

BUILDING BETTER COMMUNITIES

STUDY TOUR OF SYDNEY

24 - 26 OCTOBER 2022

HOLMES DYER

BUILDING BETTER COMMUNITIES STUDY TOUR

Sydney

24 - 26 October 2022

Dear Colleague,

Holmes Dyer is pleased to invite Councils, Government and Institutions to attend our renowned study tour to examine exemplar development projects and governance systems that contribute to building connected sustainable communities.

The study tour provides participants with the opportunity to experience first-hand the roles and relationships, including governance structure, that lead to the delivery of successful projects and support the local economy and community. All projects visited on the tour demonstrate new ways of thinking, new delivery models, innovation for sustainability and connection and development around public transport.

As a special feature of this year's tour, we will hear from Penrith Council, who will provide an insight into Council's City Centre investment. We will utilise light rail, heavy rail, buses and ferries to commute around Sydney and in doing so, will highlight the investments occurring around key transport infrastructure.

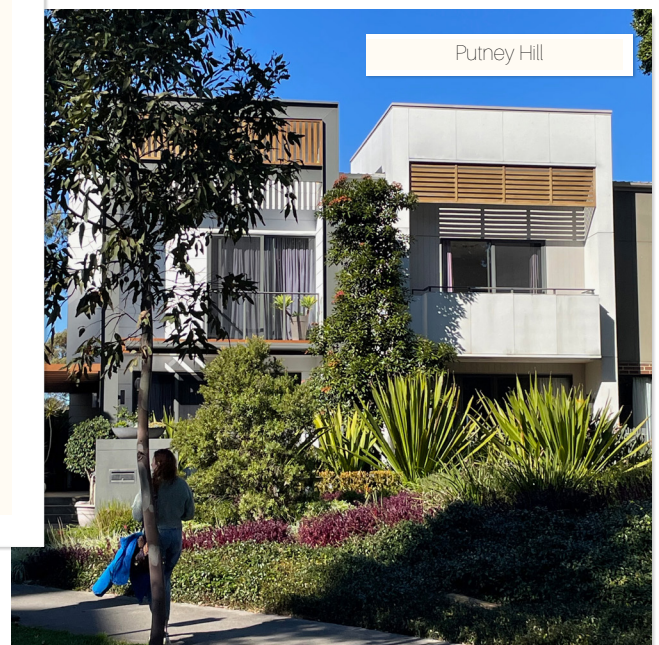
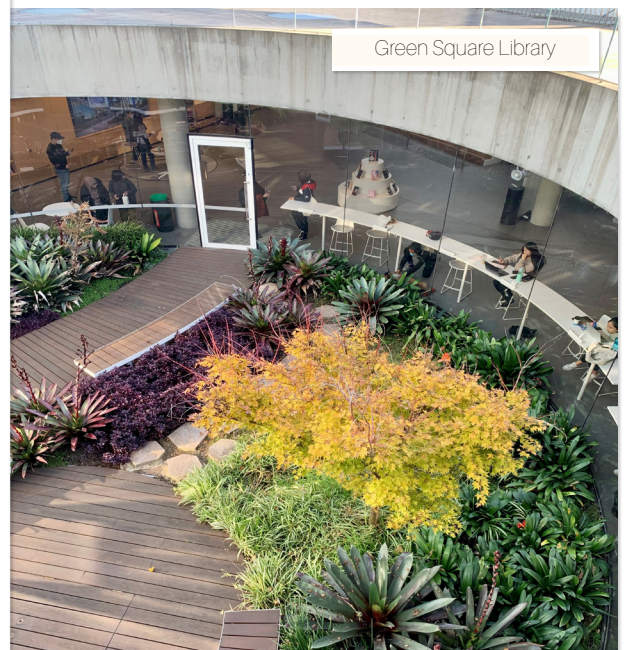
This year, we are offering a choice on the last afternoon, between visiting key industry employment precincts/ business parks or inner city housing renewal and major development harbourside precincts.

This is a unique opportunity made possible through the knowledge and contact base of Holmes Dyer.

We hope that you can join us.



HOLMES DYER



Why should you attend?

Local and State Government play a fundamental role in supporting resilient and enduring communities. Skilled and experienced staff are the resource by which this role is fulfilled. It is therefore important that staff have the broadest possible understanding of, and exposure to, contemporary models for the delivery and assessment of key developments and building better, sustainable communities.

This tour is designed to provide administrators, policy makers, regulators, planners and community leaders with in-depth insight into:

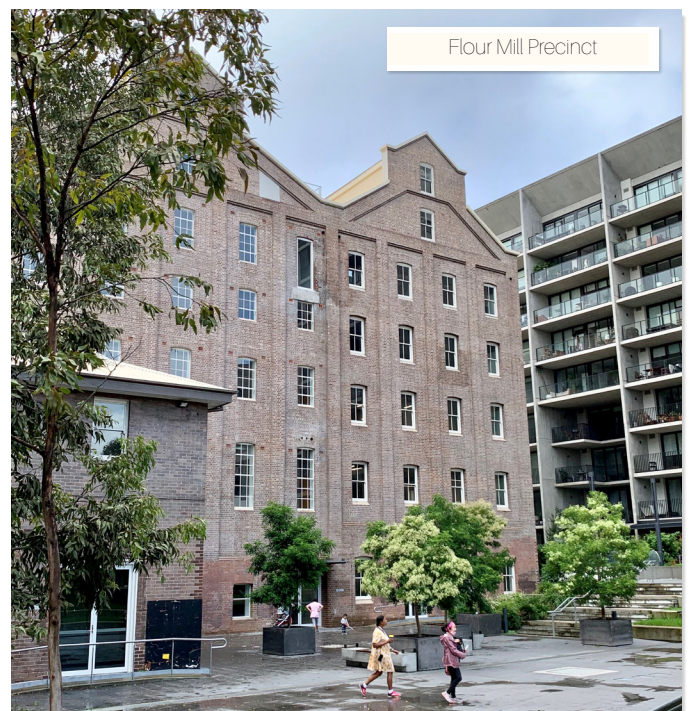
- How various Councils/government departments achieved specific project objectives as a consequence of a development and what those were;
- How various Councils/government departments managed the processes for achieving a development (both technically and from a good governance and transparency perspective);
- How the various Councils/government departments/applicants worked together for superior outcomes and how authorities managed inputs (if and where required);

Attending this tour will provide an in-depth understanding of the delivery and form of a range of projects that have stimulated community well-being, quality of life and access to services and employment. Learnings can be directly translated to a local context whether that be CBD, inner metro, suburban, peri-urban, growth area, region, main street or employment precinct.

“...demonstration of new ways of thinking and delivering new communities”

- Implications for infrastructure provision, maintenance and/or ongoing service provision;
- Implications for community connection, cohesiveness and sustainability;
- The importance of commercial viability and matters that impact viability; the importance of attracting investment and employment opportunities; and
- How any issues were resolved.

The tour will provide you with an opportunity to build important connections (both local and interstate) for future reference.

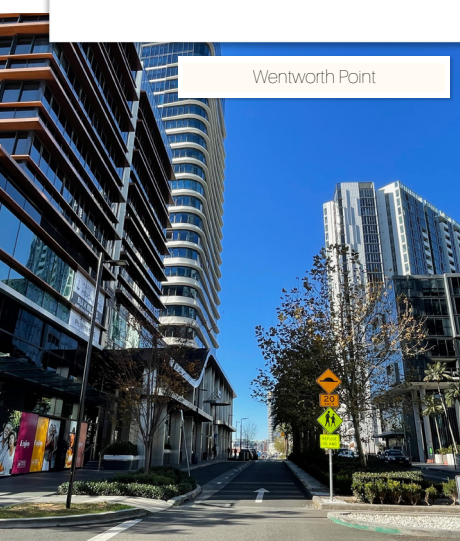


Projects have been chosen to provide a cross-section of best practice project types across CBD, inner urban, suburban and fringe locations, including:

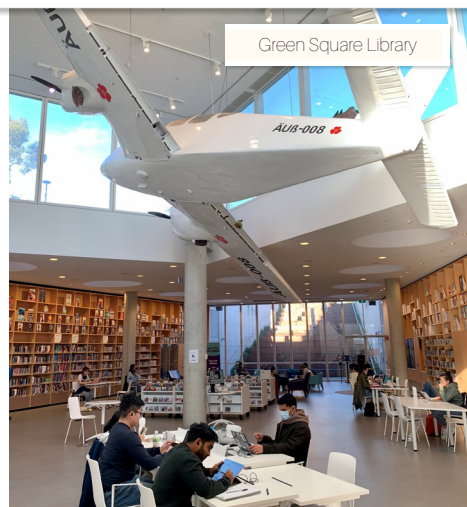
- Reuse of heritage buildings;
- Commercial and employment precincts;
- Residential master planned communities;
- Medium and high density housing;
- Mixed residential and commercial projects;
- Retailing, including main streets and malls;
- Community gardens, parks and facilities;
- Green buildings, stormwater management and green walls;
- Public realm development;
- Integrated services;
- Hotels, entertainment precincts and event spaces;
- Health precincts;
- Retirement living; and
- Community and recreational facilities.

The tour will provide insight into:

- Public leadership;
- Contamination remediation; environmental management and sustainable buildings;
- Stormwater management and WSUD;
- CPTED;
- Funding models and partnerships;
- Heritage integration and management;
- Housing affordability;
- Project viability;
- Community facility provision (including recreation spaces, libraries etc);
- Residential density delivery;
- Transport oriented development;
- Bus and rail interchanges;
- Streetscapes and place making;
- Land tenure options and ownership;
- Planning and zoning;
- Engineering standards and solutions; and
- Design excellence



Wentworth Point



Green Square Library



Australian Technology Park



Who should attend?

- CEOs
- General Managers / Directors
- Town Planning Staff (strategy, policy and DA)
- Engineering Staff
- Asset Managers
- Community Service Staff
- Recreation Officers
- Economic Development Officers
- Environmental Officers
- Policy Officers
- Project Officers
- Project / Program Managers
- Case Managers
- Property Managers

Provisional Tour Itinerary

Time

Location

**SUN
23 OCT
2022**

Arrive in Sydney

Travel to Bondi Junction

7:00pm

Welcome Dinner at The Phoenix Hotel

Time

Location

**MON
24 OCT
2022**

8:30am

Depart Bondi Junction

10:00am

Penrith City Centre (coffee break)

Hear from Council's Program Manager and Property Development Manager for Commercial Developments regarding Council's plans to encourage new commercial floor space development on surplus council land, plans for a major town park as an investment and community focal point and explore the upgraded and reactivated 1950s/60s main street.

11:00am

Thornton

Thornton is a combination of suburban, medium density and high-rise apartments close to Penrith town centre. The estate includes rear laneway development and mixed market/community/social housing in high rise apartments. The community is focused around a central recreation space, waterbodies and the Penrith Railway Station.

12:30am

Oran Park Town Centre (lunch break)

Oran Park Town Centre is a mixed-use retail, commercial, residential, community and recreation precinct at the heart of a large greenfield suburban growth precinct which has grown enormously over the last few years. Hear from the developers of this centre as to how they have funded its development, encouraged investment and delivered outcomes for the community.

2:30pm

Greenfields Development Tour - Harrington Grove/
The Hermitage/ Gledswood Hills

This tour will provide opportunities to view the most prestigious land development projects in South West Sydney and will highlight park and community facility development, the impact of residential design guidelines, the value of extensive tree planting, responding to sloping sites, and different land tenure arrangements.

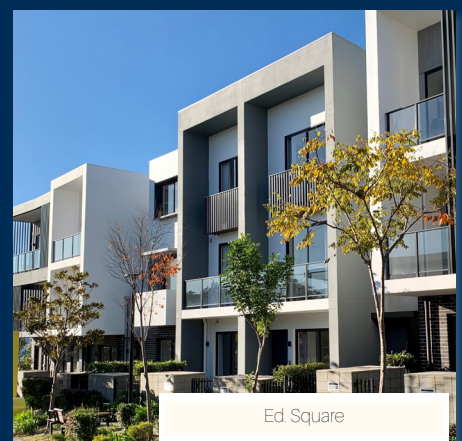
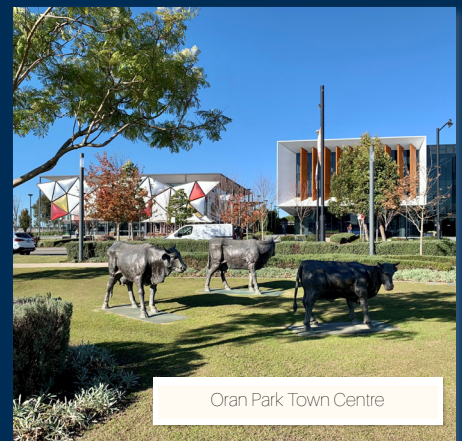
3:45pm

Ed. Square

Ed Square is a new shopping and entertainment precinct in a greenfield location, adjacent to Edmondson Park Railway Station. The precinct has quickly established a vibrant pedestrian 'eat street' and includes some innovative medium density housing designs and shareway street environments.

5:15pm

Return to Bondi Junction



**TUE
25 OCT
2022**



Time

Location

8:30am

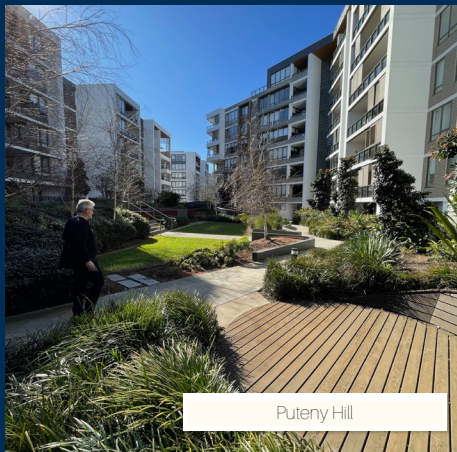
Depart Bondi Junction

A spectacular ferry ride from Circular Quay under the 'Bridge' to Barangaroo and then past numerous waterfront development sites takes us to Wentworth Point.

10:00am

Wentworth Point (coffee break)

Wentworth point is a new community located on a peninsula surrounded by the harbour and bushland. It is accessed via ferry, a bus/cycle/pedestrian bridge and a bushland cycleway and provides high density apartment living and a commercial centre. The precinct includes attractive high spec urban environments that cater for the population density.



11:30am

Putney Hill

Putney Hill is an infill residential project which provides detached housing, townhouses and apartment living together with a medical rehabilitation centre, lake reserve and comprehensive recreation and community facilities which include a community garden.



1:00am

Marrickville Library (lunch break)

Visit Marrickville Library, a community space that was shortlisted for the best library in the world in 2021 and saw visitation double since its opening in late 2019. The design adaptively reuses several heritage buildings and provides a major meeting place through its internal spaces and external café. See the adjacent apartment development which integrates with the site.

3:00pm

Green Square Library & Gunyama Park Aquatic & Recreation Centre

Green Square Library is unique, from its underground location to its inclusion of a cocktail bar for drinks at the end of a hard day studying in the library. The setting is in a large plaza providing space for the surrounding apartment dwellers. Gunyama Park Aquatic and Recreation Centre is the largest investment of its type since the 2000 Sydney Olympic Games. It includes a 50-metre training/events pool, a large recreational pool, a gymnasium, an artificial turf soccer pitch and a range of other facilities.



4:45pm

Return to Bondi Junction

6:00pm

Bronte to Bondi Cliff Top Walk

7:00pm

Dinner at Bondi Trattoria

WED
26 OCT
2022

Time	Location
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8:30am	Depart Bondi Junction
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9:00am	Newmarket Redevelopment
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This estate has involved the redevelopment of a horse stabling area, formerly associated with the Randwick Racecourse and comprises a central plaza, heritage structures, parks and apartments. It was delivered via a spot rezoning.

11:00am	Flour Mill Redevelopment, Summer Hill (lunch)
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A comprehensive redevelopment of former commercial and industrial land holdings at the confluence of the heavy rail and light rail systems has resulted in the transformation of the Dulwich Hill/Summer Hill area. At the core of the redevelopment is a complex of heritage listed flour mill buildings that have been repurposed for apartment and community use. The surrounding area is of particular interest as derelict commercial properties are redeveloped on a site by site basis.

12:45pm	Arrive at Redfern
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There is a choice this afternoon to either continue with the regular tour to the Pemulwuy Project and Barangaroo to Circular Quay Walking Tour or alternatively, go on the Industry, Employment and Business Park Tour, which will travel to Australian Technology Park on foot and then be picked up by car/mini-van to continue to Greystanes and Norwest.

**Option A -
Pemulwuy
Project and
Walking Tour**

1:00pm	Pemulwuy Project, Redfern
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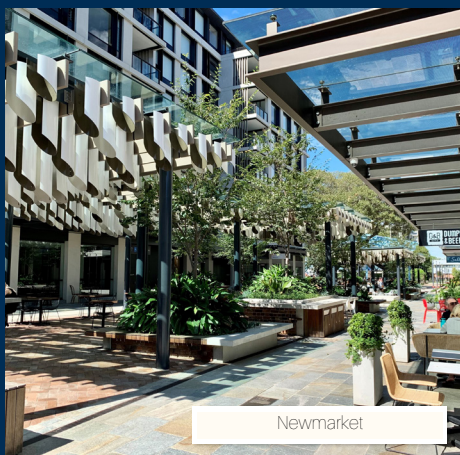
This Aboriginal Housing Company project on land known as 'The Block', has been delivered adjacent to Redfern Railway Station and includes low cost, low rise social housing for 62 Aboriginal and Torres Strait Islander families, as well as high rise student accommodation, a childcare centre, a gymnasium and a gallery.

2:00pm	Barangaroo to Circular Quay Walking Tour
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This rapidly changing environment includes major commercial buildings, extensive hospitality, food and beverage venues, some of the most expensive residential apartments in Australia and the iconic Crown Tower. The walk includes Barangaroo Point Park, scenic views of the Harbour Bridge, Opera House and Circular Quay and concludes at the revamped Loftus Lane, where old and new built forms coexist in harmony.

3:00pm	Return to Bondi Junction
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4:00pm	Travel to Airport
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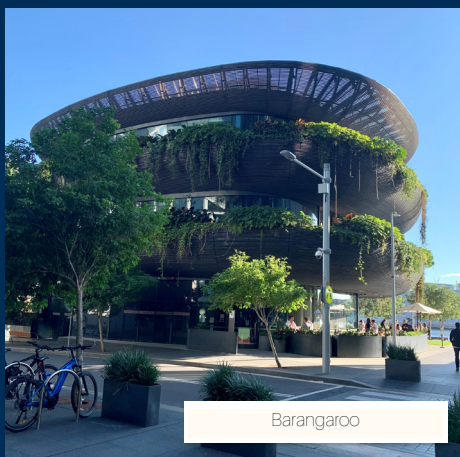
Newmarket



Flour Mill Precinct



Redfern



Barangaroo

**Option B - Industry,
Employment &
Business Park Tour**

**WED
26 OCT
2022**

Time

Location

1:00pm Australian Technology Park

The Park is located within the old Eveleigh Railway Yards and has repurposed the Engine Workshop for a range of retail and conference uses. The Park itself includes a range of technology-based businesses and has recently delivered "The Foundry", a 66,000m² low rise office building that is a "city within a building", providing discrete floorspace pods inside an outer façade.

2:30pm Greystanes Quarry Industrial Park

One of Sydney's premier industrial estates, located in a historic quarry site, the development incorporates a number of water and energy efficient features across 340,000m² of floorspace. The location takes advantage of its proximity to the M4 and M7 Motorways to provide space for logistics, warehousing, manufacturing and research uses.

4:00pm Norwest Business Park

Norwest is one of the first genuine business parks in Australia, having commenced more than 20 years ago and originally catering largely for light industry but having evolved to provide a suburban office function, a medical precinct, including a large private hospital, a town centre and premium residential areas to service the white-collar workforce.

5:45pm Return to Bondi Junction



Your Tour Hosts

Your tour hosts will be Stephen Holmes, Director of Holmes Dyer and Chantal Milton, Principal consultant.

Stephen's experience is in the design, feasibility and development of projects, including many of the largest residential communities, infill sites, and commercial and industrial precincts in the country.

Stephen has visited all of the projects included in the tour on a number of occasions and has an in-depth knowledge of each through direct involvement, contact with developers or as a former National Judge for the Urban Development Institute of Australia.

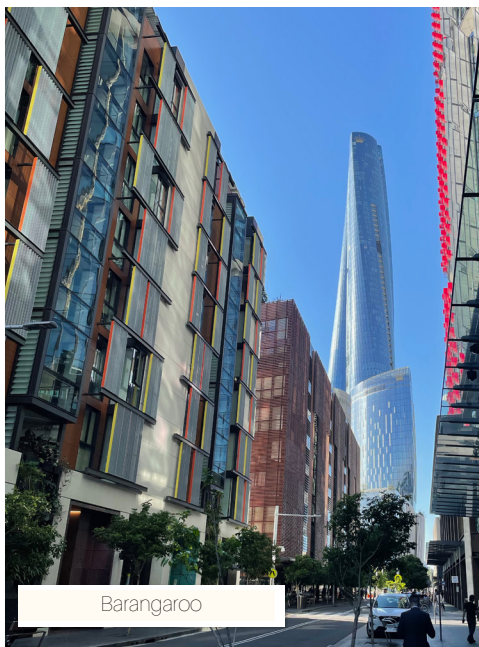
Stephen looks forward to showing you the key design features and development outcomes delivered by these leading-edge projects.

Chantal has more than 20 years of experience in urban planning, property development and built form project management including residential, community facility and commercial projects.

Chantal has worked in both the public and private sector, managing the City of Salisbury's Strategic Development Projects Division, which delivered strategic residential and commercial development projects on surplus Council land, returning multi-million dollar net returns to Council.

Chantal looks forward to sharing her experiences with you, introducing you to new people who have been involved in these projects and exploring the innovative design, project governance and management involved.





Barangaroo



Marrickville Library



Thornton

Your Costs

The cost of the tour is **\$1,995 plus GST** for the land content.

Your place on the tour can be secured by a deposit of **\$200 plus GST**. Final payment of the balance **\$1,795 plus GST** is payable by 30 September 2022.

Payment for meals, accommodation and airfares will be the responsibility of the attendee.

We anticipate accommodation costs to be around **\$175 per person per night**. We are offering two hotel options, the Meriton Bondi Junction and the Holiday Inn & Suites.

Flight bookings will be the responsibility of the attendee. Set meeting points and times will be provided.

The alternative industry/employment tour is an additional **\$250 + GST**, that will cover the required land transport.

Individual days are also available at **\$895 plus GST per day** for the land content, providing an opportunity to fly-in for the day without the overnight accommodation expense.

Register Your Interest

Please indicate your interest in attending the Building Better Communities Study Tour by contacting admin@holmesdyer.com.au or telephone **08 7231 1889** and providing the following details:

- Name
- Position
- Organisation
- Contact Details (including Mobile Number)
- Interest in whole or part tour

Payments can be made by EFT:

BSB: 065 004

Acc. Number: 110 562 29

Acc. Name: Holmes Dyer Pty Ltd

Alternatively, cheques can be mailed to:

Holmes Dyer Pty Ltd

Level 3, 15 Featherstone Place Adelaide SA 5000.



We look forward to your company.

HOLMES DYER