

HOLMES DYER

BUILDING BETTER COMMUNITIES

STUDY TOUR OF SYDNEY
AND NEWCASTLE

12-14 OCTOBER 2026



BUILDING BETTER COMMUNITIES

**Study Tour of Sydney
and Newcastle
12-14 October 2026**

Dear Colleague,

Join us on the Holmes Dyer Building Better Communities three day, immersive study tour designed to explore how strategic planning, high quality design and collaborative delivery are shaping contemporary cities across Sydney, Western Sydney and Newcastle.

The tour brings together leading residential, mixed use, town centre, industrial, civic, community and adaptive reuse projects, offering firsthand insight into how complex sites, former industrial land, transit oriented precincts, heritage assets and growing suburbs are being transformed into vibrant, functional communities.

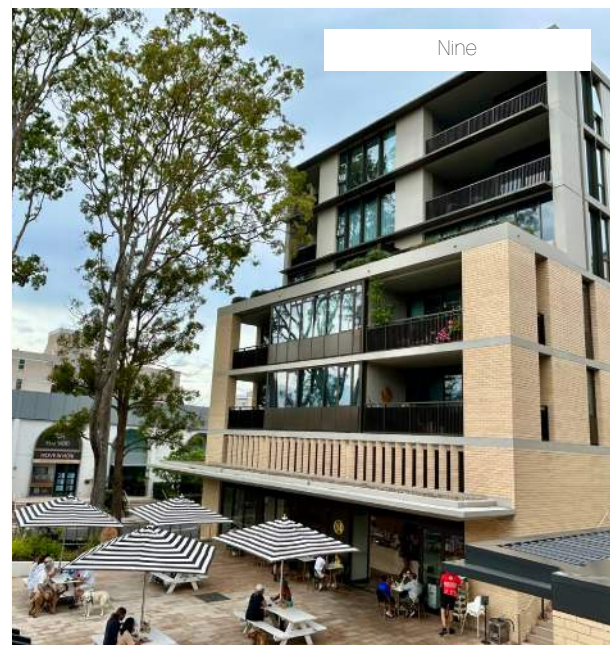
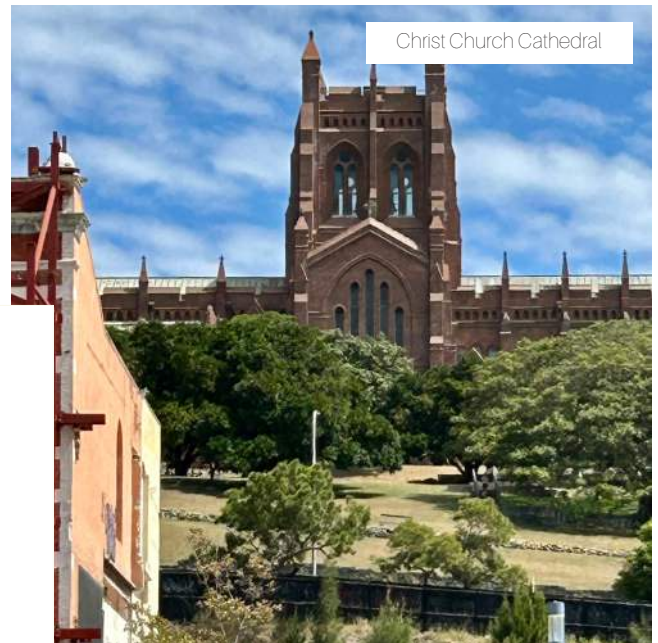
Across the program, participants will gain valuable learnings on master planning, public private partnerships, council led infrastructure delivery, combined density and amenity outcomes, affordable and alternative housing models, logistics and employment land, and public realm renewal.

Through site walkovers, presentations and guided tours led by planners, developers and council representatives, this study tour provides a unique opportunity to understand not just what was delivered, but how and why key decisions were made, and how these lessons can be applied to future projects at home.

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 in order to build better, more sustainable communities.

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 areas, regions, main street or employment precincts.

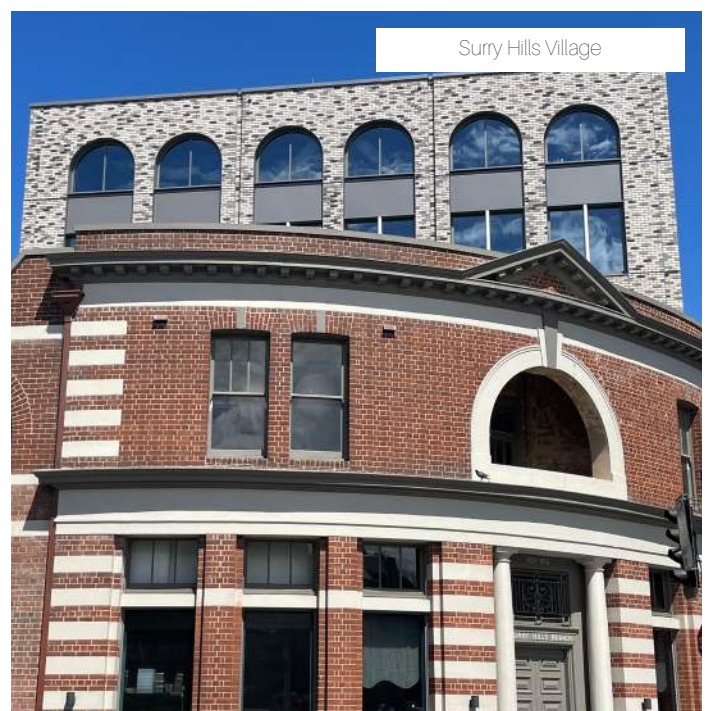
This tour is designed to provide administrators, policy makers, regulators, planners and community leaders with in-depth insight into:

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

"...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; and 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, town centres and main streets;
- Community gardens, parks and facilities;
- Green buildings, stormwater management and green walls;
- Public realm development;
- Industrial estates;
- Logistics and warehousing;
- Community and recreational facilities.

The tour will provide insight into:

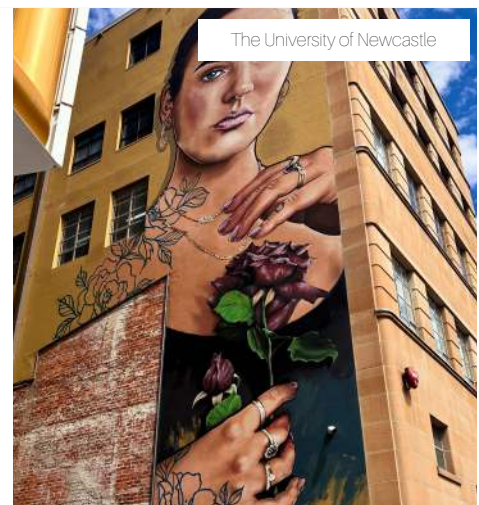
- Public leadership;
- Contamination remediation, environmental management and sustainable buildings;
- Stormwater management and WSUD;
- CPTED;
- Funding models and partnerships;
- Heritage integration and management;
- Housing affordability;
- Project viability;
- Community facility provision;
- Residential 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.



Rhodes Recreation Centre



Willoughby Grounds



The University of Newcastle



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

**SUN
11 OCT
2026**

Time Location

Arrive in Sydney

Travel to Accommodation

7:30 pm Welcome Dinner

**MON
12 OCT
2026**

Time Location

8:45 am Depart Accommodation

9:00 am Willoughby Grounds

Willoughby Grounds is a thoughtfully curated neighbourhood in one of Sydney's most established Lower North Shore communities, offering generously proportioned apartments surrounded by verdant gardens. Developed by First Quadrant Properties in partnership with Qualitas, the project reflects a collaboration between Architecture Urbaneia and DKO to create refined, light-filled homes with premium finishes and expansive balconies. Shared green spaces, rooftop gardens and a walkable village setting foster genuine community living, while proximity to transport, schools, cafés and the CBD ensures everyday convenience.

9:45 am NINE

NINE by Mirvac is a landmark residential redevelopment in a highly sought-after blue-chip suburb just seven minutes from the Sydney CBD, where limited housing diversity has long constrained access. Occupying the iconic 3.2-hectare former Channel 9 broadcast site in Willoughby, the project comprises 10 distinct buildings, offering family sized apartments and single-level garden residences. Once hidden from public view, the elevated site now reveals sweeping views of bushland and city, anchored by 6,500sqm of thoughtfully designed public open space that encourages community connection.

11:00 am Rhodes Recreation Centre

Developed by Billbergia Group, the \$85 million Rhodes Recreation Centre is a state-of-the-art, 9,200-square-metre community hub responding to the significant growth of the Rhodes precinct. Delivered through a Voluntary Planning Agreement with City of Canada Bay Council and now handed over for public use, the centre is integrated within a three-level podium beneath two residential towers. It offers comprehensive facilities including a gym and crèche, sports courts, gymnastics centre, café, community spaces, early learning and health services. With more than 18,000 residents expected by 2036, the centre exemplifies forward-thinking investment in social and recreational infrastructure.



Willoughby Grounds



NINE



NINE



Rhodes Recreation Centre



Rhodes Recreation Centre

MON
12 OCT
2026

11:45 am Rhodes Station Precinct

Rhodes Station Precinct is a once-in-a-generation public domain revitalisation led by the City of Canada Bay, transforming the heart of Rhodes into a safer, greener and more connected gateway. The project upgrades the corridor from Mary Street along Walker Street, past Rhodes Station, to Council's new Rhodes Recreation Centre. Works include wider pedestrian and cycle paths, traffic calming, new landscaping and lighting, over 60 new trees, and public art to enhance amenity and identity. Careful staging maintains station access throughout construction with the project ultimately strengthening transport links, public safety and community connectivity across the Rhodes Peninsula.

12:30 pm Rhodes Central

Rhodes Central by Billbergia is a landmark, master-planned town centre that has played a pivotal role in transforming the former industrial Rhodes Peninsula into a vibrant, transit-oriented community. Delivered through extensive land remediation, large-scale parcel amalgamation and close collaboration with council and state authorities, the project adopts a high-density model of tall, slender residential towers that preserves approximately 40% of the precinct as parks and public open space. The 20,000 sqm shopping centre accommodates 55+ shops and services, including the area's only Woolworths, health and wellness uses and Bamboo Lane, a destination dining precinct inspired by Asian hawker streets, with the gold-clad heliostat providing a distinctive and highly recognisable placemaking landmark.

1:15 pm Lunch at Rhodes Central

2:30 pm Blacktown Exercise Sports and Technology Hub

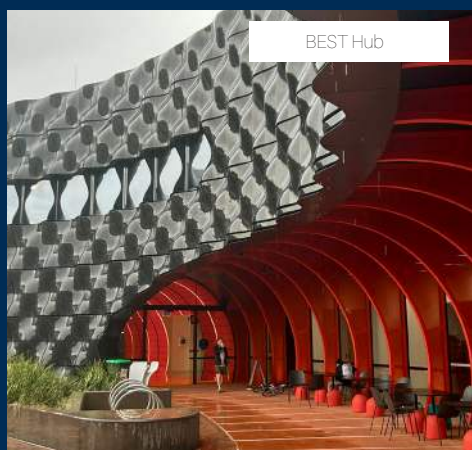
Blacktown Exercise Sports and Technology Hub (BEST) by Blacktown City Council is a world-class sports, health and education precinct located within Blacktown International Sports Park, opened in 2023. Designed as a fully integrated performance and wellbeing hub, BEST brings together elite training, rehabilitation, research and education, supported by leading practitioners and partners including Australian Catholic University, Sydney West Sports Medicine and the AFL. Key facilities include strength and conditioning zones, aquatic recovery pools, an auditorium, all-weather playing fields, a medically informed playground and the Parklands Café. The on-site hotel, The Lodge, enables visiting athletes and teams to train, stay and recover in one location. Strong connectivity is reinforced by shared user paths linking Rooty Hill and Charlie Bali Reserve, positioning BEST as a cornerstone of sports innovation in Western Sydney.

3:45 pm Huntingwood Industrial Precinct

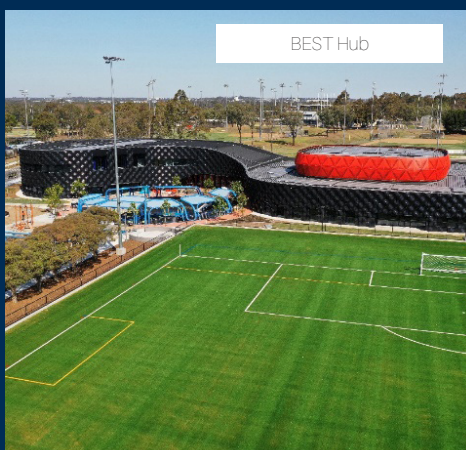
Blacktown City Council will lead a guided tour of the Huntingwood industrial precinct, highlighting how collaborative planning has delivered a dedicated Development Control Plan, State Significant Development Approvals, and coordinated transport and infrastructure upgrades to support large-scale A-grade logistics centres and 24/7 warehouse operations. The tour will also address the recent growth in data centre development, outlining key requirements including power capacity, site scale, servicing and continuous operations. With over 1 km of frontage to the M4 Motorway and Great Western Highway, signalised access via Flushcombe Road, and major occupiers such as Asahi, Volvo, Toll, Metcash, Arnott's and Hitachi, Huntingwood continues to play a critical role in Blacktown's long-term employment and economic growth.

7:00 pm Group Dinner in Bondi

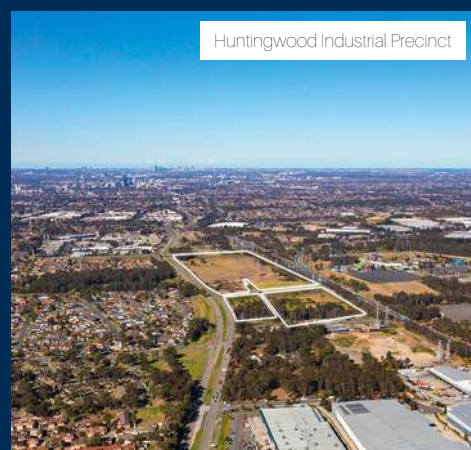
BEST Hub



BEST Hub



Huntingwood Industrial Precinct



TUES
13 OCT
2026

Time	Location
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8:00 am	Depart Accommodation
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8:30 am	Train from Sydney to Newcastle
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11:30 am	CoVE Cooks Hill
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CoVE Cooks Hill by Aspen is a modern co-living community delivered through the adaptive reuse of an existing three-storey building, originally purpose-built for the YWCA. The 1,948 sqm site has been retrofitted to provide fully furnished private studios with shared communal spaces. Located in inner-city Newcastle near beaches, cafés and education hubs, CoVE appeals strongly to students, key workers and short-term renters, offering flexible lease options and an affordable housing alternative. The project demonstrates how repurposing existing buildings can efficiently deliver well-located, community-focused housing

12:45 pm	Lunch at Newcastle Foreshore
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1:45 pm	Strategic Planning Projects Newcastle City Council
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Hear from the City of Newcastle about the projects shaping the city's future, from the Broadmeadow Precinct, the most significant urban renewal initiative in Greater Newcastle, to Honeysuckle HQ, the final major transformation opportunity within the Honeysuckle Urban Renewal Project. This is followed by a guided walking tour along the foreshore, Hunter Street and King Street, where major public-realm upgrades are underway, concluding at Honeysuckle to observe the progression of the four-kilometre waterfront redevelopment that has been evolving since 1992.

2:45 pm	Walking Tour
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3:45 pm	ONE Apartments
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ONE Apartments by GHW is a landmark twin-tower residential development within Newcastle's Wickham Masterplan precinct, delivering 196 apartments above a mixed-use podium. As Newcastle's tallest building, the project comprises 23,302 sqm of GFA, including 1,233 sqm of commercial space and 303 parking spaces, and plays a pivotal role in the transition of a former industrial area into a high-density, mixed-use neighbourhood. From a development perspective, ONE Apartments was shaped through close collaboration with the City of Newcastle, aligning with Council's long-term master-planning objectives for Wickham and the emerging Newcastle City Centre.

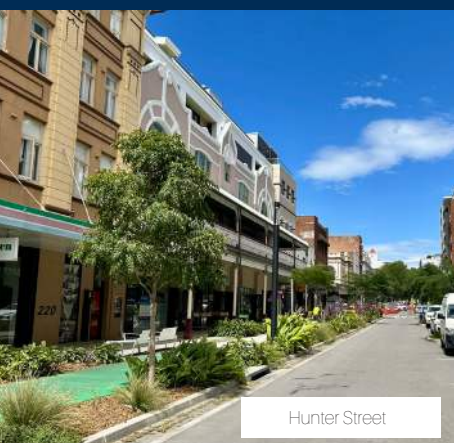
4:30 pm	Return to Sydney via Train for a free evening
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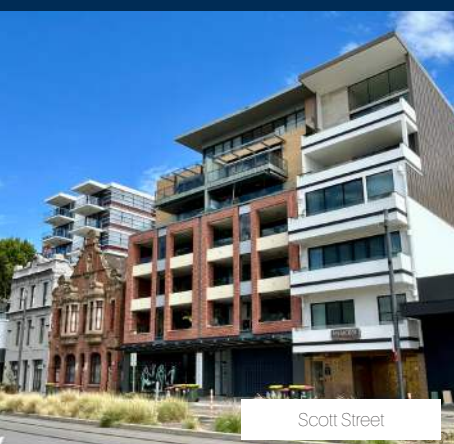
CoVE Cooks Hill



The Station Newcastle



Hunter Street



Scott Street



ONE Apartments

WED
14 OCT
2026

Time

Location

8:30 am

Depart accommodation

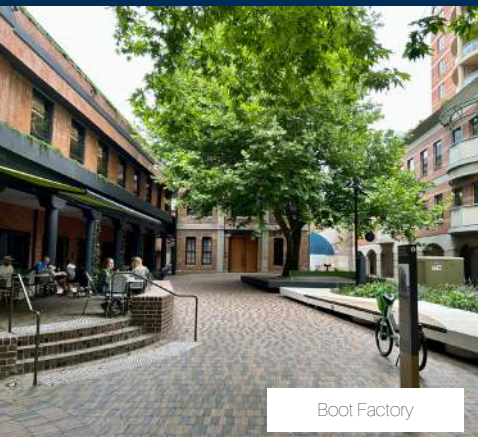


Bond Bondi

9:00 am

Bond Bondi Junction

Bond by Capital Corporation is a mixed-use redevelopment securing the long-term future of the Bondi Junction RSL. The project consolidates five Bronte Road land parcels to deliver a new RSL Club, 1,400 sqm of retail, 100 car spaces and 80 apartments. Redevelopment was critical to financial viability, with the existing art-deco club unlikely to survive beyond five years without intervention. The scheme reflects a broader Eastern Suburbs trend, where declining membership and financial pressures have led to multiple club closures, and demonstrates how density and mixed-use delivery can preserve community institutions.



Boot Factory

9:45 am

Grand Bondi Junction

Grand Bondi Junction by Iris Capital reimagines the former Cock and Bull Hotel as a contemporary mixed-use precinct. The project renovates and retains the pub, delivers upgraded hotel accommodation, and introduces a new five-storey residential building with 39 apartments. Set on a 1,993 sqm site, the scheme integrates new retail uses and 67 parking spaces while responding sensitively to its context through stepped heights, a recessed rooftop and landscaped communal gardens.

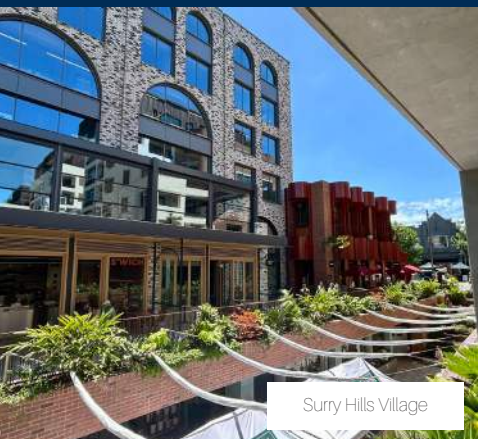


Boot Factory

10:30 am

Boot Factory and Mill Hill Centre

Boot Factory and Mill Hill Centre is a heritage-led adaptive reuse project by Waverley Council that revitalises one of Bondi Junction's most significant historic assets. The heritage-listed 1892 Boot Factory, vacant for many years, has been restored and repurposed as a Knowledge and Innovation Hub, reopening in 2024. The project links the Boot Factory with the Mill Hill Centre through upgrades to Norman Lee Place, improving connectivity and public realm outcomes. A new covered top-floor terrace supports flexible use and outlook, enabling both buildings to better engage with their urban context while preserving Victorian industrial character.



Surry Hills Village

12:00 pm

Surry Hills Village

Surry Hills Village by TOGA is a landmark mixed-use redevelopment within the historic Wunderlich Lane precinct, set on a 12,244 sqm former Wunderlich Ltd factory site at the southern edge of Surry Hills. Organised into seven villages, the project delivers 122 apartments, a series of terrace houses, The Eve Hotel, boutique retail, bars and green spaces. TOGA carefully managed the interface with surrounding low-density terraces through stepped heights, fine-grain forms and setbacks.

1:15 pm

Lunch at Surry Hills Village



Surry Hills Village

WED
14 OCT
2026

Time

Location

3:30 pm Rosebery Engine Yards

Rosebery Engine Yards by Goodman is the adaptive reuse of the 1920s heritage-listed Westinghouse factory into a vibrant mixed-use retail, lifestyle and commercial precinct.

The project is organised around a central pedestrian spine, activated by curated hospitality, premium retail, showroom and workplace tenancies, complemented by public art and interpretive installations celebrating the site's manufacturing legacy. A strong food and beverage offer, childcare and wellness uses support all-day activation, while integrated undercover and at-grade parking maintains accessibility.

3:30 pm Ascent on Bourke

Ascent on Bourke by Charter Hall is a state-of-the-art, multi-storey industrial facility in Alexandria delivering 26,000 sqm of logistics space across two levels with an additional 5,000 sqm of A-grade offices and wellbeing amenities. Pre-committed to Schindler and Coles Group, the project overcomes a constrained inner-city site through innovative engineering, including cantilevered structures and heavy-duty design for B-double access and future automation. Targeting a 5-Star Green Star rating, the development sets a benchmark for sustainable, high-performance urban logistics close to key transport infrastructure.

Afternoon: Return home or stay on in Sydney



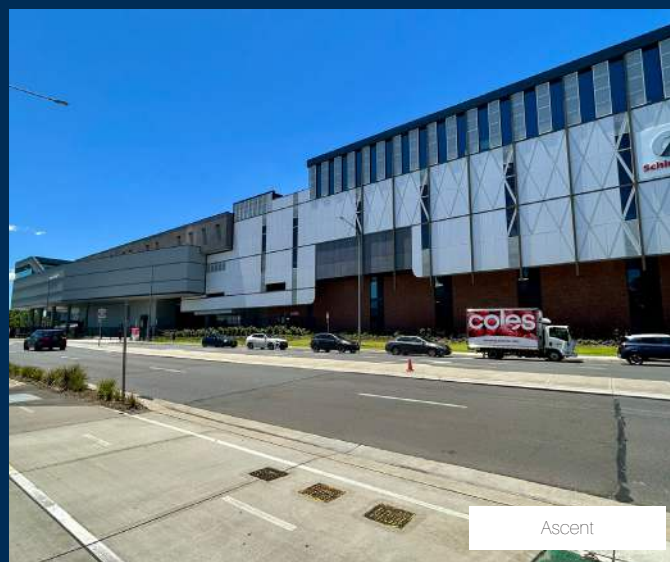
Rosebery Engine Yards



Ascent



Rosebery Engine Yards



Ascent

Your Tour Hosts

Meet your tour hosts:

Stephen Holmes, Director of Holmes Dyer, brings a wealth of experience in project design, feasibility, and development. With a portfolio encompassing major residential communities, infill sites, and commercial/industrial precincts nationwide, Stephen offers unparalleled insights into each project featured on our tour.

His extensive involvement and former role as a National Judge for the Urban Development Institute of Australia ensure an in-depth understanding of every site, promising a captivating exploration of key design features and development outcomes.

Joining Stephen is Nitsan Taylor, Associate Director at Holmes Dyer, with over 18 years of expertise in State government planning prior to joining Holmes Dyer. Nitsan's tenure with the state planning department has finely tuned her skills in development assessment, planning policy, and reform.

Specialising in statutory planning and community engagement, Nitsan's diverse project portfolio spans across South Australia, Tasmania, Victoria, Queensland and NSW, enriching our tour with invaluable perspectives and insights.

Completing our trio is Natasha Holmes, Senior Consultant at Holmes Dyer. With an avid passion for urban design and master planning, Natasha leverages her expertise in market and demographic research and analysis to delve into the trends and demands underpinning the projects we'll explore.

As your dedicated point of contact, Natasha will ensure the seamless organisation and smooth operation of our tour.



Stephen Holmes | Director



Nitsan Taylor | Associate Director



Natasha Holmes | Senior Consultant

Your Costs

Early bird registrations received and paid by 30 June 2026 are available at **\$2,200 + GST**.

After this date, the cost of the full three-day tour (12–14 October 2026) is **\$2,400 + GST**. Your place on the Study Tour can be secured with a \$200 + GST deposit, with the balance payable by Friday 11 September 2026.

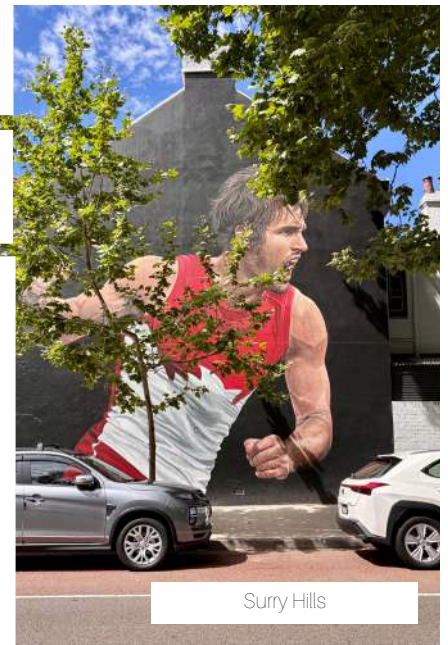
Flights and accommodation are not included and are the responsibility of each attendee; however, Holmes Dyer can assist with bookings upon request.

The tour fee includes Monday evening dinner only, with all other meals at the attendee's expense. Further details are provided in the What to Expect section of this brochure.

Individual days may be booked at \$1,250 + GST per day, allowing participants to attend selected tour days without overnight accommodation.



Parramatta Light Rail



Surry Hills



Honeysuckle Foreshore

Register Your Interest

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

- Name
- Organisation
- Position
- Contact Details (including Mobile Number)

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.

CPD Points

The Holmes Dyer Building Better Communities Study Tour satisfies Category A requirements under the DHUD Accredited Professional Scheme CPD framework and meets PIA CPD policy requirements.

As a structured learning activity, the tour builds professional knowledge through curated site visits and expert led insights. Supported by pre-tour materials and a certificate of attendance, participants can clearly demonstrate CPD participation and compliance.

What to Expect?

Arrival and Departures

We recommend that tour attendees arrive the afternoon of Sunday 11th of October prior to the commencement of the tour. As such, it is the responsibility of attendees to make their way from the airport to their chosen accommodation.

The Airport Link is a frequent and efficient train service, between the Domestic Airport Station and Central Station with the ability to transfer to the T4 line to Bondi Junction. Attendees may wish to utilise public transport or ride share services to and from the Airport.

Please note that the Study Tour is scheduled to conclude around 4:30 pm on Wednesday 14th October. We recommend that attendees arrange their return flights to depart no earlier than 6:00pm to ensure a seamless travel experience.

Holmes Dyer is pleased to offer assistance with the arrangement and coordination of both flights and accommodation. We kindly request that you inform us at the time of your registration if you anticipate needing our support.

Accommodation

We expect accommodation costs to be approximately \$200-\$250 per person per night and recommend lyf Bondi as a suitable option. Guests may choose to stay elsewhere, however, accommodation within close proximity to Bondi Junction Station is advised, as the majority of travel will originate from this location. Final meeting points, timings and a detailed itinerary will be provided closer to the travel dates.

Transport

The tour will involve significant walking distances, primarily across flat, paved surfaces, including both site walkovers and travel between locations. Participants should therefore be comfortable with extended periods of walking. Transportation throughout the three-day Study Tour will also include private transfers, rideshare services, trains and ferries. All transport costs are included in the tour fee and will be fully coordinated by Holmes Dyer.

Timelines

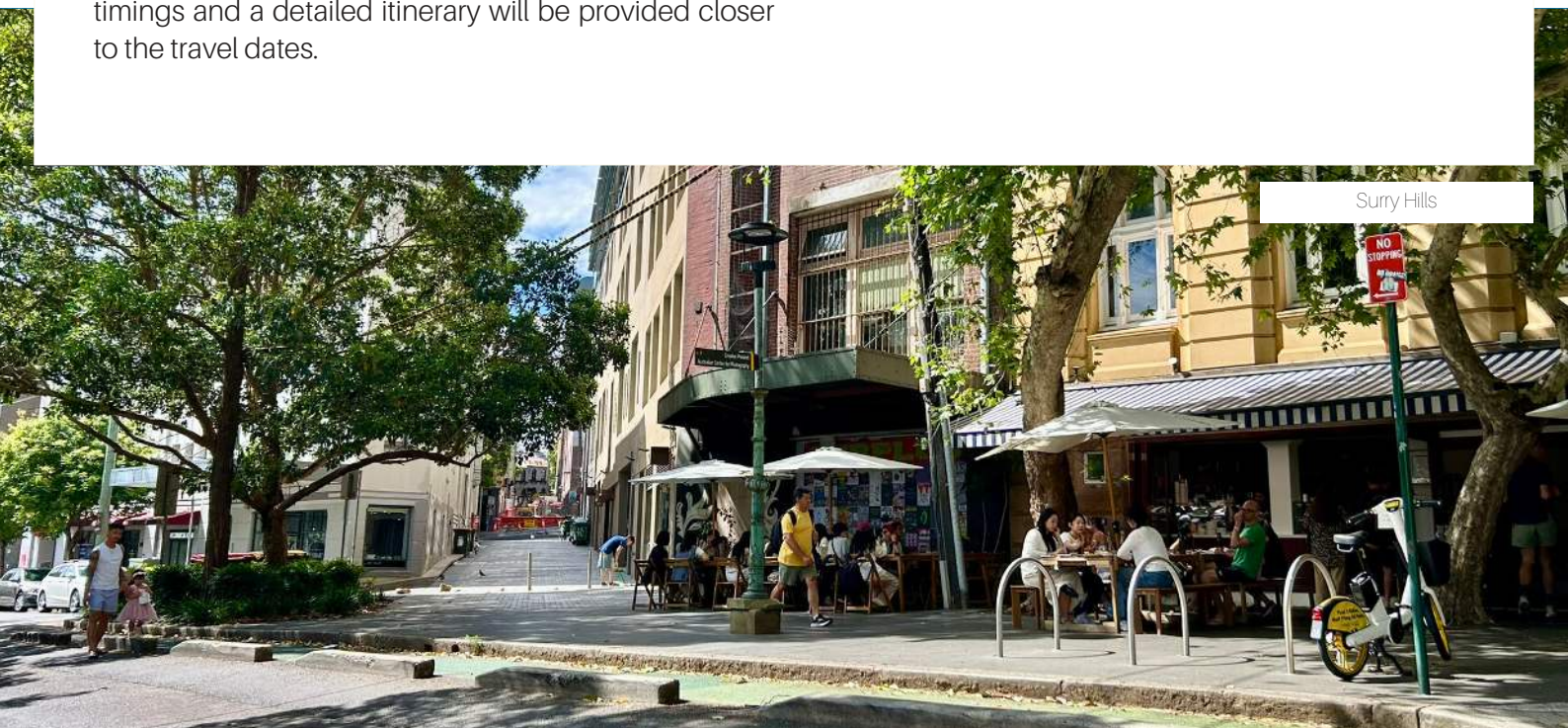
The Study Tour itinerary has been developed with tight timeframes in order to maximise the value of the tour. As such, all tour attendees will be required to keep to the indicated meeting and departure times to ensure presentations can start on time and all sites can be given the appropriate attention.

Meals

This year, the cost of Monday evening's group dinner has been included in the overall tour price. Lunch breaks are scheduled throughout the tour, with free time provided for attendees to purchase and enjoy lunch at their leisure.

Contact

Holmes Dyer will set up a SharePoint group before the tour to share site summaries and contact details. During the tour, communications will be managed via group text messaging to keep attendees informed.



Surry Hills