

Fwd: Sites - J Group

From: Joseph <joseph@jgroup.com.au>
To: [REDACTED] Daryl Maguire <daryl.maguire@parliament.nsw.gov.au>
Date: Tue, 21 Nov 2017 20:39:01 +1100

Fyr

Kind regards,

Joseph Alha

Begin forwarded message:

From: "Joseph" <Joseph@jgroup.com.au>
To: "'robert.vellar@minister.nsw.gov.au'" <robert.vellar@minister.nsw.gov.au>
Cc: "Admin (J Group)" <Admin@jgroup.com.au>
Subject: Sites - J Group

Dear Rob,

Thank you very much for giving me the opportunity to discuss the J Groups projects.

As mentioned to you at our recent meeting, it has taken me 6 years to put together 2 of these projects, which I have held on the basis that a great outcome can be achieved for both the State Government, local community and myself as a local developer.

It is coming to a point in time however that financially I am reaching a dead end, and need to kick one of these projects off the ground. I have communicated and worked with the State government for the past 3 years, but as of yet have not received a clear indication on the direction of how the State would like to move forward.

Attached is a high level breakdown of the significant sites that J Group owns, and I believe this could be of benefit to the State Government achieving its objectives.

Again thank you for taking your time
Kind Regards,

Joseph Alha

Chief Executive Officer

m [REDACTED]

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signatureimage.png



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to review the attached. I would appreciate the opportunity to further discuss the matter at a convenient time in the near future.

NSW ICAC EXHIBIT

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J GROUP DEVELOPMENT PROJECTS

OVERVIEW



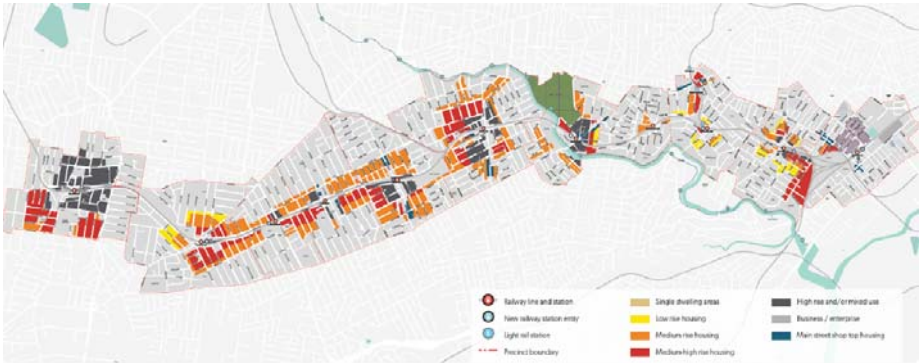
NOVEMBER 2017

THE J GROUP

- The J Group is a property development company owned and managed by Mr Joseph Alha.
- In over 20 years of operation, the J Group has established a reputation for developing high quality, mixed use projects predominantly in the south west suburbs of Sydney.
- The success of J Group has enabled them to acquire significant landholdings in strategic locations such as the Sydenham to Bankstown and Parramatta Road Urban Renewal Corridors.
- The J Group has sought to align its development focuses with government plans, specifically by consolidating large landholding in strategic locations including the Campsie and Canterbury town centres.
- The J Group is working proactively with State and Local Government to advance the planning approvals for these landholdings, facilitating supply of much needed housing and employment generating activity in this major growth area.
- As a local developer, J Group is passionate about playing a key role in the revitalisation of Campsie and Canterbury town centres as vibrant and attractive places to live and work.
- Urbis is Australia’ leading city planning advisory firm and is working with the J Group to support their vision for the development of these significant landholdings.



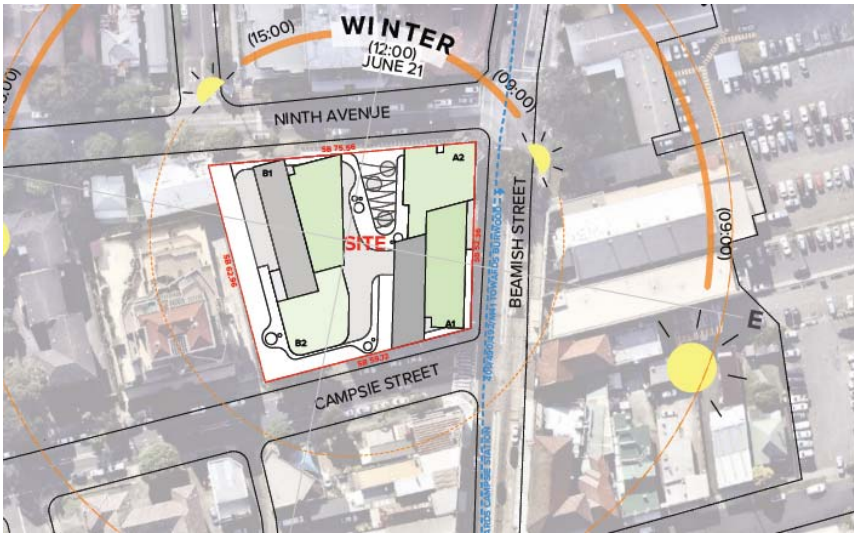
Volume 14



CAMPSIE

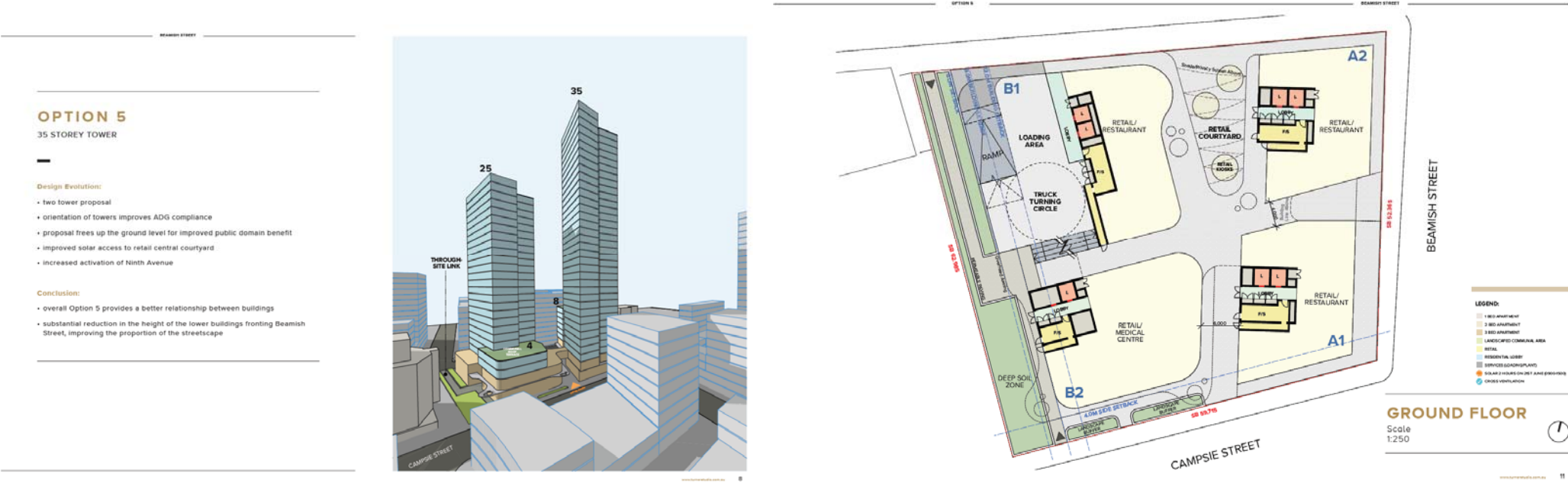
124 – 142 BEAMISH STREET, CAMPSIE

- 3,833m2 site area
- Located within 100 metres of the new Metro station
- Prominent main street location
- Identified in the Campsie Priority Precinct Plan for high rise development.
- Opportunity to create major public space at an important gateway site.
- Submissions made to the Department of Planning seeking opportunity for an increase and variety of building heights subject to demonstrating design excellence and material public benefits.

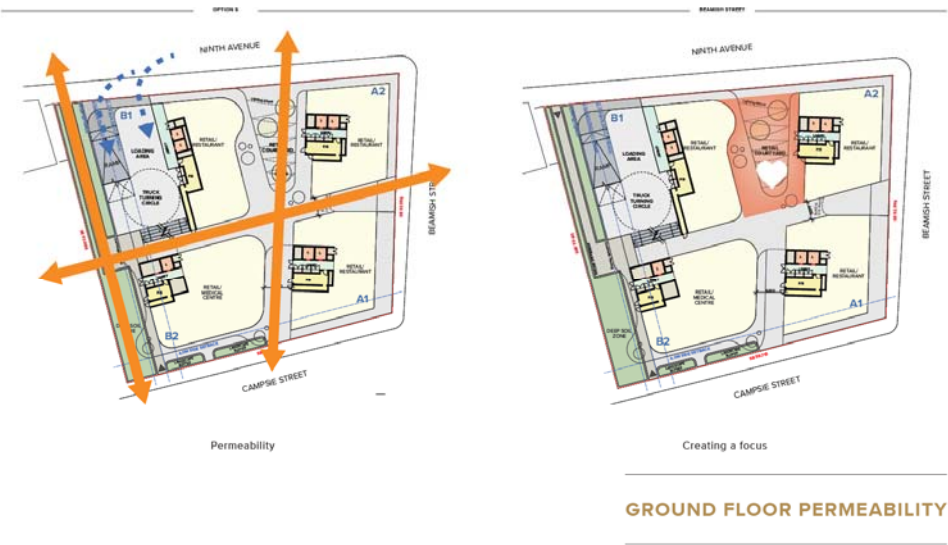


124 – 142 BEAMISH STREET, CAMPSIE

- Twin towers
- Public plaza
- Through site linkages
- Potential development yield – 371 apartments and 4,750m2 retail floor space



124 – 142 BEAMISH STREET, CAMPSIE



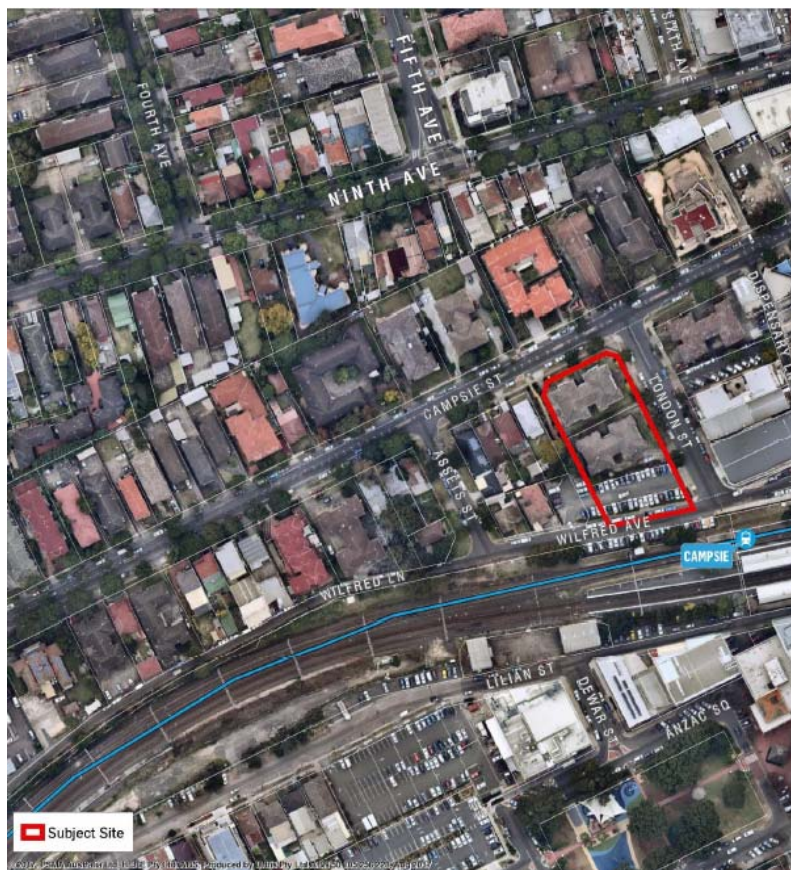
Volume 14



Contemporary Laneway

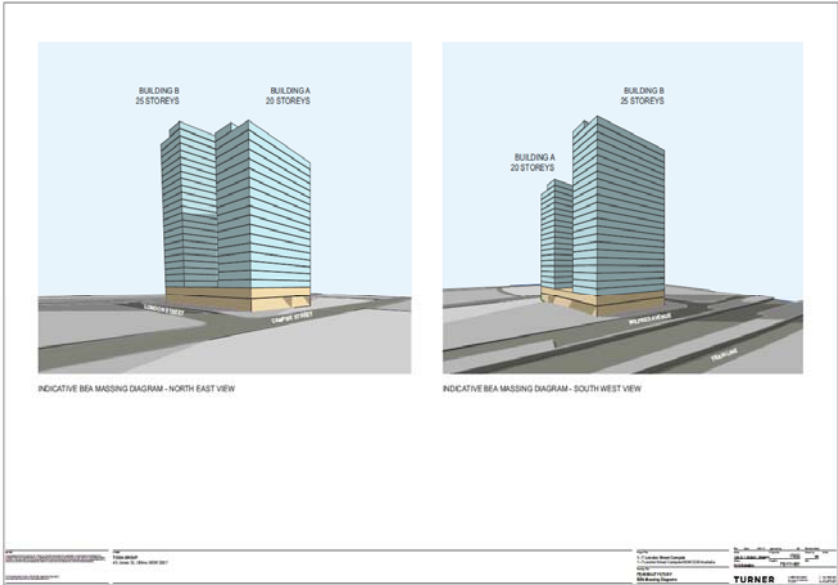
1-11 LONDON STREET, CAMPSIE

- 3,460m² site area
- Located within 100 metres of the new Metro station
- Identified in the Campsie Priority Precinct Plan for high rise development.
- Submissions made to the Department of Planning seeking opportunity for an increase and variety of building heights subject to demonstrating design excellence and material public benefits.



1-11 LONDON STREET, CAMPSIE

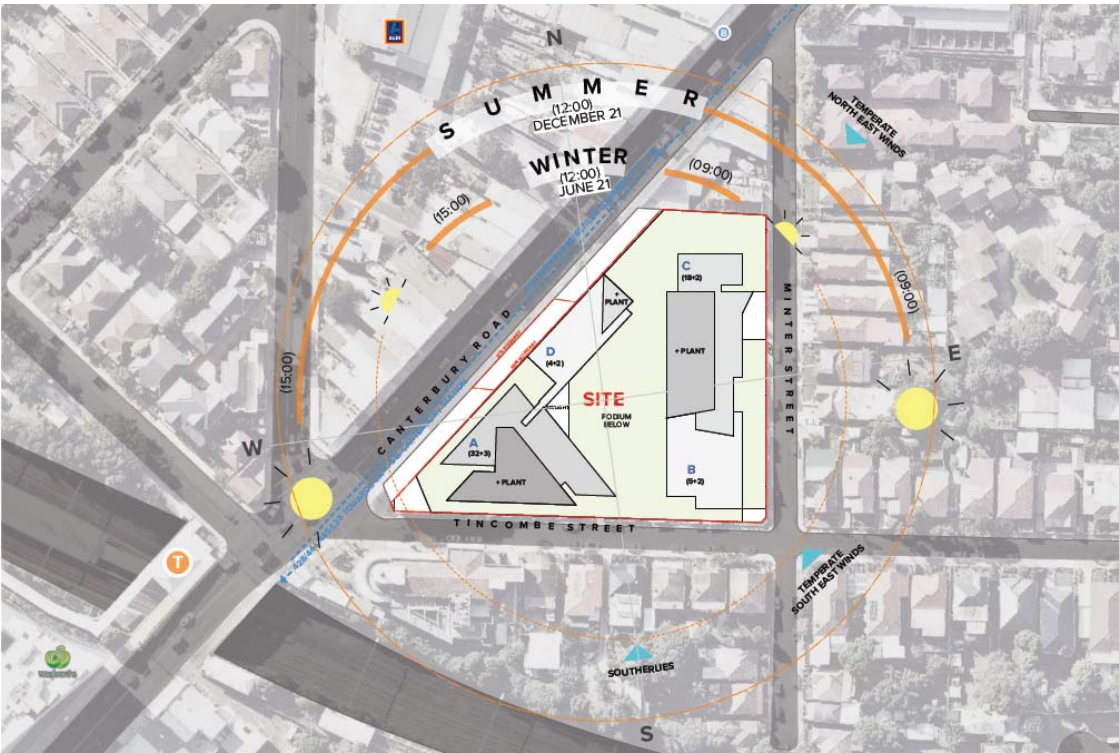
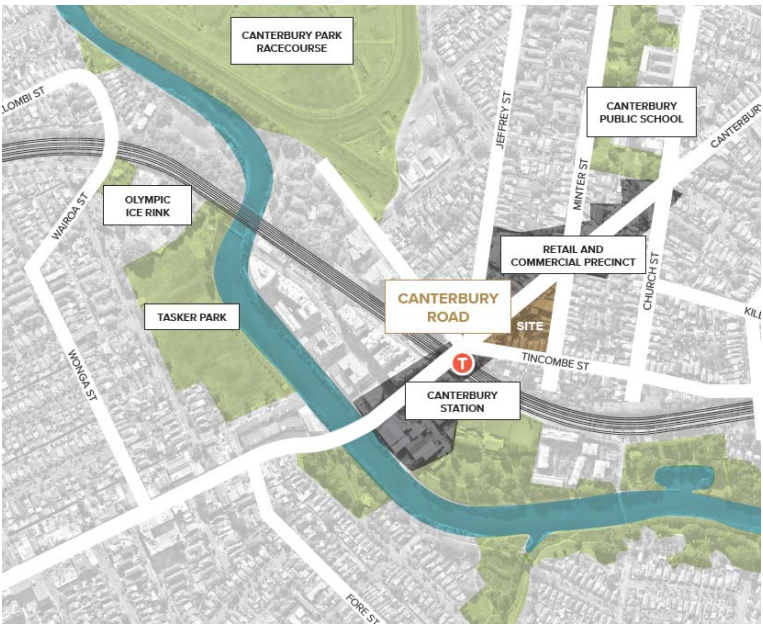
- Activated street frontages
- Potential development yield – 240 apartments and 2,300m2 retail floor space



CANTERBURY

186 CANTERBURY ROAD, CANTERBURY

- 7,233m2 site area
- Located within 50 metres of the new Metro station
- Identified in the Canterbury Priority Precinct Plan for high rise development.
- Submissions made to the Department of Planning seeking opportunity for an increase and variety of building heights subject to demonstrating design excellence and material public benefits.



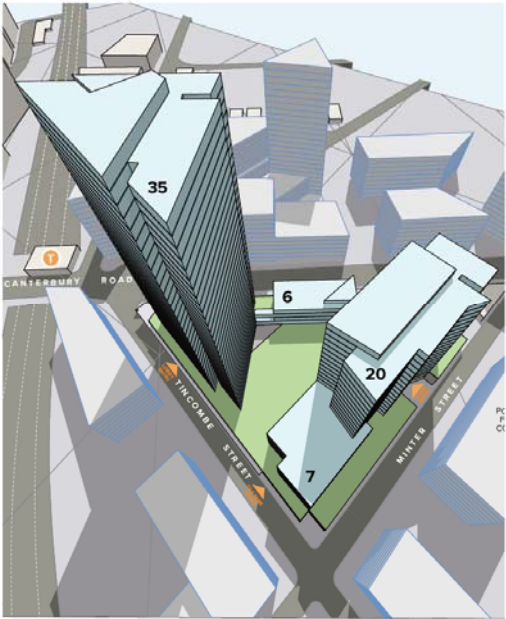
186 CANTERBURY ROAD, CANTERBURY

- Landmark tower on prominent corner site
- Street edge activation
- Potential development yield – 524 apartments and 5,600m2 retail floor space



OPTION 5 35/20 STOREY TOWER

- Design Evolution:**
- composition of two towers of varying heights
 - landmark tower addresses the corner nearest to the train station
 - towers located on the site to maximise building separation and allow sunlight to the site on the south of Tincombe Street
 - street edge activation maximised
- Conclusion:**
- overall this option provides a better relationship between buildings
 - reduction in the height of the eastern portion of Building 8 fronting Tincombe Street, improving the proportion of the streetscape



186 CANTERBURY ROAD, CANTERBURY

ACTIVATED STREETSCAPE

RETAIL PRECEDENT



PEDESTRIAN CONNECTIVITY

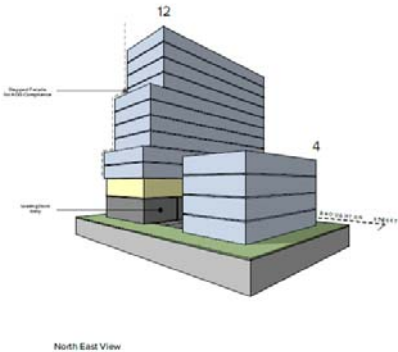
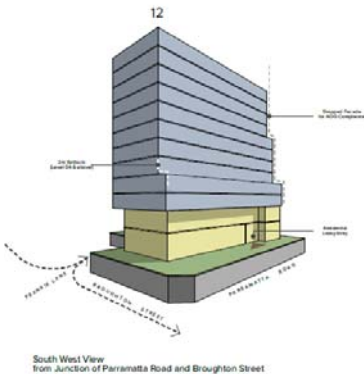
RETAIL PRECEDENT



CONCORD

55-59 PARRAMATTA ROAD, CONCORD

- 1,873m2 site area
- Parramatta Road frontage
- Identified in the Parramatta Road Plan for mixed use redevelopment
- Canada Bay Council supportive of Planning Proposal subject to design refinement
- Potential development yield – 69 apartments and 770m2 retail floor space





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