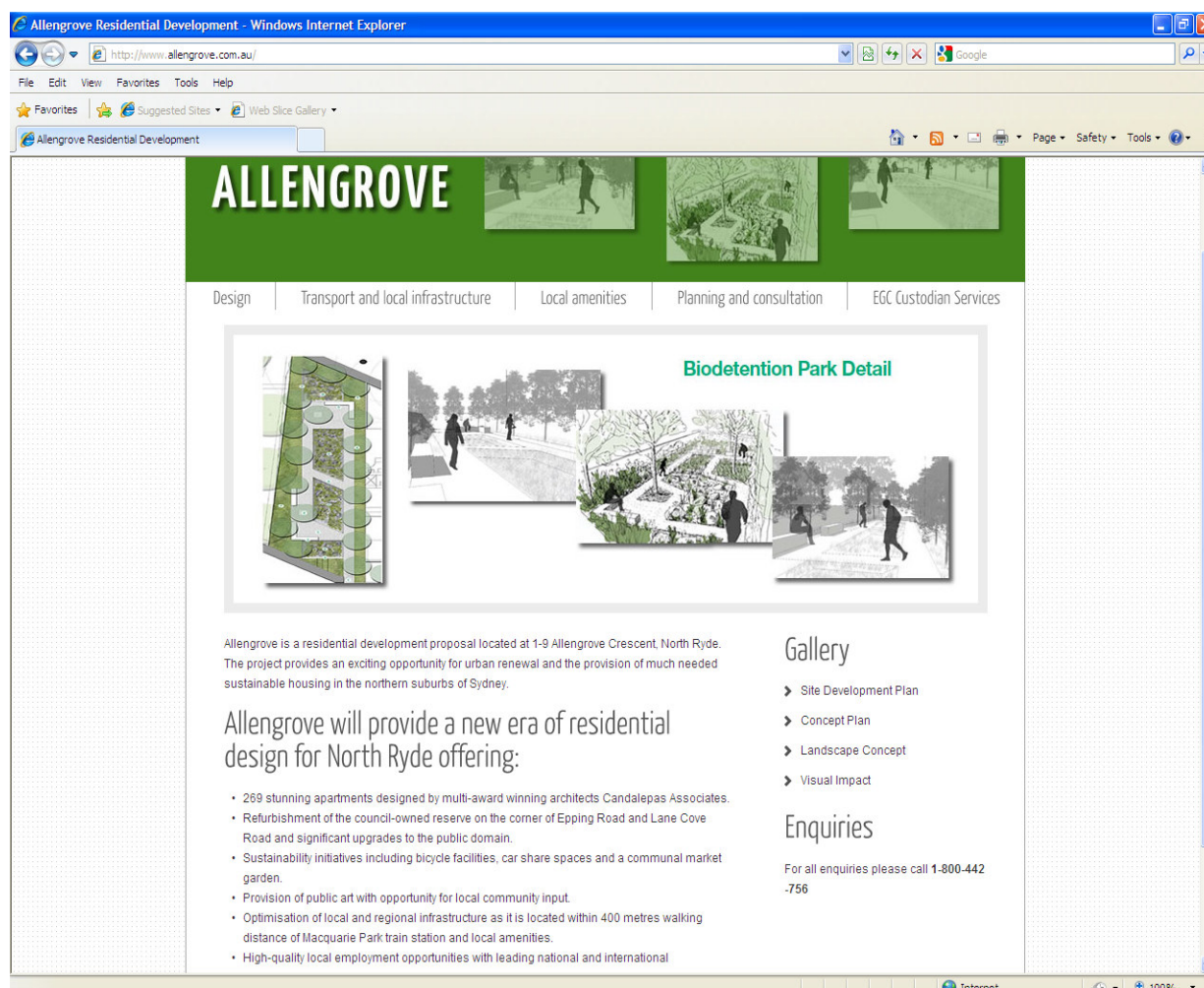


Website

The project website, which is located at www.allengrove.com.au, is available 24/7 to showcase *Allengrove* to the local community and stakeholders as well serving as an online tool for community feedback, concerns and engagement.

There is both a media contact and general enquiries telephone number as well as email contact details. The website went live on 12 November 2010.

Allengrove Website





As well as providing an indication of how the development may look once completed, the web site also provides information on other aspects of the proposed *Allengrove* development including but not limited to:

- Development design and how it will meet the urban planning requirements for high-density usage as specified in the Sydney Metropolitan Strategy and recently launched Sydney Towards 2036 strategy.
- Information on the impact on transport and local infrastructure.
- *Allengrove's* contribution to local amenities and the environment.
- An overview of the application process and details of the community consultation planned by EGC.

Public Enquiries: 1800-442-756 / allengrovecrescent@gmail.com

A free enquiry line was activated on 14 November 2010 for members of the local community and other interested parties to provide feedback or reach EGC with any enquiries.

The enquiry line remains active and as of 12 January has received just three calls, all from prospective apartment buyers interested in knowing if and when the development will be completed.

In addition a development email enquiry link was also set up on 12 November 2010 (and remains active) for online enquiries. To date EGC has received no email enquiries.

Community Information Day

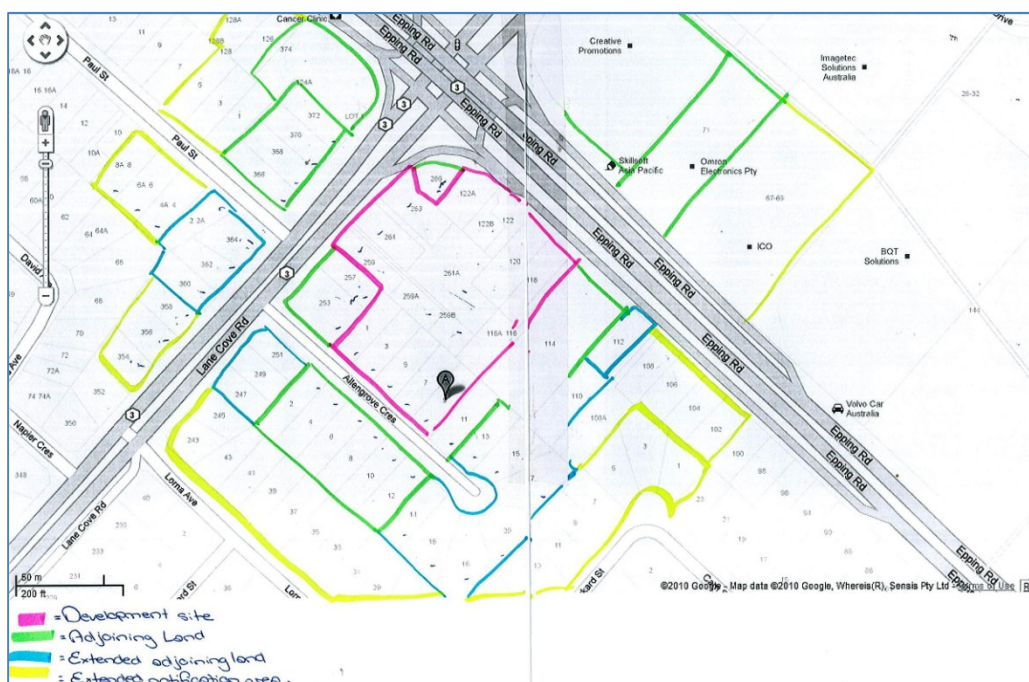
To complement the Department of Planning's statutory consultation process, EGC held a Community Information Day on 29 November 2010 at the site of the proposed *Allengrove* development.

The purpose of the event was to provide an opportunity for interested or concerned members of the local community to meet members of the EGC team, put questions to them and learn more about the development and how it will impact their community.

A letter of invitation was sent to local residents, building managers and retail owners. The extent of notification exceeded the standard requirements of Ryde Council's Notification of Development Applications guidelines. Given the potential impact of the proposed development is likely to affect persons other than adjoining owners and occupiers, 120 invitations were distributed in total.



Allengrove Community Consultation Day – Notification Area



The Community Information Day took place at a vacant tenancy located on the *Allengrove* site where EGC displayed relevant and appropriate material for public review relating to issues likely to be of concern to the local community.

Information display items included:

- Information about EGC and the consultants working on the application process.
- How the site will fit within and support the local Metropolitan Context.
- Details of the development design and concept.
- *Allengrove's* contribution and impact on the environment.
- *Allengrove's* contribution to the local community.
- Impact on local traffic, transport and accessibility.
- A detailed analysis model of *Allengrove's* overshadowing of neighbouring dwellings.
- An overview of the planning and consultation process.

In total just over 70 individuals attended the Community Information Day and informally met with EGC representatives. Their feedback was mixed with some attendees expressing concern and others supporting the project.

Some issues and concerns were also raised. These were addressed by EGC representatives on the day and have been summarised below as well as included with this report as a separate attachment.



Allengrove Community Information Day – Community Feedback & Response

Issue	EGC Response
Will the development use solar power?	<p>At this stage there is no plan to install solar power at <i>Allengrove</i>; however this suggestion has been noted.</p> <p>There will however be a range of initiatives implemented as part of the project that will benefit the local community. This will include the refurbishment of the council-owned reserve on the corner of Epping Road and Lane Cove Road and significant upgrades to the public domain including streetscape improvements and public art. In addition, the proposed development incorporates sustainability initiatives including bicycle facilities, car share spaces and a communal market garden.</p> <p><i>Allengrove</i> has been designed to exceed the State Government 'BASIX' design standards for the sustainability of residential flat buildings and to minimise adverse impacts on surrounding development.</p>
What will be the impact on local parking and traffic infrastructure?	<p>The site optimises the use of local and regional infrastructure as it is located within 400 metres walking distance of Macquarie Park train station and local amenities.</p> <p>Extensive traffic studies have been conducted to assess the potential impact. These studies concluded that the traffic impact on the immediate area will be minimal.</p> <p>In addition, the proposed development incorporates sustainability initiatives including bicycle facilities and car share spaces.</p>
The scale of the development is out of sync with neighbouring buildings.	<p>The project will make the best use of an otherwise difficult site for quality residential development.</p> <p>The project is consistent with State Government urban planning objectives for higher-density residential development as outlined in the Sydney Metropolitan Strategy.</p> <p>The project scale is in keeping with adjacent commercial buildings.</p>



<p>The height of the development will impact local residents' privacy and cause overshadowing.</p>	<p><i>Allengrove</i> will have minimal shadowing implications for adjacent properties.</p> <p>The impact of shadowing has been a key consideration in developing a proposal which has minimal impact on the surrounding environment. The development exceeds State Government requirements for a minimum of three hours of sunshine during the shortest day of the year.</p>
<p>Concerns with updates on construction developments and community updates.</p>	<p>Should <i>Allengrove</i> be given concept plan and subsequent development approval then EGC will seek to ensure that the impact of construction on the local community is kept to a minimum.</p> <p>Furthermore the ongoing community consultation process will continue to surpass statutory requirements for public consultation for this kind of development.</p>
<p>The development will destroy the house value of other dwellings in the area.</p>	<p><i>Allengrove</i> optimises the site's unique location and its proximity to transport, rail services, Macquarie University and employment opportunities. The project will make the best use of an otherwise difficult site for quality residential development.</p> <p>The project provides an exciting opportunity for urban renewal and the provision of much-needed urban housing.</p> <p>Designed by award-winning Candalepas and Associates there will be a range of initiatives implemented as part of the project that will benefit the local community. This will include the refurbishment of the council-owned reserve on the corner of Epping Road and Lane Cove Road and significant upgrades to the public domain including streetscape improvements and public art.</p> <p>The development will provide new amenities and gentrify this suburban environment. It will meet the housing needs of young professionals, domestic and international students and local residents as well as provide new business for local retailers.</p> <p>It is anticipated that <i>Allengrove</i>, once complete, will positively influence the value of nearby and/or adjoining dwellings.</p>



Third Party Briefings – Media, Ryde Council and RAID

EGC also offered counsel out to a number of influential third parties who we regard as important conduits to engaging with and informing the local community.

Notably these third parties included the local media, as represented by the [*Northern District Times*](#) and [*The Weekly Times*](#), and councilors representing the [*City of Ryde*](#).

Rather than approach each councillor individually, EGC requested a collective briefing via the Council's General Manager John Neish. A written invitation was emailed on 24 November 2010 following a conversation with Angela Steinke (Mr Neish's personal assistant) requesting the opportunity to brief Mr Neish and relevant ward Councillors. EGC has yet to receive a response from Mr Neish or any other member of the Council. A number of further calls and emails have been placed with Mr Neish's office since without reply.

In terms of the media, representatives from EGC contacted the editors of both news outlets identified on 12 November 2010, alerting them to the proposed *Allengrove* development and offering them a briefing. Both Colin Kerr (*Northern District Times*) and John Booth (*The Weekly Times*) acknowledged these requests but neither was available for an in-person briefing immediately before or after the Community Information Day on 29 November 2010.

Subsequently a detailed media information document was provided to both newspapers for future reference.

EGC also conducted a verbal phone briefing with *Northern District Times* journalist Melissa Davey on 10 December 2010. Ms Davey included our feedback in an article written for the paper (*Units project 'too much' – 15 December 2010*) which was in response to a meeting organised by the group *Residents Against Inappropriate Development (RAID)* on 11 December 2010.

As EGC was not invited to attend they were not officially represented at this event. However a representative of consulting firm The Narrative did attend in order to make notes of the concerns raised. These were principally related to the perceived density and height of *Allengrove*.

Subsequently EGC contacted RAID immediately after the event via its website on 13 December 2010. We have requested an in-person meeting to discuss some of the issues raised. A response from RAID has not yet been received as of 14 January, 2011.