

Community Engagement Report, November 2021

Planning Proposal for 7 City View Road, Pennant Hills

This document outlines community engagement undertaken to support the Planning Proposal for the redevelopment of 7 City View Road, Pennant Hills.

Introduction & background

EG proposes to submit a Planning Proposal to renew 7 City View Road, Pennant Hills. The Planning Proposal intends to facilitate the future renewal of the site for a part seven-storey mixed-use building complex incorporating residential, seniors living, commercial and community space. The design proposes to retain as many existing trees on the site as possible, and adds community space including a new pocket park.

Elton Consulting was engaged to assist EG with community engagement in order to:

- » Assist in facilitating the planning approval process and comply with regulatory requirements
- » Gather feedback from stakeholders to inform the concept design
- » Reduce the risk of misinformation and demonstrate that potential impacts have been considered in planning and design
- » Communicate EG's commitment to transparency in the engagement, planning and development processes
- » Inform stakeholders about what to expect during future planning approvals phases
- » Provide ongoing stakeholder consultation during the planning process

Stakeholders

Engagement focused on the site's immediate neighbours and a local community organisation:

- » Residents of Wongala Crescent / Boundary Road
- » Pennant Hills District Civic Trust
- » Commercial and residential buildings adjacent to the site

Engagement activities

A variety of engagement activities were undertaken to determine sentiment and receive feedback from the community. All collateral used in the engagements carried contact information (phone numbers and email addresses) for engagement team members, to allow stakeholders to ask queries or lodge feedback at a later date

A contact log was kept for engagement activities undertaken, including feedback received and more detail is available if required.

Tools/Activity	Description	Stakeholder/community
<p>Stakeholder Meetings</p> 	<p>Meetings were offered and held by EG staff with various stakeholders.</p>	<ul style="list-style-type: none"> » Pennant Hills District Civic Trust <ul style="list-style-type: none"> > Phone conversations and meetings held between EG and the Trust over two years to November 2021 » Owners of commercial buildings close to the site <ul style="list-style-type: none"> > Phone conversations and meetings held between EG and stakeholders in the 12 months to November 2021 » At the time of writing this document, EG had contacted Nesuto Pennant Hills Serviced Apartments and was working to arrange a meeting time to present the scheme.
<p>Phone</p> 	<p>Phone conversations were made between EG and stakeholders.</p>	<ul style="list-style-type: none"> » Owners of commercial buildings close to the site <ul style="list-style-type: none"> > Phone conversations and meetings held between EG and stakeholders in the 12 months to November 2021 » Pennant Hills District Civic Trust: <ul style="list-style-type: none"> > Phone conversations and meetings held between EG and the Trust over two years to November 2021
<p>Emails</p> 	<p>Emails were used to share collateral in addition to letterbox drop.</p>	<ul style="list-style-type: none"> » Owners of commercial buildings close to the site
<p>Letterbox drop</p> 	<p>A letterbox drop was conducted on 15/10/21. The letter outlined basic details of the proposal and invited a meeting for stakeholders to learn more and give their feedback.</p>	<ul style="list-style-type: none"> » Residents close to the site <ul style="list-style-type: none"> > Letterbox drop on 15/10/21 > A copy of the letter is attached to this report
<p>Doorknock</p> 	<p>On 27/10/21, Elton Consulting and other consultant staff conducted a doorknock of the same area engaged through the letterbox drop on 15/10/21. The engagement team spoke to several stakeholders, answered queries and took feedback. Collateral was left with several stakeholders for further review.</p>	<ul style="list-style-type: none"> » Residents close to the site <ul style="list-style-type: none"> > doorknock on 27/10/21 > Of the 16 properties targeted for doorknocking, we were able to speak with 11 occupants and seek feedback on the planning proposal. > 4 were positively disposed to the project while 7 were neutral

Feedback summary

Stakeholders engaged have indicated they are reasonably supportive of EG's intention to apply to rezone and then redevelop the site at 7 City View Rd, Pennant Hills. The table below provides a summary of the feedback received from stakeholders and also includes EG response to that feedback.

Key Themes	Details	EG Response
» Either supportive or neutral towards renewal	» Stakeholders were generally supportive of renewal in the precinct surrounding 7 City View Rd	» Noted
» Pedestrian safety	» One stakeholder raised the issue of potential pedestrian conflict along the common driveway shared by the properties	» The design has been altered to remove a pedestrian entry along the northern elevation: all pedestrian access to the site would be via the City View Road entry
» Trees	» A desire to retain trees on the site	» EG has committed to retaining the majority of trees on the site particularly along the street edge of Boundary Road and City View Road
» Parking/traffic	» The potential for negative impacts to street parking and/or increased vehicle congestion	<p>» EG will provide sufficient on-site parking in accordance with Council requirements.</p> <p>» In addition, the indicative development concept will reduce traffic congestion when compared to the peak use of the existing commercial building.</p>
» Construction impacts	» The potential for negative impacts during the construction phase (noise, dust, etc)	» Construction mitigation measures to reduce construction impacts will be identified and during the DA stage, Council will require a Construction Management Plan to be prepared.
» Community centre	» Where stakeholders expressed positive sentiment, this was typically in favour of the community centre, and particularly for study space within the community centre	» Noted and reported to Council via this report
» Property values	» The potential to negatively impact property resale values	<p>» EG is committed to a high-quality design of the building</p> <p>» Design will consider the surrounding environs and use existing vegetation to screen the building and complement the existing character of the area</p>

Key Themes	Details	EG Response
» Amenity and aesthetics	<ul style="list-style-type: none"> » Stakeholders expressed curiosity regarding the visual aesthetics of proposal » Initial concern regarding impact to local residents, the amenity of the site and the desire to maintain Pennant Hills as a business area 	<ul style="list-style-type: none"> » The indicative development concept has been designed to minimise the impact to local residents. » The indicative development concept includes commercial office space, retail use, co-working space and a community space.
» Support for the engagement process	» Key stakeholders endorsed the engagement process, particularly EG's willingness to listen to community concerns and alter plans accordingly	» EG is committed to ongoing stakeholder engagement through the planning process.

Stakeholders were generally supportive of renewal in the precinct surrounding 7 City View Road

Ongoing engagement

EG has committed to ongoing community and stakeholder engagement through the planning process for 7 City View Rd, and proposes to:

- » Offer quarterly meetings with the Pennant Hills District Civic Trust to keep it informed of progress and answer queries about progress for planning and development
- » Distribute a twice-yearly newsletter to update stakeholders about the progress of the project. Recipients would include:
 - > Residents, businesses and commercial property occupiers surrounding the site
 - > Users of local community spaces
- » Regularly upload updated content to the EG website

All communications would contain contact details to allow stakeholders to pose questions and send feedback, with EG responding in timely fashion (where appropriate).

15TH OCTOBER 2021

To our close neighbours

7 City View Road, Pennant Hills

As you may be aware, EG owns the multi-story office building at No.7 City View Road. We are writing to you as we would like to discuss our long-term plans for the site.

We will soon be submitting a Planning Proposal to Hornsby Shire Council to facilitate a future mixed-use building on the site. This could include:

- A 7-storey stepped building which retains many existing trees and is sympathetic to the surrounding greenery (Please note: it will be lower in height than surrounding commercial buildings).
- A mix of uses potentially including premium residential units, seniors living as well as commercial office space.
- A landscaped 'pocket park' as well as additional tree and shrub plantings around the existing perimeter of the site.
- Primary vehicular access would continue to be from the existing driveway entry off City View Road.

It is important to note:

- We are not lodging a Development Application (DA) yet. A DA would not be lodged with Council for a number of years.
- Rather the first step is a Planning Proposal to facilitate the future renewal of the site for the above uses (commercial office and residential together) and overall form. It is noted that residential units or 'shop-top housing' is already allowable under the current zoning.
- You can be confident the proposal will be consistent with the current height control and lower than the other existing commercial office buildings to the north.

If you would like to learn more about the proposal, we invite you to have a virtual meeting with us via Zoom. This will allow us to show you materials in a COVID-safe environment. Your feedback from the meeting would inform our design and planning for the site.

Please contact our team by Thursday 21st October to arrange a suitable time for a meeting. Alternatively, please contact us or provide any feedback by email before Monday 25th October. Our engagement team members are:

- **Chris Larsen - Phone: 0431 900 712 or Email: Chris.J.Larsen@wsp.com**
- **James McBride - Phone: 0413 917 399 or Email: jmcbride@eg.com.au**
- **David Workman - Phone 0418 116 379 or Email: dworkman@eg.com.au**

We look forward to discussing our plans with you.

Yours sincerely



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