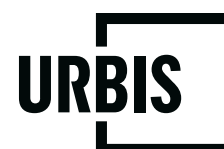




CONSULTATION OUTCOMES REPORT

42 Raymond Avenue,
Matraville

Prepared for
HALE CAPITAL PARTNERS
9 March 2022 - updated



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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1. INTRODUCTION

This community and stakeholder engagement outcomes report has been prepared by Urbis Engagement for Hale Capital Partners (Hale Capital) to inform the EIS (Environmental Impact Statement) for the development approval of the proposed multi-level industrial development at 42 Raymond Avenue, Matraville (the site).

1.1. OVERVIEW OF THE PROJECT

Hale Capital is seeking development approval through a State Significant Development Application (SSDA) for a multi-level warehouse or distribution centre development with four individual tenancies with ancillary offices.

The site is approximately 19,437sqm in size and is located in the suburb of Matraville and within the Randwick City Council local government area (LGA). Matraville is a relatively large local centre and mainly serves the local residential community and workers in the industrial properties.

Construction of a two-storey warehouse and distribution centre comprising 19,460 m2 GFA including ancillary office space, landscaping, bicycle and car parking.

The proposal comprises the redevelopment of the site as summarised below:

- Construction, fit out and operation of a two-storey warehouse and distribution centre comprising approximately 19,460 m2 GFA including:
 - 17,789 m2 of warehouse and distribution GFA; and
 - 1,671 m2 GFA ancillary office space.
- Provision of 11 bicycle parking spaces and 101 car parking spaces at ground.
- Approximately 2,250 m2 of hard and soft landscaping at ground.
- Provision of one additional access crossover from Raymond Avenue.
- Provision of internal vehicle access route and loading docks.
- Upgrades to existing on-site infrastructure.
- Building identification signage.
- Operation 24 hours per day seven days per week.

The site is legally described as Lot 1 in Deposited Plan 369888, Lot 32 Sec B Deposited Plan 8313, Lot 1 Deposited Plan 511092 and Lot 2 in Deposited Plan 1082623

The stormwater channel is known as the Bunnerong Stormwater Channel No. 11 and is listed on the Sydney Water State Agency Section 170 Heritage and Conservation Register.

The previous structure was demolished in the second quarter of 2021 and the site has remained vacant since this time. The surrounding industrial landholdings have placed Matraville in a position to provide services and employment opportunities for the local community.

The residential community of Matraville approximately 150 metres to the east of the site comprising low rise residential development. Existing warehouse and general industrial uses are located to the north and east of the site.

1.2. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-31552370. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARs – SSD-31552370

SEARs item	Reference within this report
Issue and Assessment Requirements: Engagement	
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> .	<p>The engagement Strategy was prepared and implemented to ensure Hale Capital delivered an engagement program consistent with DPIE's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>.</p> <p>Refer to Section 2 of this report for more detail.</p>
Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:	See below
<ul style="list-style-type: none"> the relevant Department assessment team. 	<p>Hale Capital engaged with relevant assessment teams, including Planning and Assessment Team and Climate Change and Sustainability. Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> any relevant local councils. 	<p>Hale Capital engaged with relevant local councils, including Randwick City Council. Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.</p>
<ul style="list-style-type: none"> any relevant agencies. 	<p>Hale Capital engaged with relevant agencies, including Transport for NSW, Sydney Water and Ausgrid. Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response</p>
<ul style="list-style-type: none"> the community. 	<p>Hale Capital engaged with relevant agencies, particularly people or groups likely to be impacted by the project.</p>

SEARs item	Reference within this report
	Refer to Sections 3 and 5 of this report for detail on feedback, methods of consultation and project response.
<ul style="list-style-type: none"> ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	Consultation not relevant to this project.

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

Community and stakeholder engagement throughout the development of the SSDA was achieved through the implementation of the engagement strategy outlined in this section.

2.1. ENGAGEMENT OBJECTIVE AND APPROACH

Urbis Engagement (Urbis) was engaged by Hale Capital Partners (Hale Capital) to prepare and execute an engagement strategy (Strategy) to support the State Significant Development Application (SSDA) for the proposed multi-level industrial development at 42 Raymond Avenue, Matraville (the site).

In accordance with NSW Department of Planning, Industry and Environment (DPIE) expectations around early and effective engagement for state significant projects, the Strategy was prepared and implemented to ensure Hale Capital delivered an engagement program consistent with DPIE's *Undertaking Engagement Guide: Guidance for State Significant Projects*.

The engagement approach is adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 1) describes goals for public participation and the corresponding promise to the public. For this strategy, the engagement objective aligns to the goal of informing or consulting with stakeholders and the community. This means our objective is to either:

Provide balance and objective information to assist stakeholders in understanding the proposal

Obtain public feedback on the proposal.

Figure 1 IAP2 Public Participation Spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

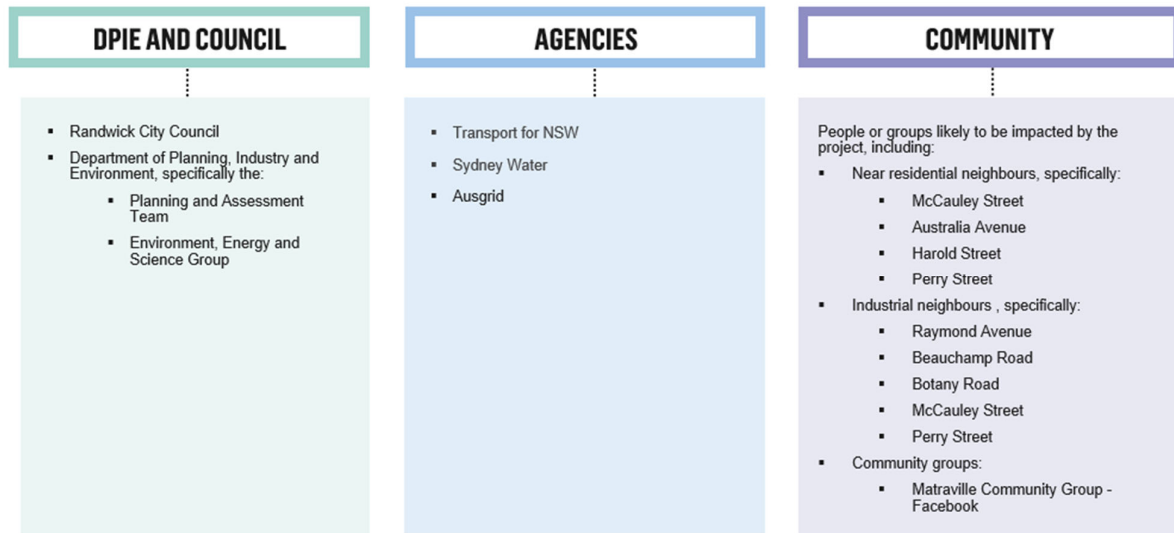
To achieve these objectives, the engagement approach involved:

- Providing consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders
- Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project
- Managing expectations by closing the feedback loop through sharing how stakeholder and community views influenced the proposal.

3. STAKEHOLDERS

As outlined in the SEARs, DPIE defines stakeholders as the relevant Department assessment team, local councils, any relevant agencies and the community. As described in DPIE's *Undertaking Engagement Guide: Guidance for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project. The stakeholders for the project have been categorised by group, as shown in the figure below.

Figure 2 Stakeholder categorisation



The community outlined in Figure 2 have been identified due to their proximity to the site and likely impact during construction and operation.

Figure 3 shows the site and the affected community. This includes those industrial sites/businesses that could potentially be impacted by noise, traffic and parking close to the site and those nearby residents to the east who may experience changes in local traffic conditions, including parking, as a result of the proposal.

The proposed site is located within a Matraville and is near Port Botany, which is a traditionally industrial area of Sydney. While parking and potential impacts on traffic have been identified as a likely concern, the nearby residents outlined in Figure 3 are familiar with development within this industrial precinct of Sydney and will likely understand the type of impact from this proposal.

Therefore, engagement with the impacted community focused on the specific potential impacts of this proposal: noise and traffic during construction, parking and operation.

Figure 3 Surrounding community



Legend

- Nearby residents
- Industrial neighbours
- The site

To ensure a coordinated approach, Urbis Engagement collaborated with Hale Capital to engage with various stakeholder groups for the proposal.

The Stakeholder matrix in Table 2 outlines the stakeholders, engagement objective and forms of engagement.

Table 2 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
<p>The relevant Department assessment team, specifically:</p> <ul style="list-style-type: none"> ▪ Planning and Assessment Team ▪ Environment, Energy and Science Group 	<p>Consult: Obtain feedback on the proposal.</p>	<p>Written correspondence</p> <p>Stakeholder briefing</p>

Stakeholder	Engagement objective	Forms of engagement
Relevant local councils, specifically: <ul style="list-style-type: none"> Randwick City Council 	Consult: Obtain feedback on the proposal.	Stakeholder briefing
Any relevant agencies, specifically: <ul style="list-style-type: none"> Transport for NSW Sydney Water Ausgrid 	Consult: Obtain feedback on the proposal and understand how the proposal may impact each agencies service.	Written correspondence
Community (people or groups likely to be impacted by the project): Near residential neighbours, specifically: <ul style="list-style-type: none"> McCauley Street Australia Avenue Harold Street Perry Street Industrial neighbours, specifically: <ul style="list-style-type: none"> Raymond Avenue Beauchamp Road Botany Road McCauley Street Perry Street Matraville Community Group – Facebook	Inform: Provide balanced and objective information to assist in understanding the proposal's impacts and benefits.	Fact sheet 1800 Number

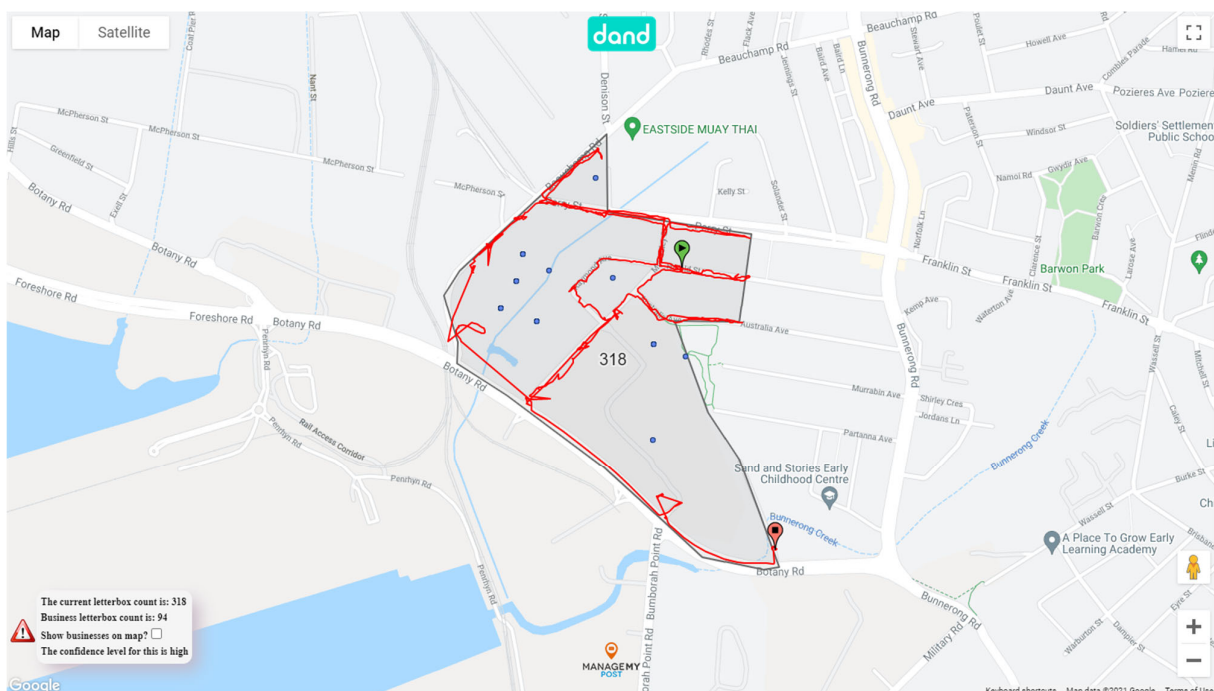
4. FORMS OF ENGAGEMENT

4.1. FACT SHEET

The fact sheet outlined key features of the proposal and invited feedback. It included details of the project email and phone number managed by Urbis Engagement to answer questions and collect feedback.

It was distributed on Thursday, 18 November 2021 by letterbox drop to 318 properties (residential and industrial) and emailed to identified community groups. The fact sheet distribution footprint is outlined in Figure 2 below.

Figure 4 Community distribution zone (the surrounding community)



4.2. ENGAGEMENT EMAIL AND PHONE LINE

Members of the public were invited to contact Hale Capital through a dedicated phone number and email address. These contact details were managed by Urbis to enable stakeholders and the community to provide feedback on the project.

At the time of writing this report, no community enquiries have been submitted through to the dedicated phone number and email address.

5. ISSUES RAISED

The following table outlines the issues raised by stakeholders and the project response. Key themes that arose during the consultation period included:

- Vehicle access
- Traffic management
- Noise assessment and impacts
- Design excellence and design quality
- Flood assessment and impact

Table 3 Issues raised and response

Stakeholder	How this group was consulted	Feedback	Project response
Department of Planning Industry and Environment, specifically:	Teams Meeting, 28 October 2021, 10.30AM	<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 	<p>The proposal has responded to the feedback received as follows:</p> <ul style="list-style-type: none"> ▪ A Traffic Impact Assessment has been prepared by Ason including an

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> Planning and Assessment Team 		<ul style="list-style-type: none"> 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>assessment of vehicular access, swept paths, parking and traffic management.</p> <ul style="list-style-type: none"> A Noise 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 Design Report has been prepared by Costin Roe to confirm flood planning requirements and proposed flood planning measures. 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	The Department of Planning and Environment approved the BDAR waiver on 4 February 2022.	The BDAR waiver is included with the Environmental Impact Statement in support of the SSDA.

Stakeholder	How this group was consulted	Feedback	Project response
	of the Department of Planning Industry and Environment.		
Randwick City Council	Teams Meeting, 23 November 2021, 11.30 AM	<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. 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. 	<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 bulk and scale through the articulation of facades and landscaping, as set out in the Design Report prepared by SBA Architects. 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.

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ 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 movements between 10pm and 7am on residential receivers, access route to site, loading, unloading and ramp access. 	<ul style="list-style-type: none"> ▪ Sustainable design measures proposed to be incorporated include solar panels and rainwater harvesting and reuse, as set out in the Sustainability Management Plan. ▪ A Traffic Impact Assessment has been undertaken by Ason to assess impacts in relation to heavy vehicle access, traffic generation and parking analysis. ▪ 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 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.
Transport for NSW	Email correspondence on 02 December 2021	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 continue to reach out to these stakeholders throughout the approval process.

Stakeholder	How this group was consulted	Feedback	Project response
Ausgrid	Substation Decommissioning Application for substation decommissioning submitted online on 30 November 2021 Design offer accepted online and customer details form submitted via email 13 December 2021 Design submitted to Ausgrid for review and certification 2 March 2022	Ausgrid Design offer issued 7 December 2021. Ausgrid response to design submitted expected mid-March 2022	Development assumes decommissioning of existing substation onsite and installation of new substation of Raymond Avenue. As above.
	New Substation Connection application submitted on 2 March 2022	Design offer received 8 March 2022 with acceptance period of 45 days provided Design offer to be accepted mid-March 2022	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 required rates of flow of discharge and water quality targets.	Sydney Water confirmed no requirement for on-site storage detention and ability 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.	The BPA included the following conditions: <ul style="list-style-type: none"> ▪ To be carried out in accordance with the Specialist Engineering Assessment ▪ Post Construction dilapidation survey / CCTV report The Specialist Engineering Assessment detailed

Stakeholder	How this group was consulted	Feedback	Project response
			<p>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
	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 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.
Community (people or groups likely to be	Fact sheet sent on 18 November 2021 to 318 residents and	No feedback received to date.	Hale Capital will continue to reach out to the community throughout the

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

6. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Hale Capital welcomes feedback on the proposal. Hale Capital will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases through:

- Continuing to engage with the community about the project, its impacts, and the approval process.
- Providing information on how the community's views have been addressed in the EIS.
- Enabling the community to seek clarification about the project through the two-way communication channels.

DISCLAIMER

This report is dated 9 March 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Hale Capital Partners (**Instructing Party**) for the purpose of Consultation outcomes report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

FACT SHEET

42 RAYMOND AVENUE, MATRAVILLE



Hale Capital Partners (Hale Capital) is preparing a proposal for a multi-level industrial facility at 42 Raymond Avenue, Matraville (the site). The proposal includes four warehouses within one structure that extends over the site.

The 19,437sqm site will be separated through the middle by a driveway enabling one way traffic flow through the site.

When complete, the proposed facility will include:

- Four industrial warehouse facilities
- Around 100 car spaces
- 1,600sqm of associated office space
- Around 2,200sqm of landscaped area
- Internal driveway for traffic flow through the site.

ABOUT THE PROJECT

Hale Capital is seeking approval for the project from the Department of Planning, Industry and Environment (DPIE) through a State Significant Development Application (SSDA).

The development approval for the project would include:

- Early bulk earthworks
- Construction of four industrial warehouses
- Landscaping
- Development of associated features including undercover areas, carparking and office space.

Plans are at an early stage, and the construction program and timing will be finalised following the approval of the proposal. Residents will be notified before construction starts.

SITE ACCESS

Light and heavy vehicles would access the site using two driveways on Raymond Avenue.

Heavy vehicles will access Raymond Avenue from Botany Road via McCauley Street because of the heavy vehicle restrictions at the intersection of Perry Street and McCauley Street. Light vehicles may use the Perry Street intersection.

MANAGING IMPACTS

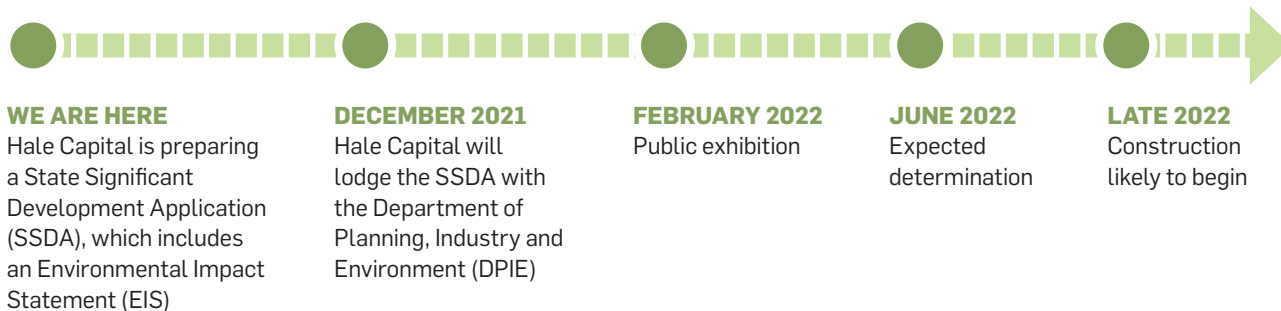
Hale Capital is preparing a detailed Environmental Impact Statement (EIS) to ensure potential impacts of the facility's construction and operation are thoroughly assessed and mitigated. This assessment will be submitted as part of the SSDA and will be available to view during public exhibition.

Hale Capital is committed to keeping the community informed throughout each stage of the planning and construction phases.

During construction, care will be taken to restrict and minimise dust, noise and traffic impacts. A particular focus will be on minimising the impact of surrounding community areas and neighbouring industrial sites and businesses.



PLANNING PATHWAY



STAY IN TOUCH

Hale Capital has commissioned Urbis Engagement to collect your feedback and provide further information about the industrial estate proposed for the site 42 Raymond Avenue, Matraville.

Hale Capital Partners is committed to open and transparent engagement with the community and welcomes all feedback. We encourage the community to share view, thoughts and feedback.

All feedback received will be collated and inform part of the SSDA submission to DPIE. From here, plans will be assessed, and revised amendments considered based on the feedback received from the community.

You can reach the team on:

✉ engagement@urbis.com.au

☎ (02) 7202 1239



