

APPENDIX E –ENGAGEMENT SUMMARY TABLE

Stakeholder	How this group was consulted	Feedback	Project response
<p>Department of Planning Environment, specifically:</p> <ul style="list-style-type: none"> Planning and Assessment Team 	<p>Teams Meeting, 28 October 2021, 10.30AM</p>	<p>Key issues to be considered in the preparation of the SSD:</p> <ul style="list-style-type: none"> Vehicular access including swept path analysis and parking Traffic management Noise assessment and impacts Potential impacts on nearest residential uses Design excellence and design quality Flood assessment Pre-lodgement stakeholder engagement to include Sydney Water and Randwick City Council 	<p>The proposal has responded to the feedback received as follows:</p> <ul style="list-style-type: none"> A Transport Assessment has been prepared by Ason including an assessment of vehicular access, swept paths, parking and traffic management. A Noise Impact Assessment has been prepared by SLR which assesses potential noise impacts as a result of the construction and operation of the proposal, including in relation to nearby residential receivers. A Design Report has been prepared by SBA Architects which details the proposed design and how design excellence has been achieved. A Civil Engineering Report has been prepared by Costin Roe to confirm flood planning requirements and proposed flood planning measures.

Stakeholder	How this group was consulted	Feedback	Project response
			<ul style="list-style-type: none"> Pre-lodgement stakeholder engagement has been undertaken with Randwick City Council and Sydney Water (see below).
<ul style="list-style-type: none"> Environment, Energy and Science Group 	A Biodiversity Development Assessment Report (BDAR) waiver has been prepared for assessment by the Environment, Energy and Science Group of the Department of Planning and Environment.	The Department of Planning and Environment approved the BDAR waiver on 4 February 2022 (see Appendix HH)	The BDAR waiver is included with the Environmental Impact Statement in support of the SSDA.
Randwick City Council	Teams Meeting, 23 November 2021, 11.30AM	<p>The following key issues were raised:</p> <ul style="list-style-type: none"> Application of RCC LEP Clause 6.12 <i>Development requiring the preparation of a development control plan</i> Particular regard to be had to proposed landscaping including in relation to site frontage, sustainable design and screening. 	<p>The proposal has responded to the feedback received as follows:</p> <ul style="list-style-type: none"> Confirmation that the applicable EPI is the Three Ports SEPP as opposed to RCC LEP. A carefully considered Landscape Plan has been prepared as part of the proposal, seeking to maximise landscaping including in views from the public realm. The design of the building has been developed to seek to mitigate any

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ Articulation of long facades including articulation, breaking up of massing and inclusion of landscaping. ▪ Location of office space in relation to opportunities for casual surveillance. ▪ Site entrance to be clear in streetscape including separate of vehicle and pedestrian movements. ▪ Reflectivity of façade and roof materials. ▪ Inclusion of sustainable design measures. ▪ Heavy vehicle access route to be considered in relation to nearby residential uses. ▪ Traffic Impact Assessment to be undertaken including parking analysis and traffic generation. ▪ Flood assessment to be undertaken including proposed site drainage. ▪ Noise Assessment to be undertaken including impacts of vehicle 	<p>bulk and scale through the articulation of facades and landscaping, as set out in the Design Report prepared by SBA Architects.</p> <ul style="list-style-type: none"> ▪ Office space has been located to the front and rear of the development to maximise opportunities for casual surveillance. ▪ Consideration has been given to the relationship of the proposal to the streetscape including pedestrian access as set out in the Design Report. ▪ Sustainable design measures proposed to be incorporated include solar panels and rainwater harvesting and reuse, as set out in the Sustainability Management Plan. ▪ A Transport Assessment has been undertaken by Ason to assess impacts in relation to heavy vehicle access, traffic generation and parking analysis.

Stakeholder	How this group was consulted	Feedback	Project response
		movements between 10pm and 7am on residential receivers, access route to site, loading, unloading and ramp access.	<ul style="list-style-type: none"> ▪ A Civil Engineering Report has been undertaken by Costin Roe to assess flood planning requirements and proposed flood planning measures including drainage and stormwater management. ▪ A Noise Impact Assessment has been prepared by SLR which assesses potential noise impacts associated with the construction and operation of the proposal, including in relation to nearby residential receivers.
Transport for NSW	Email correspondence on 2 December 2021 – 4 February 2022	TfNSW advised they are open to discuss the proposed development with a focus on operation, access, parking, proposed use and size.	The Transport Assessment and associated modelling has been submitted to TfNSW for their review. Hale Capital will respond to any feedback received throughout the approval process.

Stakeholder	How this group was consulted	Feedback	Project response
Ausgrid	<u>Substation Decommissioning</u> <ul style="list-style-type: none"> Application for substation decommissioning submitted online on 30 November 2021 Design offer accepted on-line and customer details form submitted via email 13 December 2021 Design submitted to Ausgrid for review and certification 2 March 2022 	<ul style="list-style-type: none"> Ausgrid Design offer issued 7 December 2021 Ausgrid response to design submitted expected mid-March 2022 	<ul style="list-style-type: none"> Development assumes decommissioning of existing substation onsite As above
	<u>New Substation</u> <ul style="list-style-type: none"> Connection application submitted on 2 March 2022 	<ul style="list-style-type: none"> Design offer received 8 March 2022 with acceptance period of 45 days provided Design offer to be accepted mid-March 2022 	<ul style="list-style-type: none"> Development assumes installation of new substation onsite As above
Sydney Water	Email correspondence on 30 March 2021	Discharge permission into Bunnerong Stormwater Channel No. 11 including	Sydney Water confirmed no requirement for on-site storage detention and ability

Stakeholder	How this group was consulted	Feedback	Project response
		required rates of flow of discharge and water quality targets.	to discharge into the channel. Water quality targets were also identified.
	Sydney Water Building Plan Approval (BPA) on 13 May 2021	Remediation work involving mechanical excavation in the vicinity of the Bunnerong Stormwater Channel No. 11 to remove the UPSS infrastructure and remediate surrounding soils.	<p>The BPA included the following conditions:</p> <ul style="list-style-type: none"> ▪ To be carried out in accordance with the Specialist Engineering Assessment ▪ Post Construction dilapidation survey / CCTV report <p>The Specialist Engineering Assessment detailed protection of the Bunnerong Stormwater Channel No. 11 as follows:</p> <ul style="list-style-type: none"> ▪ Exclusion zone of 1.5m offset from the back of the brick wall (top end) ▪ Depth of excavation limited to the invert level of the stormwater channel ▪ Monitoring points at the top of the wall and base of the channel to be surveyed prior to commencement and monitored throughout the works ▪ Vibration monitoring during works

Stakeholder	How this group was consulted	Feedback	Project response
	Email correspondence on 23 November 2021	Provision for new drainage connection to Bunnerong Stormwater Channel No. 11.	Sydney Water confirmed no objection to new drainage connection so long as carried out as part of the Section 73 application and all unused existing connections to the channel from the site are sealed.
	Pressure and flow inquiry on 02 December 2021	Reasonable flow and adequate pressure are available from 100mm water main in Raymond Ave.	Hale Capital to utilise information to inform project detailed design.
	Anticipated Notice of Requirements application was lodged on 23 February 2022	Awaiting feedback from Sydney Water	Development assumes construction neighbouring Sydney Water Bunnerong Stormwater Channel No. 11 asset
<p>Community (people or groups likely to be impacted by the project)</p> <p>Near residential neighbours, specifically:</p> <ul style="list-style-type: none"> ▪ McCauley Street ▪ Australia Avenue ▪ Harold Street ▪ Perry Street 	Fact sheet sent on 18 November 2021 to 318 residents and business located nearby the proposed site. The fact sheet included details of the project, enquiry line and invitation to attend a briefing with the project team.	No feedback received to date.	Hale Capital will continue to reach out to the community throughout the approval process to keep them informed of any updates and changes to the proposal.

Stakeholder	How this group was consulted	Feedback	Project response
Industrial neighbours, specifically: <ul style="list-style-type: none"> ▪ Raymond Avenue ▪ Beauchamp Road ▪ Botany Road ▪ McCauley Street ▪ Perry Street 			
Community groups: <ul style="list-style-type: none"> ▪ Matraville Community Group - Facebook 	Fact sheet emailed to community group with details of the project and enquiry line.	No feedback received to date.	Hale Capital will continue to reach out to Matraville Community Group throughout the approval process to keep them informed of any updates and changes to the proposal.