



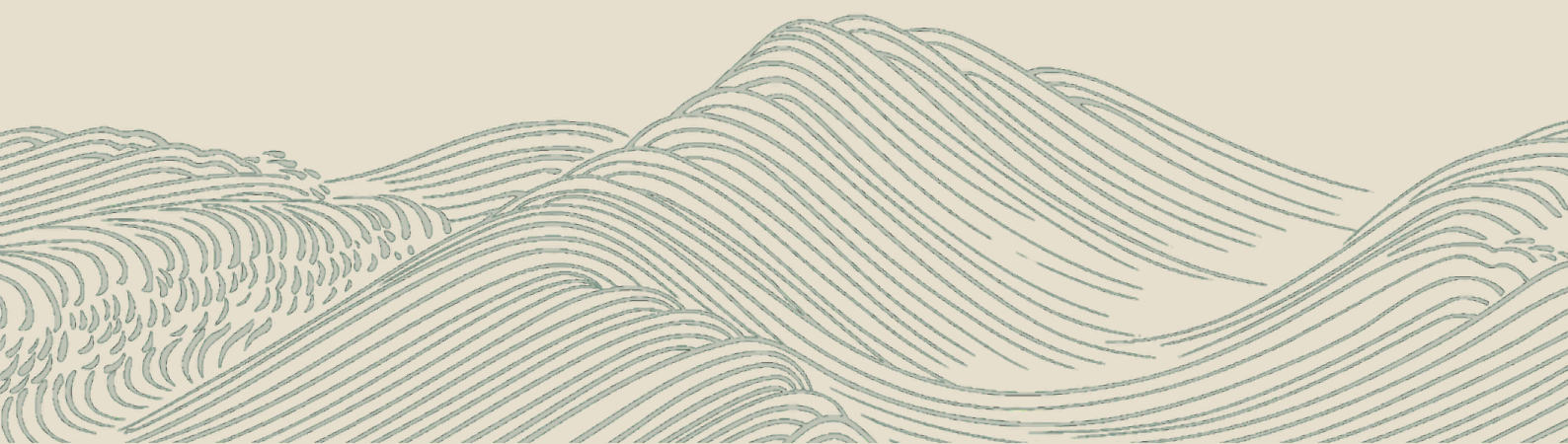
NOTTING HILL
ADVISORY

Engagement Outcomes Report

79-81 Queens Road and 2-8 Spencer Street
Five Dock (SSD-78287462)

Prepared for DPG Project 37 Pty Ltd (Develotek)

February 2026



Executive Summary

Notting Hill Advisory has prepared this Engagement Outcomes Report on behalf of DPG Project 37 Pty Ltd (Develotek), in support of the State Significant Development Application (SSDA) for the site located at 79-81 Queens Road and 2-8 Spencer Street, Five Dock (the Proposal).

The Proposal will include the construction of a mixed-use development, comprising 15% affordable housing across two separate part 5 and part 26 storey buildings with a shared basement and podium.

The Proposal constitutes State Significant Development (SSD) pursuant to Schedule 26A (in-fill affordable housing) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) being:

- A development on land in the Eastern Harbour City with an estimated cost of development greater than \$75 million
- A development that does not involve development prohibited under an EPI applying to the land; and
- Up to 15% affordable housing (for 15 years).

The engagement approach for the Proposal has been conducted in accordance with the principles set out in the *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines).

The information in this report illustrates that engagement carried out has been transparent and effective, while noting that Develotek is committed to ongoing consultation with the community as the project progresses through the next phase of planning.

The site is illustrated below in **Figure 1**.



Figure 1 Site Aerial (Source: Six Maps / Beam Planning)

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1. Background

1.1 Project Description

The Proposal is aligned to NSW Government priorities to deliver additional housing supply and affordable housing in well located areas, close to jobs, amenity and public transport.

The Proposal utilises the infill affordable housing provisions pursuant to Chapter 2 of the Housing SEPP to provide 15% of the total gross floor area of the development as affordable housing, in exchange for 30% additional height above the LEP height of building control.

The proposal involves the construction of a new mixed-use development, which will include infill affordable housing. Specifically, the proposed works will include:

- Site preparation works, including demolition and excavation.
- Construction of 2 x shop top housing buildings, including a 5-storey building along Queens Road, and a 26-storey building along William Street, comprising a shared single storey non-residential podium, with 134 dwellings above.
- Construction of a shared basement carpark accessed from Spencer Street.
- Public domain and landscaping upgrades, including landscaped street setbacks to all boundaries, and the provision of part of a shared through site link connecting Queens Road to Spencer Street.
- Associated infrastructure upgrades and diversions.

1.2 Site Location and Context

The site is located at 79-81 Queens Road and 2-8 Spencer Street, Five Dock within the City of Canada Bay Local Government Area (LGA). The site comprises five separate allotments, which are legally described as Lot 17, 20, 21 and 22 in Section 3 of Lot DP1117, Lot 18 in DP651570 and Lot 1 in DP540151. The consolidated site has a total site area of 3,158m².

The site has an 'L' shaped configuration and is bound by Queens Road to the north, William Street to the east, and Spencer Street to the south. Currently, it is occupied by 1-2 storey buildings that are used for light industrial purposes, including vehicle workshops and warehouses.

It is located within Area 17 of the Kings Bay Precinct and is subject to specific controls governed by the Canada Bay LEP and the DCP. It comprises the majority of Area 17 but excludes 10-12 Spencer Street at the south-western corner of the block because the owner of this land does not wish to sell or redevelop their land at this current point in time.

It is emphasised that the SSDA will have regard to the future redevelopment of 10-12 Spencer Street and provide for future basement vehicular access and servicing to minimise impacts of site isolation.

1.3 Engagement Purpose

The purpose of this stage of engagement is to fulfil the requirements set out in the Secretary’s Environmental Assessment Requirements (SEARs), as below:

- Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.
 - 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 must be consulted.

2. Engagement Approach

2.1 Engagement Principles and Guidelines for State Significant Projects

To deliver effective engagement and build trust with the community, Notting Hill adopted the principles and objectives set out in the Department’s *Undertaking Engagement Guidelines for State Significant Projects*.

These principles and objectives include:

- Planning and engaging early
- Ensuring engagement is effective
- Ensuring engagement is proportionate to the scale and impact of the project
- Being innovative
- Being open and transparent about what can be influenced

2.2 Engagement Methodology

Notting Hill’s data-driven engagement approach is designed to be responsive to the broadly held concerns and interests of the community impacted by a particular proposal. A key component of Notting Hill’s engagement approach is in conducting randomised and statistically representative telephone surveys across the community, to ensure we capture views towards the Proposal from a broad catchment of the public.

This approach ensures perspectives from respondents who would otherwise not engage with traditional methods of consultation are captured in the engagement process, including from renters and young people.

Further to this survey methodology, Notting Hill, in collaboration with Develotek has provided the community with access to ongoing detailed information about the Proposal and mechanisms for interested members of the community to provide written feedback directly to the project team.

3. Engagement Undertaken

3.1 Engagement Activities and Communication Tools

Tables 1 and 2 below outline the engagement activities and communication tools comprising engagement undertaken to date.

Table 1: Engagement Activities and Communication Tools

Activity	Description	Purpose	Level of Engagement
Public Sentiment Research	~10-minute live telephone surveys with n=196 residents living nearby the Proposal.	Randomised research provides an accurate and statistically representative sample of community attitudes towards the Proposal.	Consult, Inform and Involve
Online Feedback Mechanism	A feedback form established on the online engagement portal, allowing community members to submit their written feedback directly to the project team for review and response.	To facilitate a mechanism for members of the community to provide written feedback directly to the project team.	Consult and Involve
Community Information Flyer	Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and share access instructions for the Online Portal.	Boost awareness of the Proposal and communication channels available to the community to access information and provide their feedback.	Inform
Online Engagement Portal	A central forum for project information to ensure clear communication with the community. The portal will outline how and when the community can get involved, making it easy to access information, provide feedback and ask questions.	Provides key project information, FAQs and a mechanism to submit written feedback.	Consult, Inform and Involve

Community Drop-in Session	Informal community drop-in sessions held at a local community centre and advertised to residents and businesses adjacent to the Proposal.	Provide an opportunity for interested members of the community to engage directly with the project team and learn more about what is being proposed.	Inform and Consult
Project FAQs	FAQs published to the online portal addressing key questions relating to the Proposal, providing answers in plain English.	Ensures accurate and consistent information about the Proposal is accessible to the community.	Inform

3.2 Public Sentiment Research

Between 15 May 2025 to 12 June 2025, live person-to-person telephone surveys were conducted with n=196 residents living in postcodes close to the Proposal. The average duration of each telephone survey was approximately 10 minutes.

The surveys tested sentiment on a range of issues, including but not limited to:

- Housing affordability and housing supply in the Canada Bay LGA;
- Attitudes towards the Proposal;
- Attitudes towards the local neighbourhood and existing amenity;
- Public and community infrastructure; and
- Project benefits

The results of the public sentiment research are summarised in Section 4.1 of this report and a full copy of the research report and methodology is provided in **Appendix 1** of this report.

3.3 Community Information Flyer

A community information flyer was distributed to **1,227** nearby residences and businesses on Friday 20 June 2025. The flyer provided recipients with information about the proposal and details about how to access the online portal and feedback mechanism as well as the details for the Community Drop-in Sessions.

A copy of the community information flyer is provided at **Appendix 2** and the associated delivery radius is provided at **Appendix 2.1** of this report.

3.4 Online Engagement Portal

The Online Engagement Portal (www.queensandspencer.com.au) was published on Friday 20 June 2025, concurrent to the distribution of the community information flyer. The online portal was

established to provide key project information and a mechanism for the community to provide written feedback to the project team via an online feedback form.

A screen capture of the online engagement portal is provided at **Appendix 3** of this report.

3.5 Frequently Asked Questions

A set of Frequently Asked Questions were published to the online portal as drop-down banners, providing visitors with detailed responses regarding key questions about the Proposal. FAQ's are provided at **Appendix 4** of this report, alongside the feedback forms from the Drop-in Sessions.

3.6 Community Drop-In Sessions

Two (2) Community Drop-in Sessions were held at the Bay Room of Five Dock Library across one (1) weekday session and one (1) weekend session, each running for two hours.

The first drop-in session was held on Thursday 3 July from 5.30pm and the second was held on Saturday 5 July from 12.30pm. Details about the drop-in sessions were made available to the community through the mailout conducted on Friday 20 June 2025 and via the Online Portal.

The Drop-in Sessions were attended by representatives from Develotek, Beam Planning, The Transport Planning Partnership (TTPP) and Notting Hill Advisory. The drop-in sessions were intended to provide an interactive forum for interested members of the community to engage with the Project team. Details about the Project and the broader Kings Bay Precinct were made available at the drop-in sessions, including by way of information boards and other printed resources.



Images 1 & 2 - Five Dock Bay Room Drop-in Sessions

4. Engagement Outcomes

This section summarises feedback received throughout the engagement process and how the project team has responded to issues raised.

4.1 Public Sentiment Research

The survey was completed by **196 respondents** living in Five Dock, Russell Lea, Canada Bay and Concord. As of the last ABS Census recorded in August 2021, these suburbs have a combined population of around 21,434 adult residents. This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Around 60% of the adult population are aged under 55. Around 39% of households own their home outright, another 30% are mortgage-holders and 31% are in renting or other housing arrangements.

A summary of the range of issues from the public sentiment research is included in **Table 2**, below and a copy of the methodology and detailed findings from the survey is provided at **Appendix 1**.

Table 2: Issues derived from public sentiment research

Topic	Detail	Project Team Response
Housing Affordability and Dedicated Affordable Housing	61% of respondents rated housing affordability in their area as <i>Poor</i> . 66% of respondents were <i>favourable</i> towards the inclusion of dedicated affordable housing.	Develotek acknowledges that housing affordability is a pressing concern in Five Dock. By providing more housing supply in an area that is well serviced by public transport and amenities, the Proposal aims to alleviate the cumulative pressures felt across the community in relation to housing affordability. Further, the Proposal includes a 15% allocation for dedicated affordable housing to be managed by a registered Community Housing Provider, aligning with both planning policy and community expectations.
Traffic and Parking	Traffic and parking was the most common concern raised by respondents in open-ended feedback (40%). Just under one in four (24%) rated traffic and parking as <i>Poor</i> .	The project team is attentive to local traffic and parking concerns. The Proposal includes basement parking for residents and visitors, and detailed traffic modelling will account for traffic conditions, including during the school term to minimise impacts across the precinct. Additionally, the proximity of the Proposal to public transport options is anticipated to reduce the reliance of private vehicular usage across the precinct.
Public Transport	66% of respondents expressed a <i>favourable</i> view of the Proposal's proximity to public transport. 61% <i>agreed</i> that access to the new	The Proposal's location and the precinct more broadly takes advantage of the proximity to high-frequency public transport routes, including the future Burwood North and Five Dock metro stations and frequent bus services along Parramatta Road. This aligns with planning priorities from the NSW

	Burwood North metro station and existing bus routes makes the location suitable for new housing.	Government to deliver more housing supply in well-connected areas and reduce future dependence on private vehicular usage.
Building Height	Building height was raised by 24% of respondents as a concern in open-ended feedback. A minority of respondents (40%) expressed an <i>unfavourable</i> view of the proposed height.	The Proposal balances local objectives for housing supply with urban design requirements set by the NSW Government for the Kings Bay Precinct. A design excellence competition will guide final outcomes to ensure quality and contextual alignment of the Proposal.
Individual Aspects of the Proposal	The most supported aspects of the Proposal were: 1) Affordable housing (66% <i>favourable</i>), 2) Proximity to public transport (66% <i>favourable</i>), 3) Ground-level retail (58% <i>favourable</i>).	Develotek is encouraged by the support across the community for the individual aspect of the Proposal. The project team will continue to refine the Proposal through the design stage, to reflect the early feedback received from the community.
Favourability towards the Proposal.	46% of respondents expressed a <i>favourable</i> or <i>neutral</i> view before consideration of detailed benefits. This rose to 49% after key benefits were presented.	Initial support shows the community's openness to the Proposal. The project team is committed to maintaining transparency and engaging further with residents to incorporate feedback into the evolving design.

4.2 Community Drop-in Sessions

Across the two community drop-in sessions, approximately 15 individuals attended, including local residents and business owners. Held in a prominent location within Five Dock Library, the sessions also attracted incidental foot traffic, with some attendees engaging with the project team out of interest while visiting the library for other purposes.

Hard copy feedback forms were made available to all attendees during the drop-in sessions, with eight (8) forms completed. These forms were designed to capture participants' views on the Proposal, their priorities for the precinct's development, and reflections on the engagement process.

A summary of the feedback received from the drop-in sessions, including through the hard copy feedback forms and informal discussion is summarised in **Table 3** below. A copy of the feedback forms is provided in **Appendix 4** of this report.

Table 3: Themes from community drop-in sessions

Topic	Detail	Project Team Response
Retail Activation	Support for more retail space planned for the ground floor of the Proposal.	The proposal includes activated ground-floor retail to contribute to the vibrancy of the area and provide amenities for new and existing residents in Five Dock.
Affordable Housing	Repeated interest in affordable housing being a key component of the proposal.	The project includes a dedicated affordable housing component in line with government policy to support housing diversity and accessibility.
Design Quality	Comments supportive of good design and the look and feel of the development.	Design excellence is a guiding principle of the Proposal. High-quality architecture and public realm outcomes are being pursued in line with planning requirements set by the NSW Government and Canada Bay Council. A detailed design excellence competition (see section 4.4) was held for the Proposal. This played a key role in guiding the design of the future building and its interaction with the broader precinct. Plus Studio was selected as the successful candidate following the design excellent competition.
Construction Impact	Concerns raised about potential disruption during construction.	Construction staging and management will be addressed in a detailed Construction Traffic Management Plan to minimise impacts on local residents.
Public Transport	Interest in improved public transport access and connectivity in the area.	The site is well located with access to existing transport services and is within walking distance to the planned future Metro Stations at Burwood North and Five Dock.
General Support	Many respondents expressed appreciation for the session and support for the development following clarification of key issues.	The project team remains committed to transparent engagement and will continue to respond to feedback throughout the planning process.

4.3 Online Engagement Portal

As at the end of July 2025, the portal has attracted **85 unique visitors**, with an average engagement time of **7 minutes and 22 seconds**. **6 unique feedback forms** have been submitted to the online engagement portal.

There was some confusion in respect of the Proposal and other SSDA's within the Kings Bay Precinct, which was noted in some of the feedback received via the online portal. Response provided by way of return email clarified the intent of the Proposal and the context for the broader Kings Bay Precinct Masterplan.

A summary of the feedback received via the online portal is summarised in the **Table 4** below.

Table 4: Themes derived via Online Portal

Topic	Detail	Project Team Response
Building height	Some respondents queried the height of the Proposal and the proposed density.	The height responds to strategic planning objectives for housing near transport and amenities and aligns with relevant policy settings for the Kings Bay Precinct set by the NSW Government and endorsed by Canada Bay Council.
Neighbourhood character	Feedback suggested the design should retain the character of the local area. .	The design has been developed to integrate with the surrounding area through appropriate built form and quality materials while considering the future context of the Kings Bay Precinct.
Traffic and parking impacts	Submissions raised concern about existing congestion and on-street parking availability.	A detailed traffic impact assessment will support the Proposal. Basement parking and site access have been designed to reduce potential impacts. Future and existing transport connections are envisioned to reduce the reliance on private vehicular usage.
Construction impacts	One respondent highlighted the need to manage future construction carefully.	Construction staging and management will be addressed in a detailed Construction Traffic Management Plan to minimise impacts on local residents.
Support for new housing supply	Several respondents supported new housing in Five Dock, especially in well-connected locations.	The Proposal delivers well-located housing consistent with NSW Government priorities for growth in established urban areas.
Retail and public space	Feedback welcomed inclusion of retail and activated ground-floor uses.	The Proposal includes retail, hospitality and improved public space to support a vibrant, walkable town centre.
Retention of Akasha Brewing Company	Multiple respondents described their support for the Proposal, while noting their desire to say the Akasha Brewing Company at 10-12 Spencer Street retained in its current form as it is a much loved local business, providing recreational opportunities for the local community.	Develotek acknowledges the community's support for the Akasha Brewing Company at 10–12 Spencer Street. The Proposal does not involve any development on the brewery site. However, it includes provisions to ensure that any future development on that land, if pursued separately, can proceed in an orderly manner.

4.4 Stakeholder Engagement

The Applicant continues to engage proactively with relevant agencies from the NSW Government as well as Canada Bay Council. A copy of correspondence received from relevant agencies following issuance of SEARs is provided in **Appendix 5**.

A register of stakeholder engagement with relevant stakeholders, NSW Government agencies and local government representatives is provided in **Table 5** below.

Table 5: Register of Stakeholder Engagement

Date	Stakeholder	Description
19 November 2024	Department of Planning, Housing and Infrastructure (DPHI)	High-level discussion of the project and SEARs process. The SEARs request was initially lodged on the basis of a Clause 4.6 variation to minimum site area; however, DPHI advised that a Planning Proposal would be the more conservative, lower-risk approach.
	City of Canada Bay Council (CCBC)	High-level discussion of the project and the Planning Proposal, including process and timing. Council acknowledged site acquisition constraints, supported progression of a Planning Proposal, and provided guidance on key issues and approach.
25 February 2025	DPHI	SEARs issued.
14 July 2025	City of Canada Bay Council	Preliminary discussion of <i>Infrastructure Strategy Parramatta Road Corridor Stage 1 Precincts</i> and infrastructure works relating to subject site.
June – August 2025	DPHI, CCBC, NSW Government Architect (NSWGA)	Design Competition program with independent observers from DPHI, CCBC and GANSW. Plus Studio selected as the successful candidate.
13 October 2025	Metropolitan Local Aboriginal Land Council	Walk on Country organised by Virtus Heritage with representatives from Metropolitan Local Aboriginal Land Council.
		Initial consultation with Aboriginal to understand Connecting with Country principles and opportunities to apply to project design.
6 November 2025	Design Integrity Panel (DIP)	DIP meeting with attendance from Canada Bay Council and DPIE.
		DIP confirms they are satisfied that project retains or improves upon design qualities exhibited in the competition-winning submission and retains potential to achieve design excellence prior to lodgement.
20 January 2026	Sydney Water	Feasibility Application (Ref Case: 230100) submitted to Sydney Water

4.5 Consultation with Metropolitan Local Aboriginal Land Council (MLALC)

As part of the Connecting with Country process, Virtus Heritage facilitated an on-site consultation with representatives of the Metropolitan Local Aboriginal Land Council (MLALC) on 13 October 2025.

The consultation was attended by MLALC Sites Officers Josh Marr and Jordan Marr, alongside the project team including representatives from Plus Studio, Land + Form, DPG Project 37 Pty Ltd, and Virtus Heritage's Senior Anthropologist. The purpose of the meeting was to discuss culturally appropriate design principles and Connecting with Country concepts to inform the development's design direction.

Discussion centred on three key areas: sustainability, ethnobotany, and Water Country, with MLALC representatives providing cultural guidance on material reuse, native planting, and the significance of the site's relationship to waterways and Country. The meeting formed part of an ongoing consultation process, with subsequent written correspondence and verbal engagement with MLALC Senior Culture & Heritage Officer Raymond Weatherall, who provided verbal approval of the draft report by phone on 28 January 2026.

A copy of the meeting minutes from 13 October 2025 and subsequent engagement with MLALC is provided in **Appendix 6**.

5. Conclusion and Next Steps

This Engagement Outcomes Report provides a concise overview of the communications and engagement activities undertaken in support of the SSDA for the Proposal.

As the Proposal evolves, Develotek will continue to engage local residents, landowners, businesses and key agencies, ensuring that community input remains at the heart of the development process.

Appendices

NOTTING HILL ADVISORY

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Appendix 2.1	Map of Distribution Area for Information Flyer
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Appendix 6	MLALC Meeting Minutes and Engagement

Appendix 1

Appendix 1

Public Sentiment Research

Queens & Spencer

COMMUNITY CONSULTATION

Prepared for Develotek
June 2025



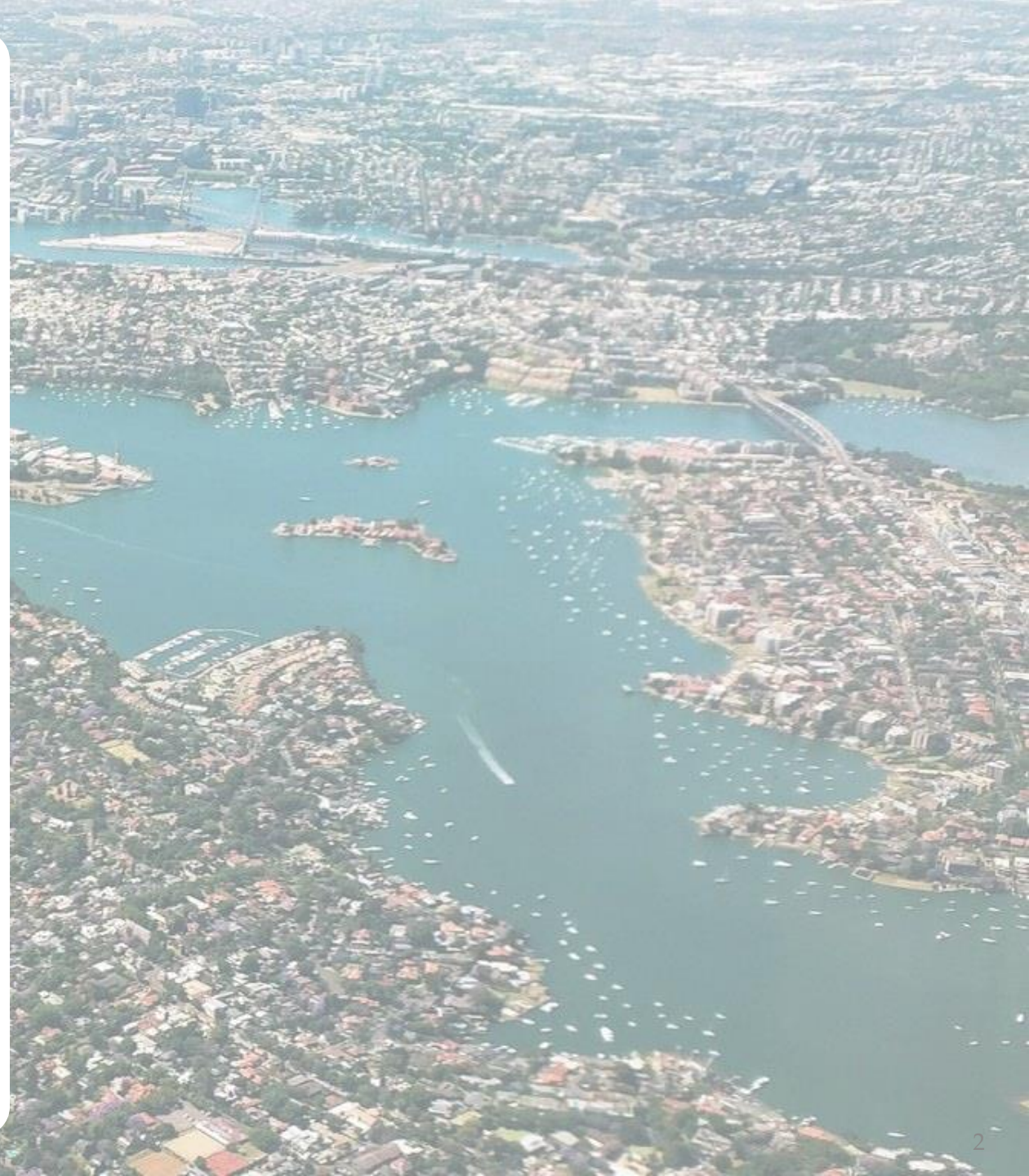
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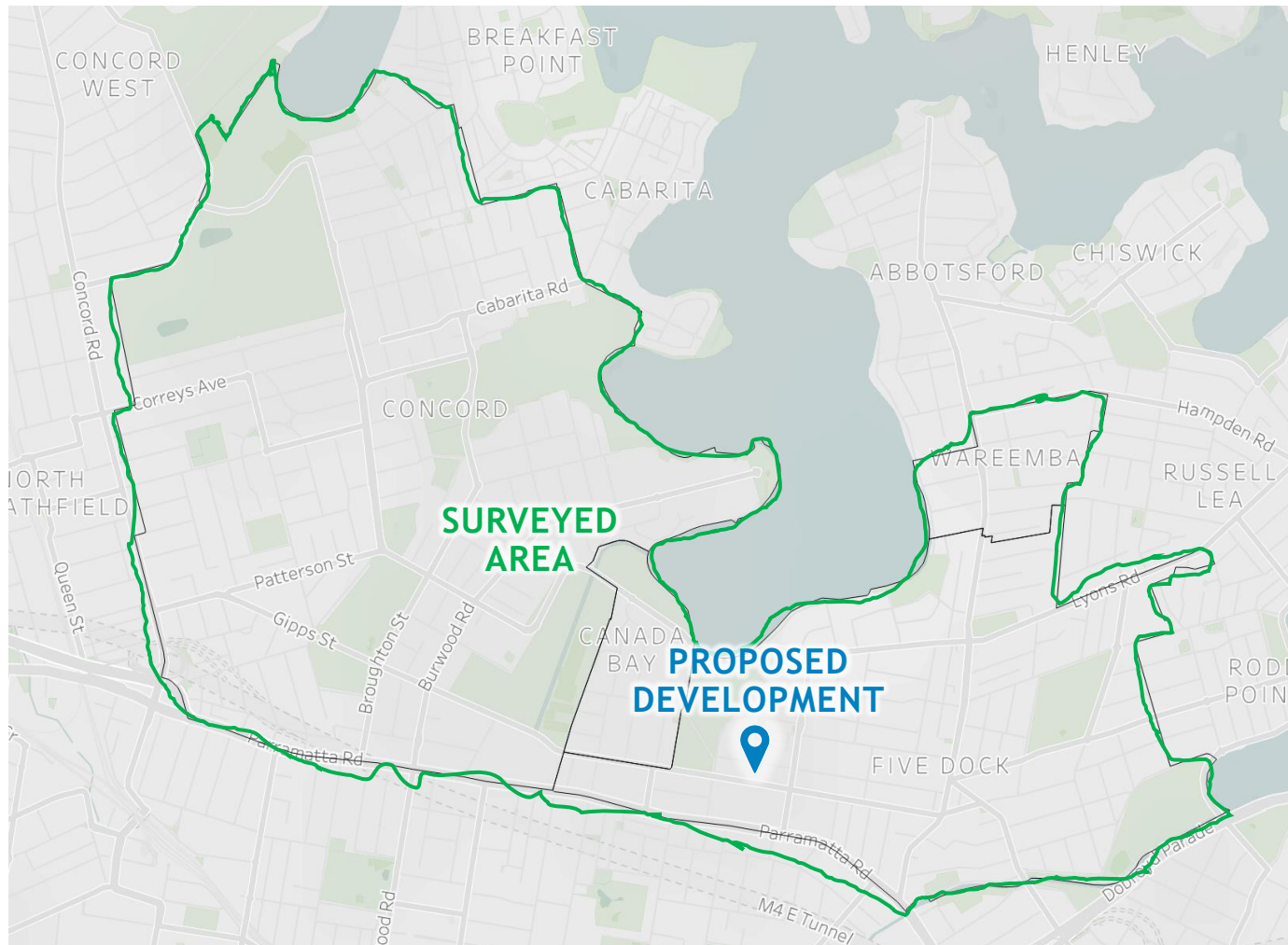
QUEENS & SPENCER PROPOSAL – COMMUNITY CONSULTATION

- ▶ Methodology
- ▶ Executive Summary
- ▶ Attitudes towards neighbourhood
- ▶ Attitudes towards the Queens & Spencer proposal
- ▶ Open-ended responses
- ▶ General views on housing
- ▶ Appendix: Crosstabs



Survey targeted residents near the proposed development.

SURVEYED GEOGRAPHICAL AREA



The survey targeted the suburbs of

- Five Dock
- Canada Bay
- Concord
- Wareemba

with a combined population of around 21,434 adult residents, according to the last ABS Census from August 2021.

Around 60% of the adult population are aged under 55. Around 39% of households own their home outright, another 30% are mortgage-holders, and 31% are in renting or other housing arrangements.

This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Source: ABS Census (August 2021)



Methodology

QUEENS & SPENCER PROPOSAL – COMMUNITY CONSULTATION

- ▶ 8–10-minute interviews were conducted by Computer Assisted Telephone Interviewing (CATI); call-centre staff conducted live person-to-person phone interviews of target population.
- ▶ Fieldwork was undertaken from 15 May to 12 June 2025.
- ▶ The total sample included n=196 completed interviews with adult residents.
- ▶ Data are weighted by age and gender interlocking, and housing tenure, to be representative of the adult population across suburbs Five Dock, Canada Bay, Concord, and Wareemba.
- ▶ Margin of sampling error for this poll is approximately +/- 7% for topline results, according to a 95% confidence interval.
- ▶ Note margin of error increases for sub-samples (by gender, age, etc.). Caution should be taken in interpreting smaller sample sizes.



Research team are members of the International Association for Public Participation (IAP2 Australasia), and the Market Research Society (MRS).

Executive Summary

QUEENS & SPENCER PROPOSAL – COMMUNITY CONSULTATION

- ▶ **Local awareness of the proposal is substantial;** four in ten (41%) residents are aware of the proposal (page 9).
- ▶ **There are a range of attitudes towards the proposal;** 46% of respondents are either favourable or neutral towards the proposal, 33% are unfavourable (page 10).
- ▶ **Attitudes are positive towards many of the proposal's details;** majorities have favourable views of the affordable housing component (66%), the proximity to public transport (66%), the ground-level retail space (58%), and the design excellence competition (54%).
- ▶ **Most residents see benefits in the proposal;** 61% agree proximity to the new Burwood North metro station and existing bus routes makes the location suitable, and 60% agree the ground-level retail space will benefit the community.
- ▶ **Residents are open to new housing;** only one in seven (14%) say that no additional housing should be built in the council area, while three in five (59%) disagree. Additionally, three in five (61%) residents rate local housing affordability as poor.

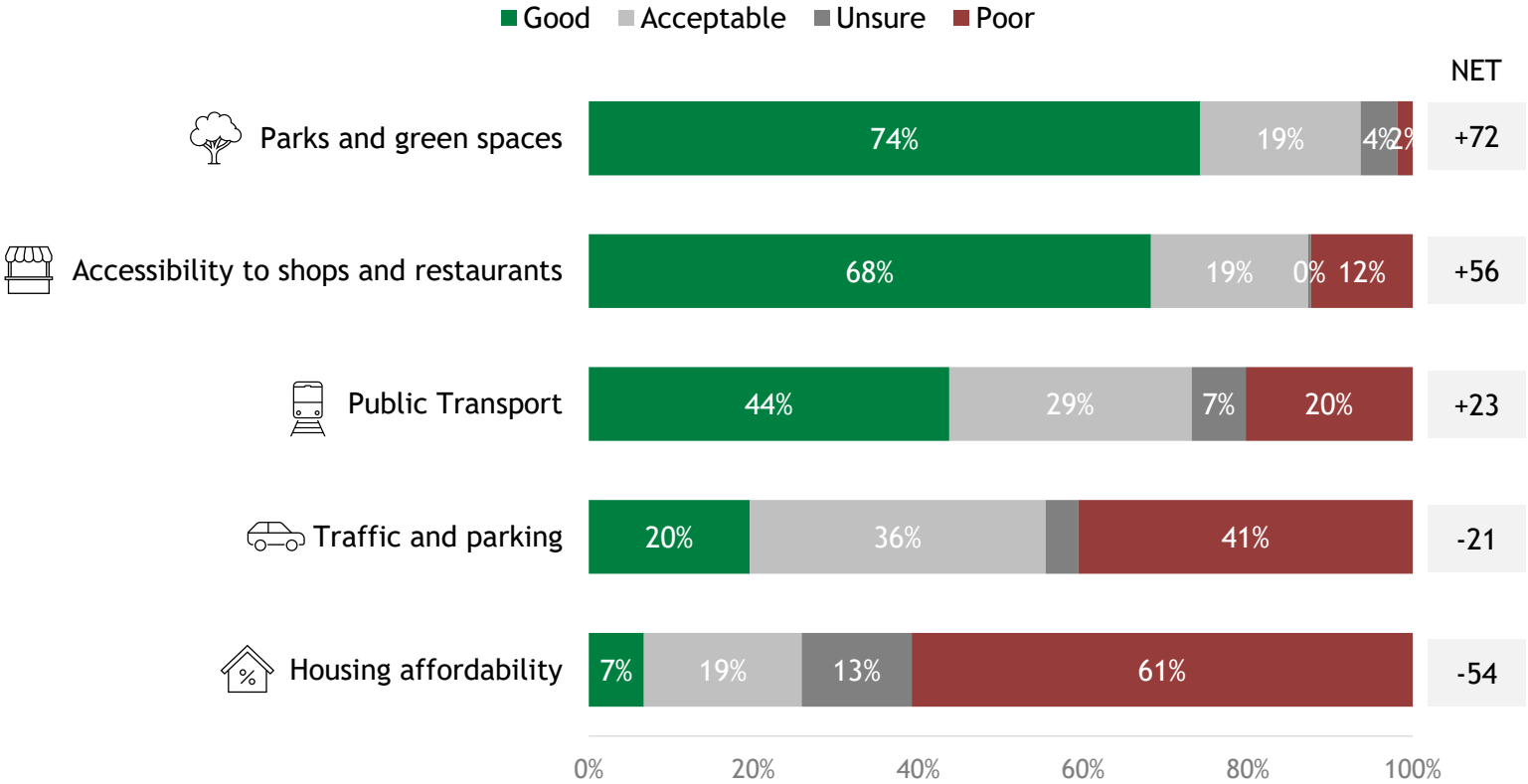


Attitudes towards
Local Neighbourhood

Three in five residents rate local housing affordability as poor.

PERCEPTIONS OF LOCAL NEIGHBOURHOOD

Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor?





Attitudes towards
Queens & Spencer Proposal

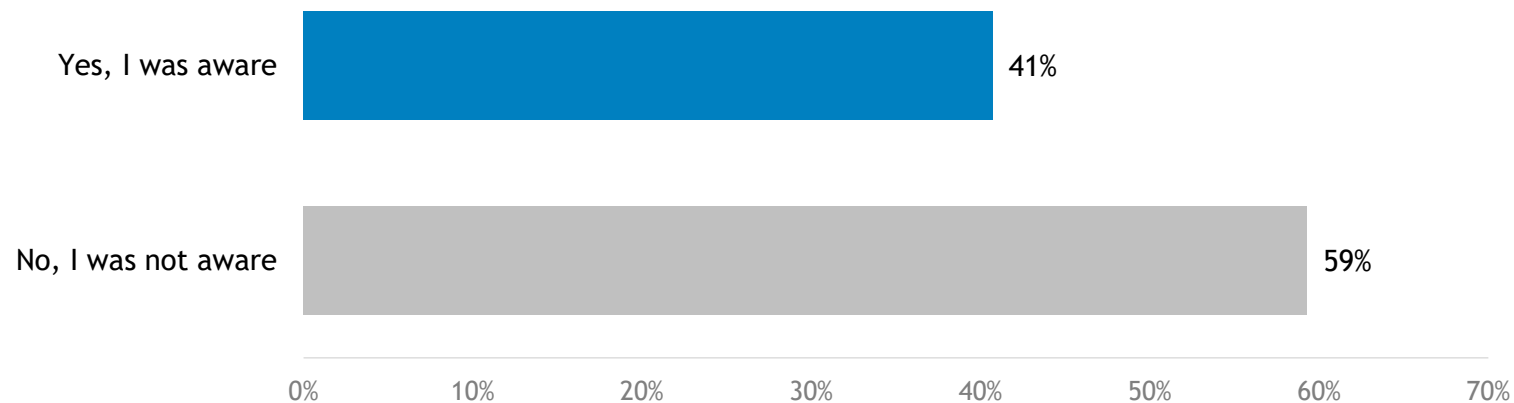


Around two in five residents are aware of the proposal.

AWARENESS OF QUEENS & SPENCER PROPOSAL

- A new mixed used development is being proposed in Five Dock by Sydney developer Develotek.
- The proposal is within the Queens & Spencer, an area identified by Canada Bay Council and the NSW Government for urban renewal.
- It will be between Queens Road and Spencer Street, approximately 1km or a 15-minute walk from the new Burwood North Metro Station and less than 500 metres from existing frequent bus services along Parramatta Road.
- The proposal is for a 25-storey building facing Spencer St, and a 5-storey podium facing Queens St, with ground level retail space, for uses such as shops, restaurants and cafes, as well as approximately 128 parking spaces for residents and visitors.
- The project will allocate 15% of new homes as affordable housing for essential workers like teachers, nurses and first responders.
- Finally, the project will be the subject of a design excellence competition to ensure high quality building design and amenity.

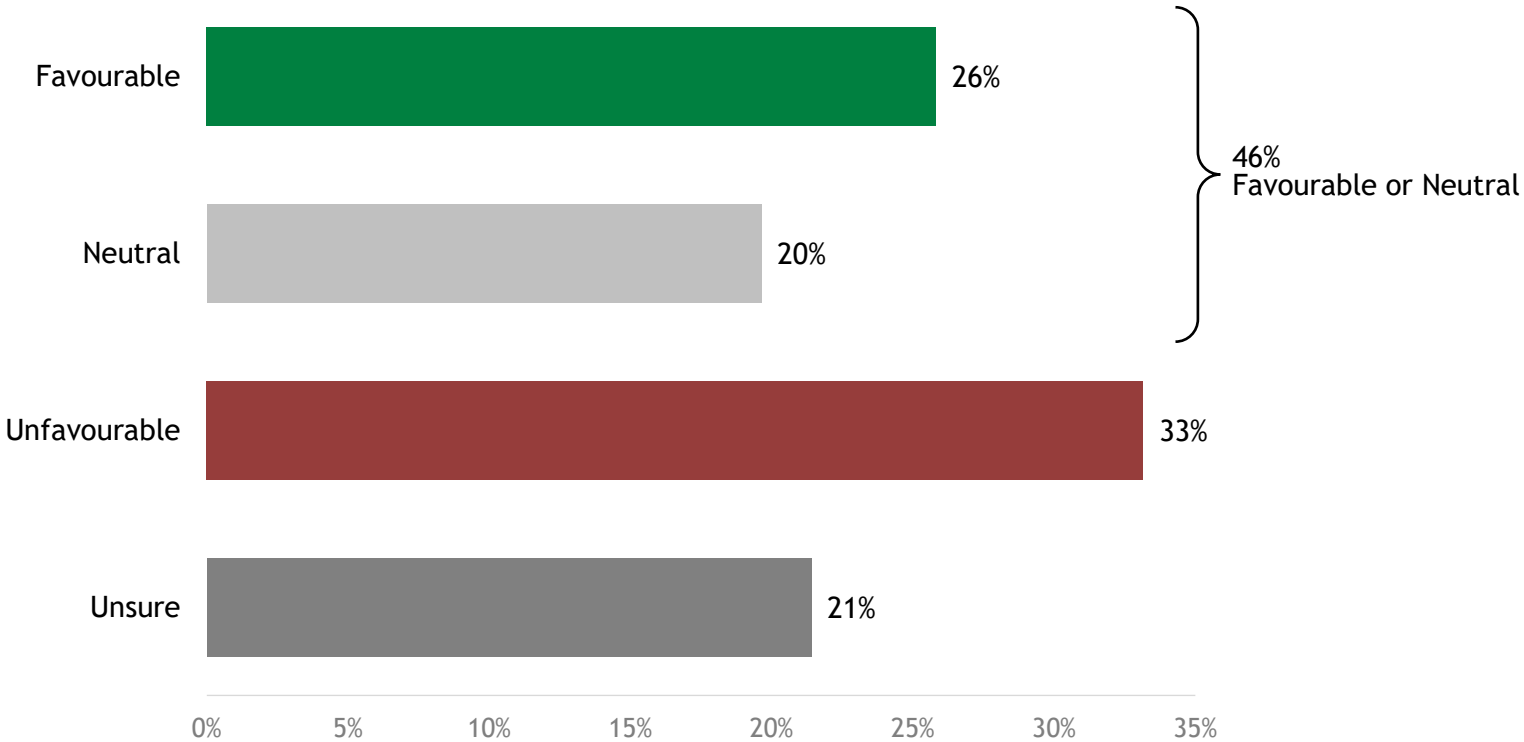
Q. Before today, were you aware of this proposal?



Residents have a range of views on the proposal; around half have a favourable or neutral view, and one in three an unfavourable view

ATTITUDE TOWARDS THE PROPOSAL

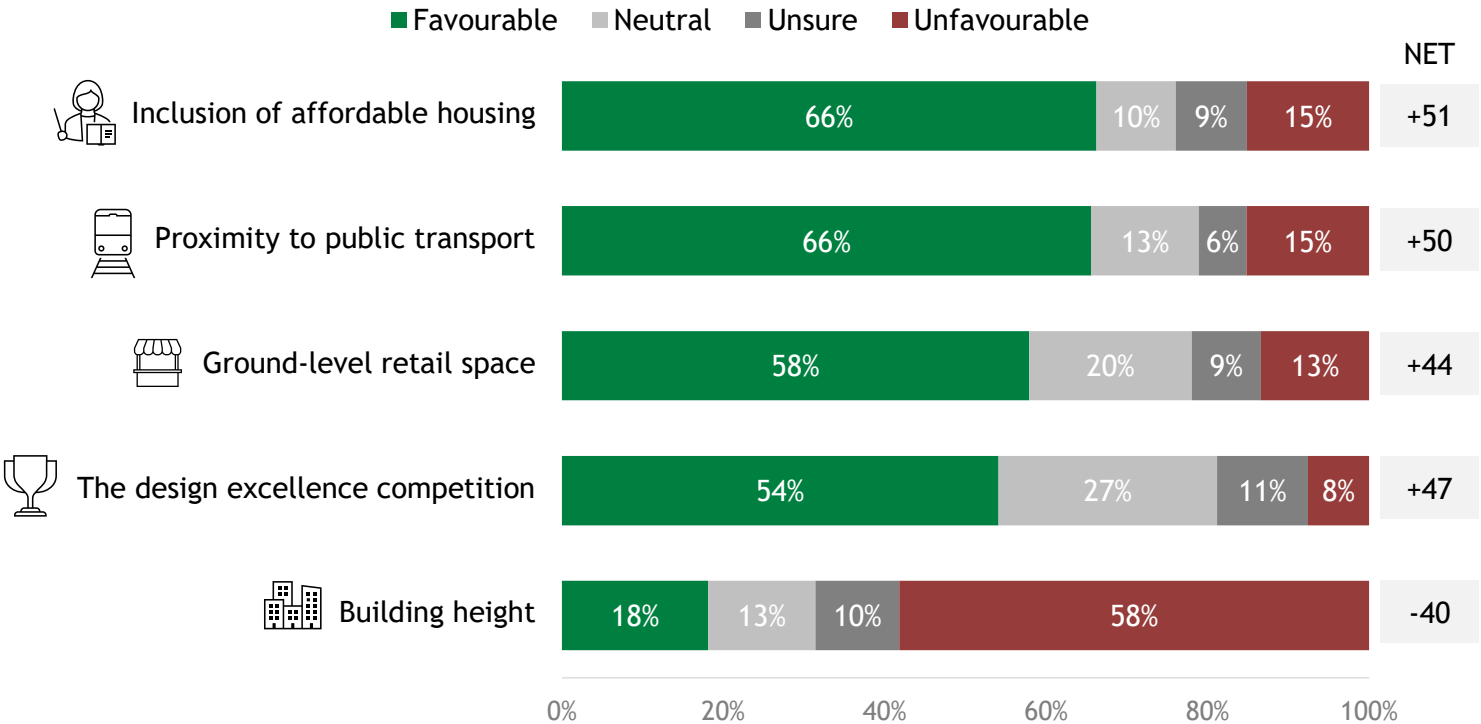
Q. Based on what you know of this proposal, what best describes your attitude towards it?



Majorities have favourable views of the affordable housing, proximity to transport, retail space, and design competition.

ATTITUDE TOWARDS ASPECTS OF THE PROPOSAL

Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral?

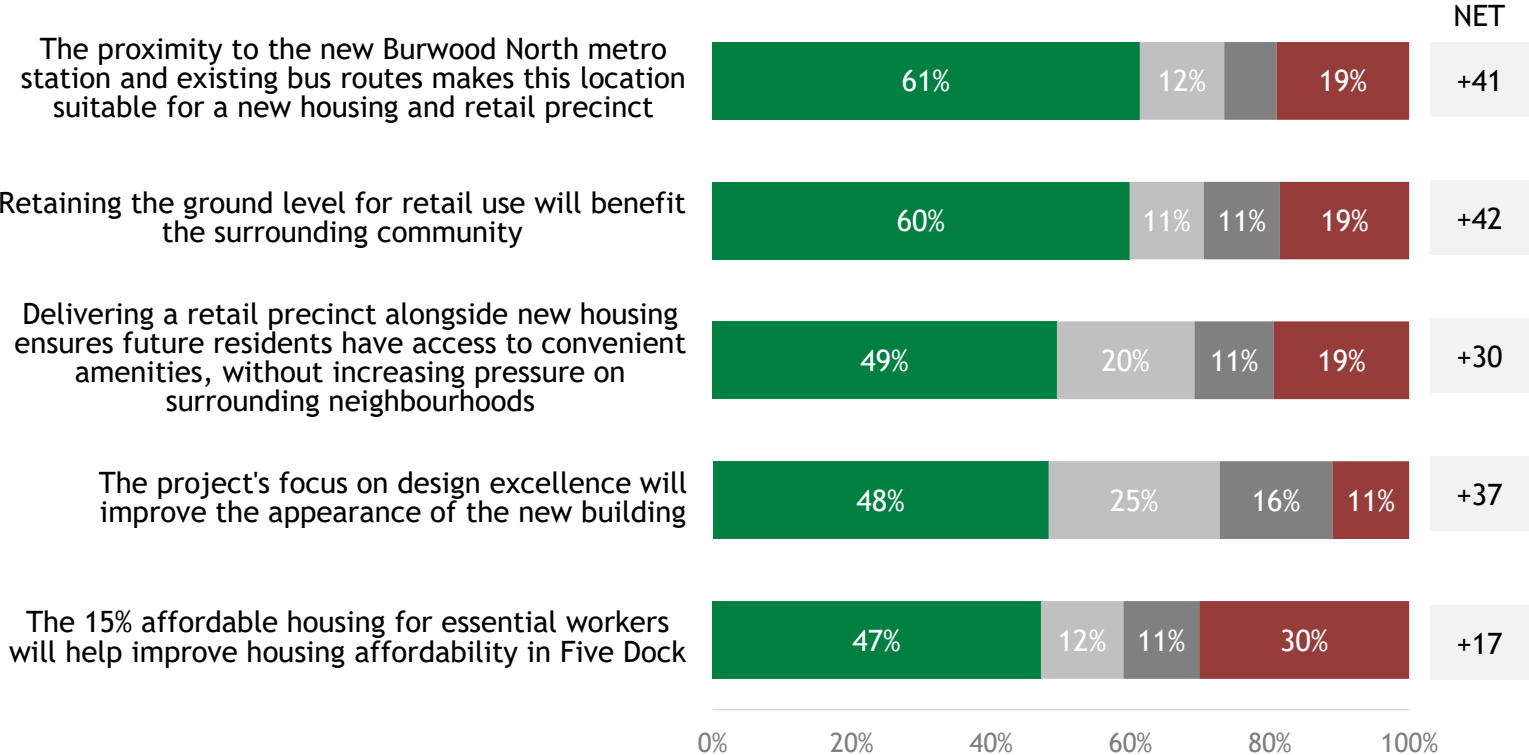


Three in five agree proximity to the Metro & buses make the location suitable for housing.

PROJECT BENEFITS

Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral?

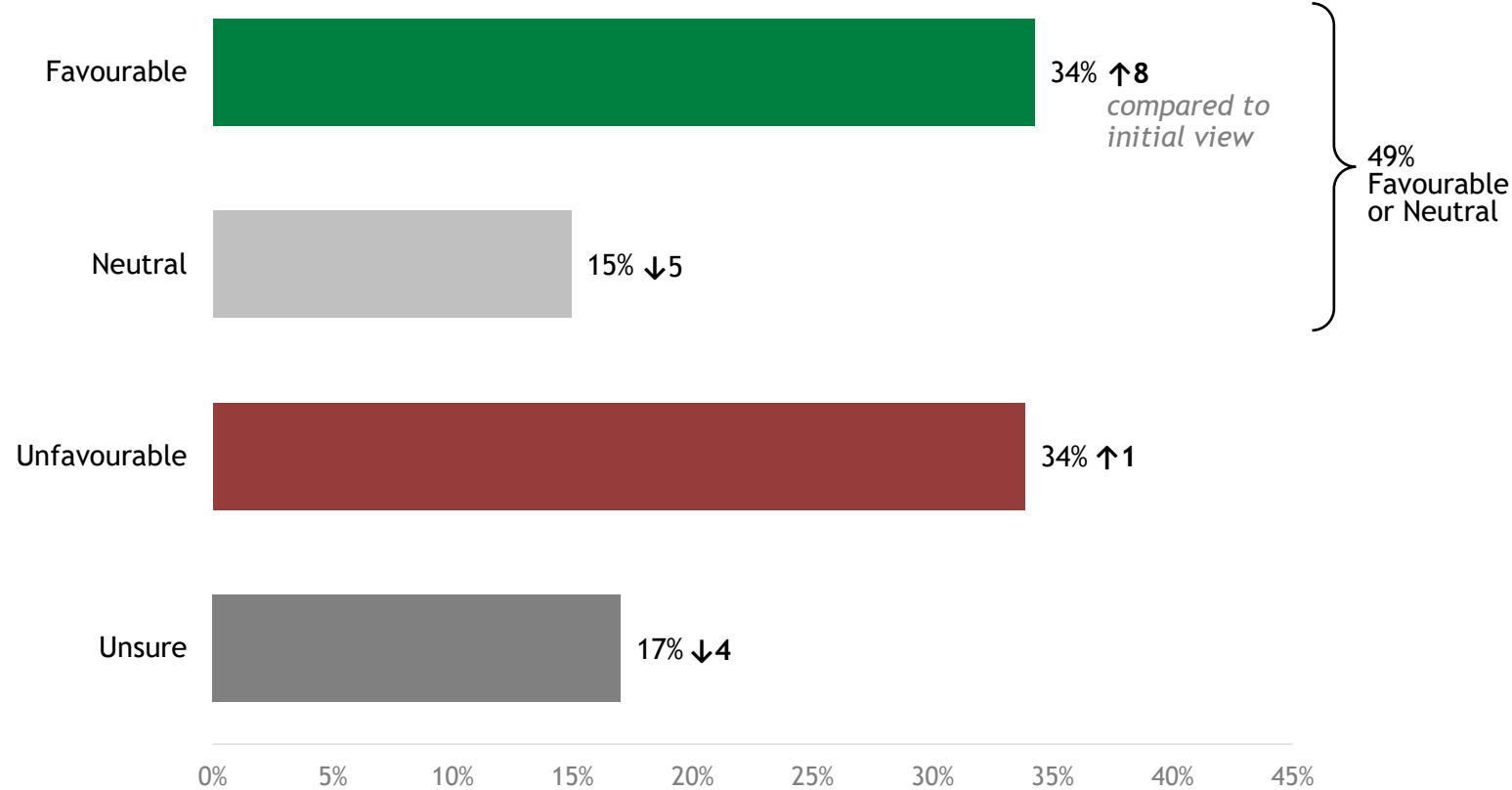
■ Agree ■ Neutral ■ Unsure ■ Disagree



After considering the project's posited benefits, there is a substantial uplift in favourable attitudes towards the proposal.

POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



After considering individual aspects of the proposal, and a selection of presented benefits, favourable views of the proposal increase 8pts from 26% to 34%.

Net favourability (% favourable minus % unfavourable) for the project increased by 7pts.

N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards five individual aspects of the proposal, and five statements on its posited benefits.

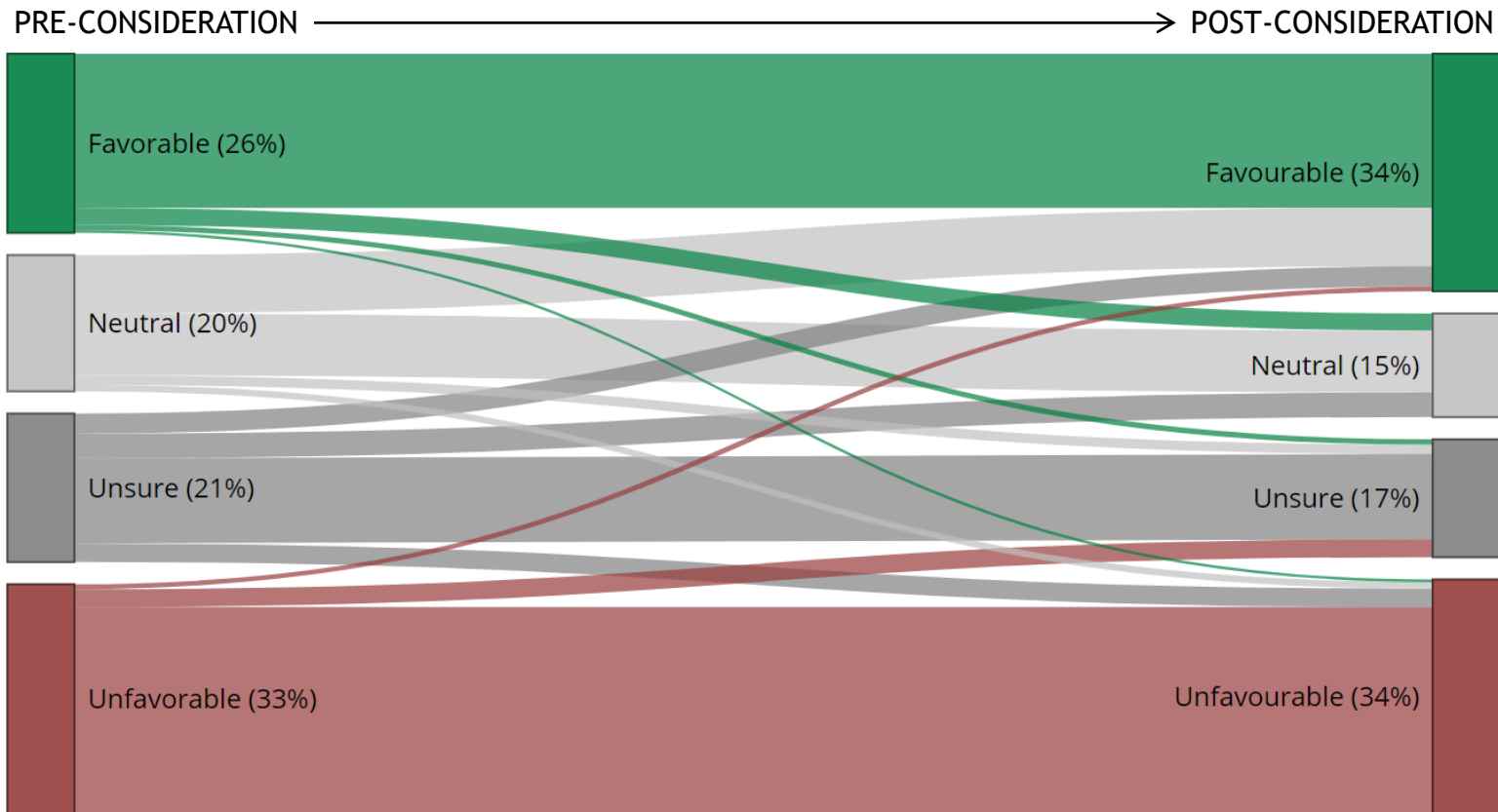
Figures rounded.



Views on the proposal are fluid, not fixed; after further consideration of the proposal, more than one in four change their views.

PRE- VS POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



Attitudes towards the proposal are relatively fluid, not fixed.

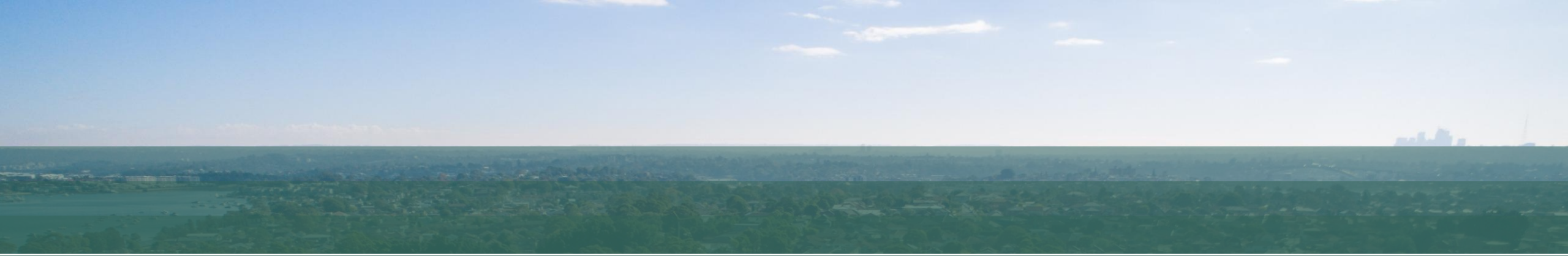
After further consideration of the proposal, including statements on its posited benefits, more than one in four (27%) change their attitude towards the project.

Around one in eight (12%) change their view to favourable.

One in nine (11%) change their view to neutral or unsure, and 4% change their view to unfavourable.

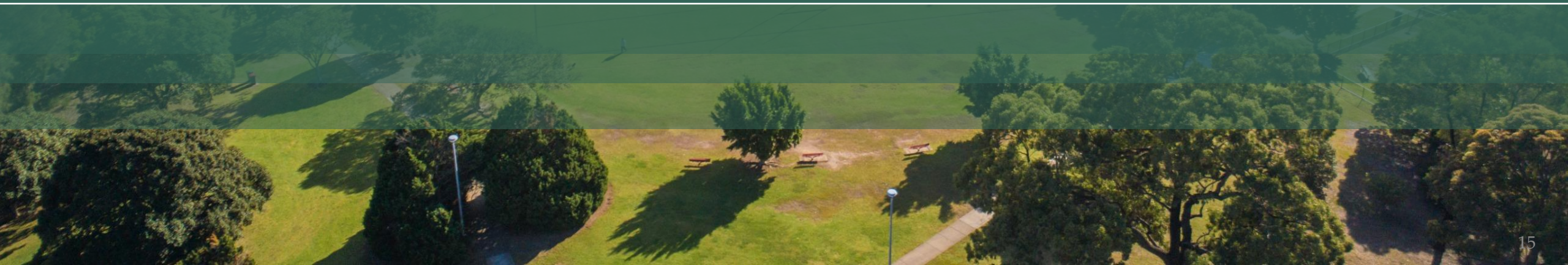
N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards five individual aspects of the proposal, and five statements on its posited benefits.





Open-ended responses

152 of 196 respondents provided comments

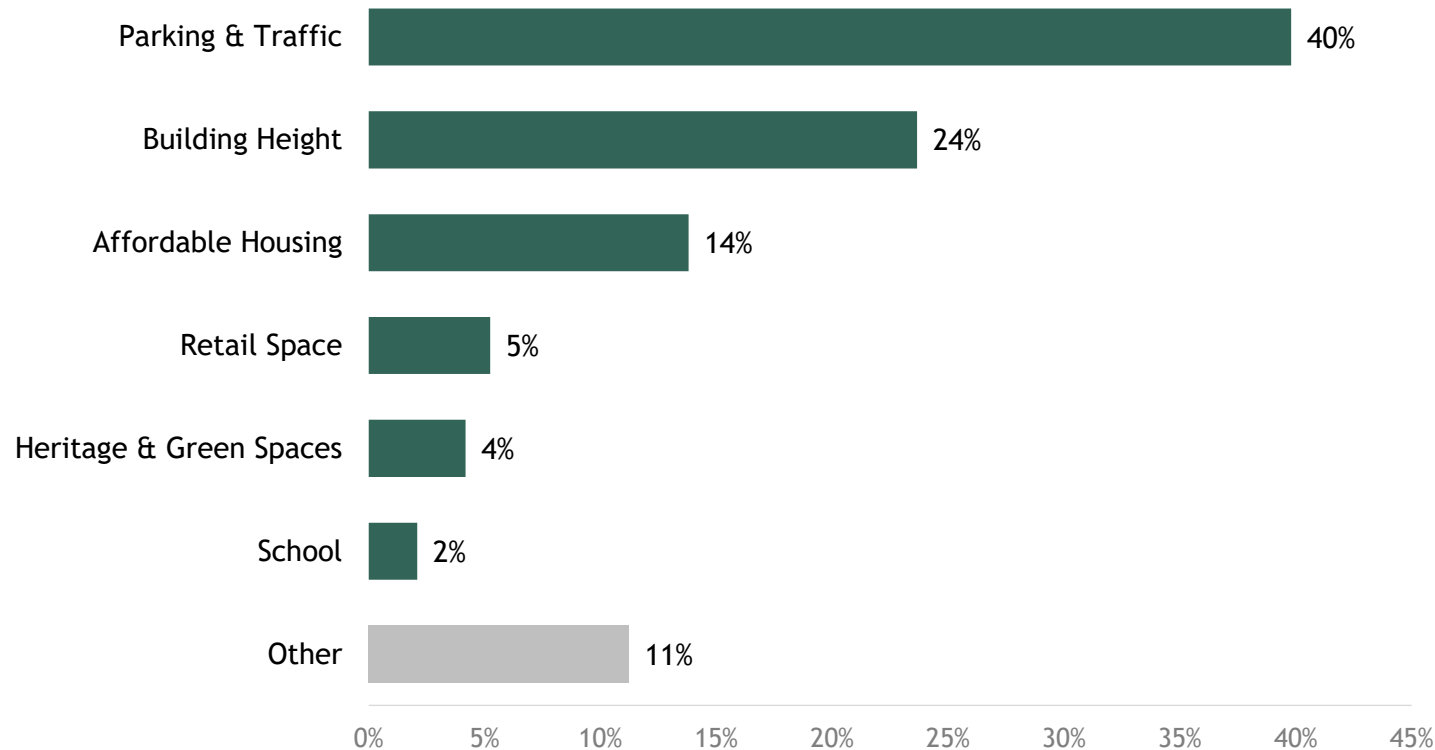


Parking & traffic, building height, and affordable housing led the discussion.

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED)

Q. And very briefly, do you have any additional comments on the proposal?

N.B. 152 respondents took the opportunity to provide additional comments.
Coding based on leading subject of each comment.



152 respondents (78%) took the opportunity to provide additional comments.

Of those who provided comments, the most common leading subjects were parking & traffic (40%), building height (24%), and affordable housing (14%).

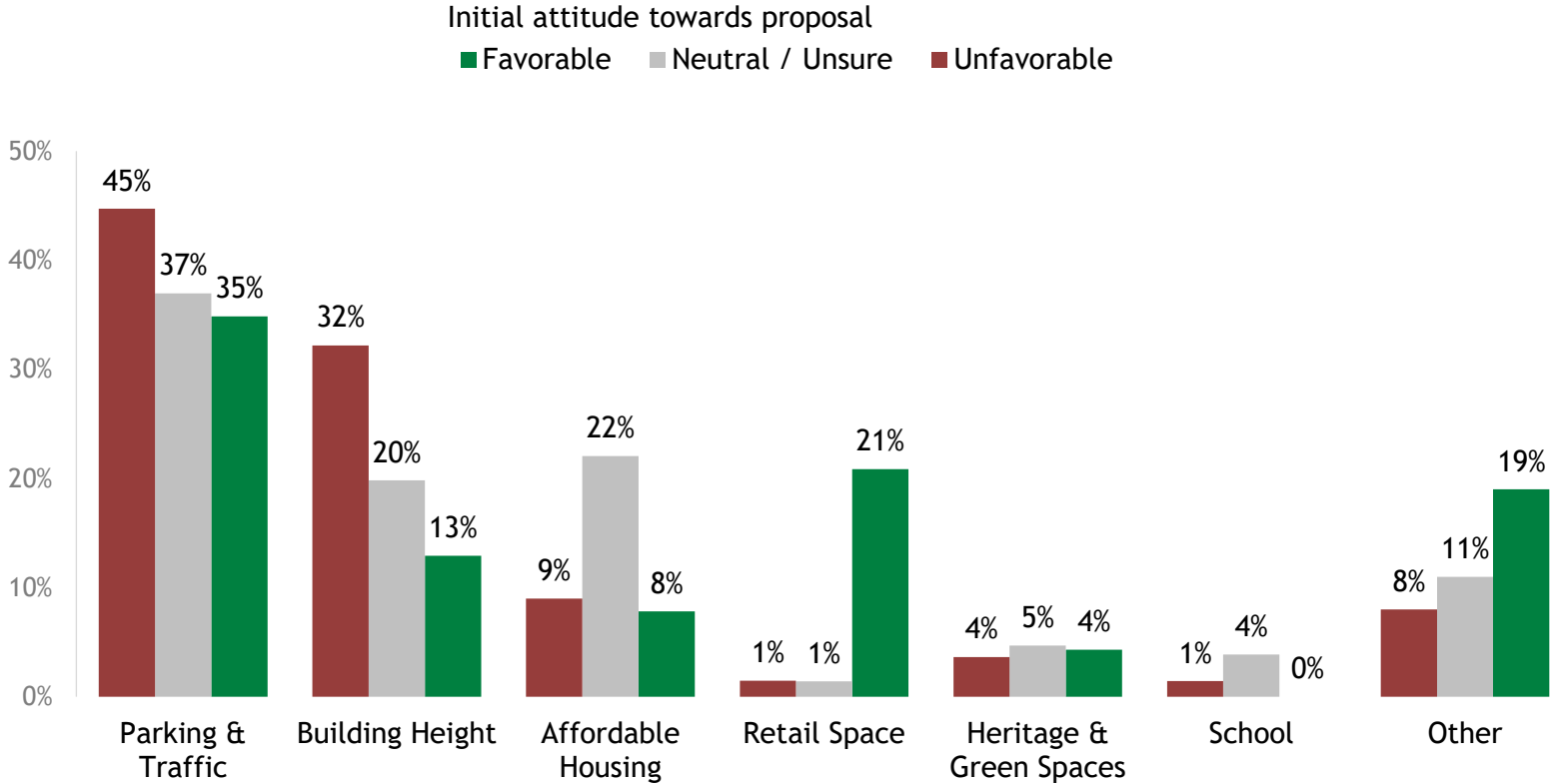
Responses weighted.



Parking & traffic was the leading subject among both supporters and sceptics.

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED), BY INITIAL ATTITUDE

Q. And very briefly, do you have any additional comments on this proposal?



Those with favourable views were most likely to comment on parking & traffic (35%), followed by the retail space (21%).

Those with unfavourable views of the project were most likely to comment on parking & traffic (45%), followed by building height (32%).

N.B. 152 respondents took the opportunity to give additional comments.

Responses weighted.



Respondents were highly favourable towards the affordable housing component.

SELECTED VERBATIM QUOTES: AFFORDABILITY & GENERAL POSITIVE

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ *“I am favourable because **we need more housing**. Better if they could increase the affordable housing to maybe 20%.” Female 65-74, Homeowner without a mortgage*
- ▶ *“... I love the idea of having new retails, and renewing or redeveloping areas that are old and ugly to make them sleek and modern, but I believe it is going to cause potential problems such as **traffic**. They need to focus on improving the **infrastructure** to support the development. Also, affordable housing should not be limited to essential workers.” Male 55-64, Homeowner without a mortgage*
- ▶ *“I am in favour because **we’re in need of more housing**.” Female 55-64, Homeowner with a mortgage*
- ▶ *“I’m in favour of **upgrading Five Dock, both retail and residential**.” Male 55-64, Homeowner without a mortgage*
- ▶ *“This type of development will **help in the future progress of Five Dock**.” Male 55-64, Renting*
- ▶ *“**Fully favourable if the building is less than 25 storeys**; very, very favourable if it’s less than 10.” Male 45-54, Homeowner with a mortgage*



Many respondents were focused on parking, traffic, and building height.

SELECTED VERBATIM QUOTES: OTHER SUBJECTS

Q. *And very briefly, do you have any additional comments on this proposal?*

- ▶ **“They should do *traffic reports and studies during school terms* so they can assess the traffic in the area.”** *Female 45-54, Homeowner with a mortgage*
- ▶ **“It depends on the type of retail shops you have, but *if the building is too tall, parking will always be an issue.* We should increase the affordable housing.”** *Male 65-74, Homeowner without a mortgage*
- ▶ **“I am not in favour with *25 storeys, but 15 storeys would be acceptable.* They should fix the traffic and parking problem first because adding these developments would make it worse.”** *Female 75+, Homeowner without a mortgage*
- ▶ **“Due to the *building height and potential traffic issues,* I am not in favour of the proposal.”** *Female 55-64, Homeowner without a mortgage*
- ▶ **“I’m *favourable towards the project* but my only concern for this one is how it will affect the *traffic in the area.*”** *Male 35-44, Homeowner with a mortgage*
- ▶ **“My only concern is about the *traffic on Queens Road.* It’s not a wide road.”** *Male 65-74, Homeowner without a mortgage*





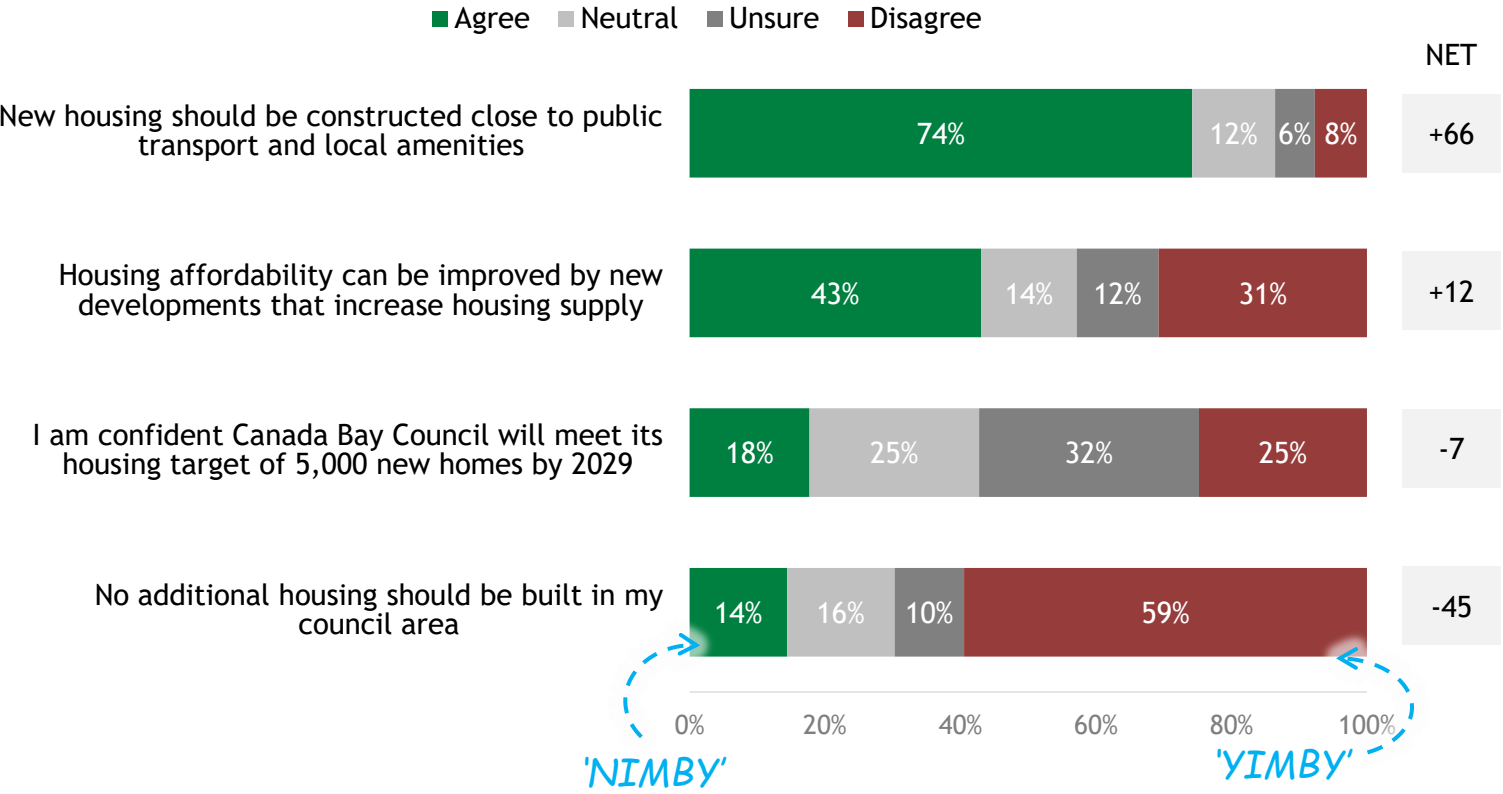
General views on Housing



A majority agree that new housing should be constructed close to public transport and local amenities.

GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral?



A majority (74%) agree that new housing should be constructed close to public transport and local amenities.

Residents are divided on whether housing affordability can be improved by new developments that increase supply (43% agree, 31% disagree).

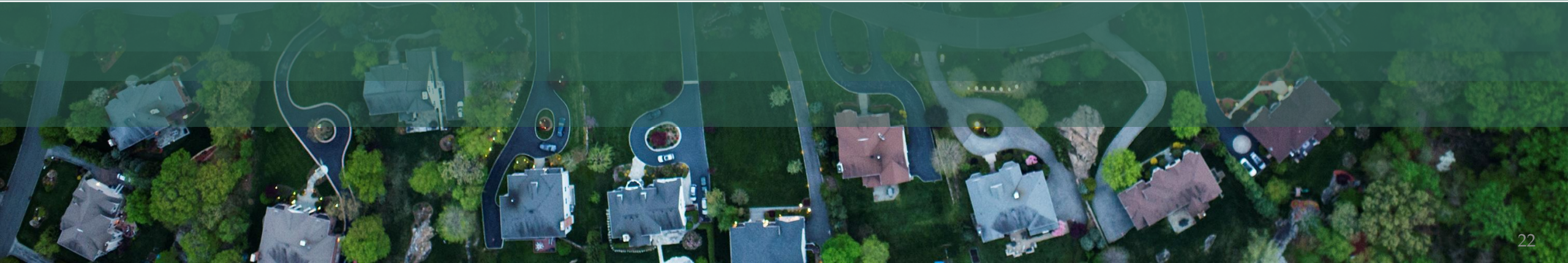
A majority of residents are either neutral (25%) or unsure (32%) that Canada Bay Council will meet its housing target.

Only one in seven (14%) say that no additional housing should be built in the council area, while three in five (59%) disagree.





APPENDIX:
Crosstabs



PERCEPTIONS OF LOCAL NEIGHBOURHOOD

*Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor? (NET)*

	Parks & green spaces	Accessibility to shops & restaurants	Public transport	Traffic & Parking	Housing affordability
Total	+72	+56	+23	-21	-54
Female	+66	+46	+30	-36	-68
Male	+80	+67	+16	-4	-39
18-34	+63	+60	+17	+11	-48
35-54	+79	+46	+21	-27	-50
55+	+72	+63	+30	-34	-61
Renting / Other	+72	+48	+8	-3	-66
Mortgage	+71	+47	+27	-32	-46
Owned outright	+74	+69	+33	-27	-51



AWARENESS OF QUEENS & SPENCER PROPOSAL

- *A new mixed used development is being proposed in Five Dock by Sydney developer Develotek.*
- *The proposal is within the Queens & Spencer, an area identified by the NSW Government for urban renewal.*
- *It will be between Queens Road and Spencer Street, approximately 1km or a 15-minute walk from the new Burwood North Metro Station and less than 500 metres from new rapid bus routes on Parramatta Road.*
- *The proposal is for a 20-storey building and 5-storey podium, with ground level retail space, for uses such as shops, restaurants and cafes.*
- *The project will allocate 15% of new homes as affordable housing for essential workers like teachers, nurses and first responders.*
- *Finally, the project will be the subject of a design excellence competition to ensure high quality building design and amenity.*

Q. Before today, were you aware of this proposal?

	Yes, I was aware.	No, I was not aware.
Total	41%	59%
Female	45%	55%
Male	36%	64%
18-34	15%	85%
35-54	55%	45%
55+	43%	57%
Renting / Other	26%	74%
Mortgage	48%	52%
Owned outright	47%	53%



ATTITUDE TOWARDS THE QUEENS & SPENCER PROPOSAL

Q. Based on what you know of this proposal, what best describes your attitude towards it?

	Favourable	Neutral	Unfavourable	Unsure
Total	26%	20%	33%	21%
Female	19%	15%	40%	27%
Male	34%	25%	26%	15%
18-34	21%	30%	26%	23%
35-54	24%	16%	39%	20%
55+	30%	16%	32%	21%
Renting / Other	27%	32%	24%	17%
Mortgage	18%	15%	42%	25%
Owned outright	31%	14%	34%	22%



ATTITUDE TOWARDS ASPECTS OF THE QUEENS & SPENCER PROPOSAL

Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral? (NET)

	Inclusion of affordable housing	Proximity to public transport	The design excellence competition	Ground-level retail space	Building height
Total	+51	+50	+47	+44	-40
Female	+52	+51	+43	+47	-54
Male	+50	+50	+50	+42	-24
18-34	+79	+79	+63	+54	-12
35-54	+41	+35	+39	+33	-47
55+	+44	+47	+44	+50	-50
Renting / Other	+71	+63	+52	+54	-25
Mortgage	+46	+41	+39	+35	-49
Owned outright	+39	+48	+48	+44	-45



QUEENS & SPENCER PROJECT BENEFITS

Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral? (NET)

	Retaining the ground level for retail use will benefit the surrounding community	The project's focus on design excellence will improve the appearance of the new building	The proximity to the new Burwood North metro station and existing bus routes makes this location suitable for a new housing and retail precinct	Delivering a retail precinct alongside new housing ensures future residents have access to convenient amenities, without increasing pressure on surrounding neighbourhoods	The 15% affordable housing for essential workers will help improve housing affordability in Five Dock
Total	+41	+37	+42	+30	+17
Female	+44	+40	+39	+28	+15
Male	+39	+34	+46	+32	+19
18-34	+42	+49	+76	+39	+28
35-54	+34	+31	+30	+24	+8
55+	+47	+35	+33	+30	+18
Renting / Other	+48	+37	+57	+34	+32
Mortgage	+34	+39	+29	+34	+5
Owned outright	+42	+36	+41	+23	+15



POST-CONSIDERATION ATTITUDE TOWARDS THE QUEENS & SPENCER PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?

	Favourable	Neutral	Unfavourable	Unsure
Total	34%	15%	34%	17%
Female	28%	12%	39%	21%
Male	41%	18%	29%	12%
18-34	51%	7%	26%	17%
35-54	26%	21%	44%	9%
55+	32%	14%	30%	25%
Renting / Other	47%	10%	27%	16%
Mortgage	27%	15%	44%	15%
Owned outright	30%	19%	31%	20%



GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral? (NET)

	New housing should be constructed close to public transport and local amenities	Housing affordability can be improved by new developments that increase housing supply	I am confident Canada Bay Council will meet its housing target of 5,000 new homes by 2029	No additional housing should be built in my council area
Total	+66	+12	-7	-45
Female	+66	+4	-2	-41
Male	+67	+22	-13	-49
18-34	+72	+7	-5	-39
35-54	+60	+11	-9	-48
55+	+69	+16	-7	-46
Renting / Other	+67	+24	+2	-50
Mortgage	+70	+2	-10	-39
Owned outright	+63	+11	-12	-46





NOTTING HILL
ADVISORY



Appendix 2

Appendix 2

Community Information Flyer

Queens & Spencer Five Dock

SEEKING COMMUNITY FEEDBACK



develotek.com.au

Have Your Say via The Online Portal

Develotek is planning a new mixed use development at 79–81 Queens Road and 2–8 Spencer Street in Five Dock.

Visit our online community portal at **queensandspencer.com.au** to learn more about the project, share your feedback, and stay informed about the planning process.

Your feedback is important. Share your thoughts on the proposal:



Visit our online portal at
queensandspencer.com.au



Join Our Community Drop-In Session

We are hosting drop-in sessions for the community to discuss the project and hear your views.

Drop-In Session 1

Thursday, 3 July 2025

5.30 pm - 7.30 pm

Drop-In Session 2

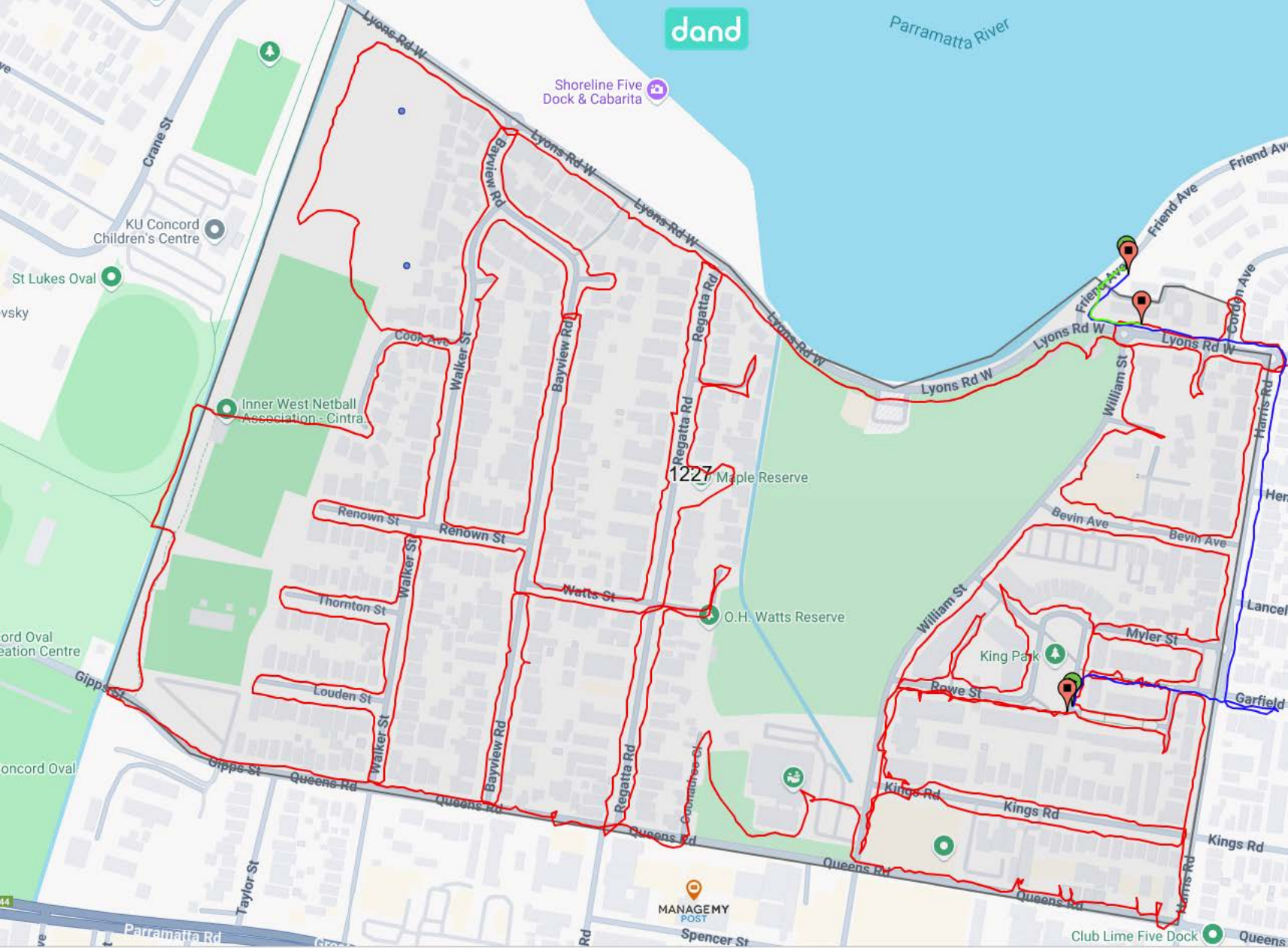
Saturday, 5 July 2025

12.30 pm - 2.30 pm

Five Dock Library (Bay Room)
4-12 Garfield Street, Five Dock NSW 2046

Appendix 2.1

Appendix 2.1 Map of Distribution Area for Information Flyer



Shoreline Five Dock & Cabarita

1227 Maple Reserve

O.H. Watts Reserve

King Park

Club Lime Five Dock

MANAGEMY POST

Appendix 3

Appendix 3

Online Portal



QUEENS & SPENCER

FIVE DOCK



Have Your Say on Queens & Spencer

Develotek are inviting local residents to share their views about the local area to shape a future mixed-use project at the corner of Queens Road and Spencer Street in Five Dock.

WHAT WE'RE DOING

At this early stage, we're starting with a simple question: **What matters most to you in Five Dock?**

Your early feedback will help us understand community's needs before beginning the design of the project.

WHAT'S BEING PROPOSED

The vision being proposed is a mixed use development within walking distance of schools, parks, childcare and existing local amenities. It also sits near the planned Kings Bay Village, a new retail and commercial centre for the area.

Develotek is exploring the potential to deliver:

- A mix of one, two and three bedroom apartments, including affordable housing, supported by communal amenities
- New local shops and services
- Enhanced public domain with greater landscaping opportunities
- Basement carparking for residents and visitors

WHY THIS SITE

This site forms part of the Kings Bay Precinct, identified by the NSW Government to deliver more housing, jobs and public space along Parramatta Road.

This area is also well positioned between the future Five Dock and Burwood North Metro stations, which will provide fast and frequent services to key centres such as Westmead, Parramatta, Pyrmont and Sydney CBD.

It's also close to local shops, schools and planned upgrades to open space, making it a strong candidate for new homes and retail offerings.

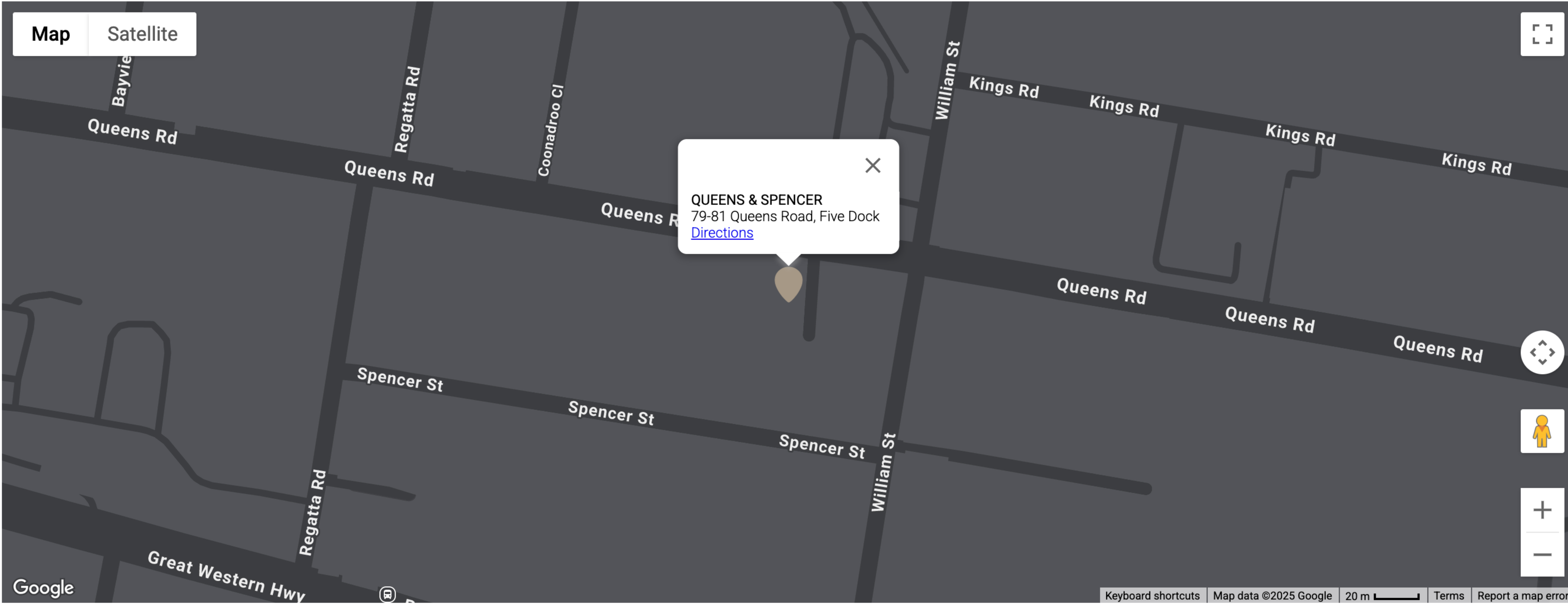
WHAT HAPPENS NEXT

Develotek is working closely with the NSW Department of Planning, Housing and Infrastructure and the City of Canada Bay Council to ensure that the project responds to local and state planning priorities.

Concurrent to this consultation, an independent Design Competition will be held to commission a winning architect to work with Develotek on the proposal. The feedback gathered through this community consultation will play a role in shaping the future design of the project.

At the conclusion of the design competition, the proponent will prepare a formal application, known as a State Significant Development Application, to be submitted to the Department of Planning, Housing and Infrastructure.

Once the application is lodged, there will be another opportunity for the community to review plans during a public exhibition period, where further comments and submissions can be made.



FREQUENTLY ASKED QUESTIONS

What is being proposed?

Develotek is proposing a new mixed-use development within the Kings Bay Precinct, delivering new hom...

[Read more](#)

Will there be any affordable housing?

Yes. A minimum 15% of the dwellings will be allocated as affordable housing and will be managed by...

[Read more](#)

What is affordable housing and who is it for?

Affordable housing refers to rental housing offered at below-market rates to people on low to moderate incom...

[Read more](#)

What planning pathway is being used?

The project will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI) as a St...

[Read more](#)

Why is the project considered a State Significant Development Application?

Since the projects residential component exceeds \$75 million in value and includes affordable housing...

[Read more](#)

Will there be traffic impacts?

We understand that traffic is a primary concern for the community...

[Read more](#)

What community benefits are included?

As part of the project, Develotek will dedicate land to Council to support public domain improvements. Furth...

[Read more](#)

What kind of retail or commercial spaces are planned?

The proposal includes ground-floor space for new shops and local businesses to service the community...

[Read more](#)

What is the Kings Bay Precinct and why is this site part of it?

Kings Bay is one of several areas identified for renewal under the NSW Government's Parramatta Road Corri...

[Read more](#)

What happens to my feedback?

Your feedback will be reviewed by the project team and summarised in a report that helps inform the final desi...

[Read more](#)

How can I stay informed?

You can register your interest to receive updates, and another opportunity to provide formal feedback will oc...

[Read more](#)

DROP-IN SESSIONS

We invite you to attend an in-person Drop-In Session, to ask questions and share your feedback directly with Develotek representatives.

Thursday, 3 July | 5:30pm – 7:30pm

Saturday, 5 July | 12:30pm – 2:30pm

The Drop-In Sessions will be held at:

Five Dock Library (Bay Room),
4-12 Garfield Street,
Five Dock NSW 2046

[GET DIRECTIONS](#)

HOW TO HAVE YOUR SAY

You're invited to share your feedback on the proposal for Queens & Spencer, within the Kings Bay Precinct in Five Dock, by completing the short feedback form on this page.

In addition to the feedback form, a separate telephone survey is being conducted with a randomised sample of local residents. This will help ensure a broad and representative understanding of local views towards the proposal.

All feedback, both online and via telephone, will be considered as part of the formal planning process and included in the community engagement report submitted with the Environmental Impact Statement (EIS).

FEEDBACK FORM

First name *

Last name *

Email *

Write a message *

[SUBMIT](#)



Appendix 4

Appendix 4

Drop-in Session Feedback Forms and Frequently Asked Questions



FREQUENTLY ASKED QUESTIONS – Queens and Spencer

1. What is being proposed?

Develotek is proposing a new mixed-use development within the Kings Bay Precinct, delivering new homes, including affordable housing, alongside ground floor retail, services, and public domain improvements. Early feedback is now being sought to help inform and shape the project vision.

2. Will there be any affordable housing?

Yes. A minimum 15% of the dwellings will be allocated as affordable housing and will be managed by a registered Community Housing Provider.

3. What is affordable housing and who is it for?

Affordable housing refers to rental housing offered at below-market rates to people on low to moderate incomes. It is designed for key workers and essential service providers such as teachers, nurses, childcare workers, hospitality staff, and retail employees, who may be priced out of the private rental market but don't qualify for social housing. It is different from social housing, which is typically managed by the government and allocated to those with the highest level of need. Affordable housing is usually managed by registered community housing providers and is targeted at people who are working and contributing to the local economy, but who are facing housing stress. This type of housing supports a more diverse, inclusive community by helping essential workers live closer to where they work, thereby reducing commute times, supporting local services and strengthening the social fabric of the area.

4. What planning pathway is being used?

The project will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI) as a State Significant Development.

5. Why is the project considered a State Significant Development Application?

Since the projects residential component exceeds \$75 million in value and includes affordable housing, it qualifies as a State Significant Development.

6. Will there be traffic impacts?

We understand that traffic is a primary concern for the community. Develotek will prepare a Traffic and Transport Impact Assessment to evaluate the potential effects of the proposed development, during construction and operation, and introduce appropriate measures to mitigate traffic impacts and support road safety. Findings of this report will be made publicly available during formal exhibition period.

7. What community benefits are included?

As part of the project, Develotek will dedicate land to Council to support public domain improvements. Further, Develotek will make contributions towards local and State infrastructure, helping to fund broader upgrades across the Canada Bay area.



8. What kind of retail or commercial spaces are planned?

The proposal includes ground-floor space for new shops and local businesses to service the community. We want to hear from you about what services you desire within walking distance that will make your daily life easier and more enjoyable. Whether that is a neighbourhood café, yoga studio, a bookstore or small grocery store. Tell us what you would be excited to walk to.

9. What is the Kings Bay Precinct and why is this site part of it?

Kings Bay is one of several areas identified for renewal under the NSW Government's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), a 30-year plan released in 2016 to guide housing, jobs and public space improvements along Parramatta Road. In response, Canada Bay Council finalised a rezoning of the Kings Bay Precinct in 2022, allowing for a mix of housing, retail, commercial and public spaces in key locations, including this site. The rezoning supports a coordinated vision for well-located housing near future public transport and existing services. This proposal aligns with that strategic direction and is part of delivering the long-term plan already in place.

10. What happens to my feedback?

Your feedback will be reviewed by the project team and summarised in a report that helps inform the final design. All submissions will be treated in confidence, and no personal information will be published.

11. How can I stay informed?

You can register your interest to receive updates, and another opportunity to provide formal feedback will occur during the official exhibition of the EIS.

QUEENS & SPENCER

Community Drop-In Session Feedback & Survey Form

1. What is your postcode?

2. Are you:

- a. A renter
- b. A homeowner with a mortgage
- c. A homeowner without a mortgage

3. Do you live in:

- a. An apartment
- b. A house
- c. Other

4. How did you hear about the Drop-In Session?

- a. Flyer in the mail
- b. Website
- c. Other

5. What was your attitude toward the proposed Queens & Spencer project before you came to the drop-in session today?

- a. Very favourable
- b. Somewhat favourable
- c. Neutral
- d. Somewhat unfavourable
- e. Very unfavourable
- f. Unsure

6. Which aspects of the Queens & Spencer proposal are most important to you?
(Select all that apply)

- a. Availability of affordable housing
- b. Impact on local traffic and parking
- c. Inclusion of new retail and commercial spaces
- d. Design of the building
- e. Height of the building
- f. Construction management and timelines
- g. Access to public transport

7. Do you feel that your questions have been answered today?

- a. Yes, completely
- b. Yes, partially
- c. No, not at all

8. After attending the session, what best describes your current attitude toward the Queens & Spencer proposal?

- a. Very favourable
- b. Somewhat favourable
- c. Neutral
- d. Somewhat unfavourable
- e. Very unfavourable
- f. Unsure

9. Do you have any additional comments or concerns about the proposal? (Optional)

10. Would you like to be kept informed about updates on the Queens & Spencer project? If yes, please provide your email address: (Optional)

Appendix 5

Appendix 5

Agency Feedback in Response to SEARs

From: [Development](#)
To: [Michelle Niles](#)
Cc: [Ausgrid Property](#)
Subject: RE: Project Specific SEARs request for advice - Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock
Date: Thursday, 7 November 2024 2:13:13 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Hi Michelle,

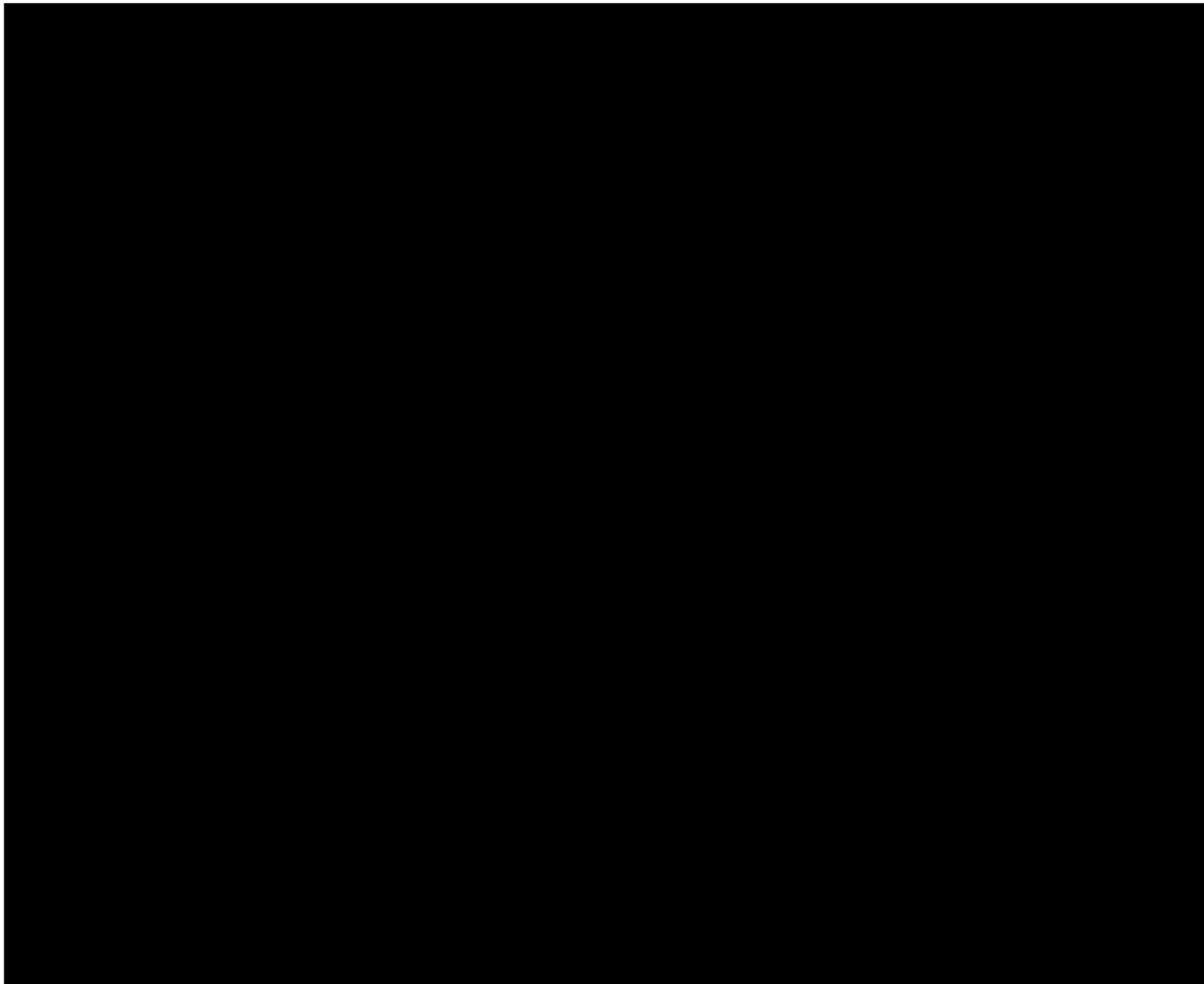
Ausgrid is content with what has been included under sect 21 “Infrastructure Requirements and Utilities”

Regards,

Paul Nakhle

Portfolio Manager - Asset Protection | Transmission Services

[REDACTED]
First Floor, Building 2, 25-27 Pomeroy Street, Homebush, NSW, 2140





Ms Michelle Niles
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2124

29 October 2024

Subject: Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock

Dear Ms Niles

I refer to the 30 September 2024 request for advice from the Biodiversity, Conservation and Science Group (BCS) of the Department of Climate Change, Energy, the Environment and Water on the Planning Secretary's environmental assessment requirements (SEARs) for the above project.

BCS has reviewed the Scoping Letter prepared by Beam Planning dated 23 September 2024 and recommends the proponent address the attached requirements.

In relation to point 4 of the recommended biodiversity environmental assessment requirements, please note the minimum information and spatial data requirements are in Tables 24 and 25 of the [Biodiversity Assessment Method 2020 \(BAM\)](#). Other requirements, such as those relating to the BAM Calculator and Biodiversity Offset Assessment Management System, are detailed in the [guides, tools and databases](#) webpage.

Should a waiver to the requirement for a BDAR be sought, it must be clearly demonstrated that the proposed development is not likely to have any significant impact on biodiversity values. Development that requires clearing of native vegetation or additional biodiversity impacts as prescribed by clause 6.1 of the *Biodiversity Conservation Regulation 2017* is likely to require a BDAR.

Any request for a BDAR waiver must include the information requirements set out in Tables 1 and 2 of the DPIE guidelines on [How to apply for a biodiversity development assessment report waiver for a Major Project Application](#). The proponent can find further information on the BDAR waiver process on the [Biodiversity development assessment report waiver](#) webpage.

In relation to Items 8 to 10, there is no existing flood study to the east of the site and therefore BCS recommend a more comprehensive flood impact and risk assessment (FIRA).

Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, via angela.stewart@environment.nsw.gov.au.

Yours sincerely



Louisa Clark
Director
Regional Delivery - Greater Sydney Branch
Biodiversity Conservation and Science Group

BCS Environmental Assessment Requirements - Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock SSD

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the *Biodiversity Conservation Act 2016* (BC Act), the Biodiversity Assessment Method 2020 (BAM) and documented in a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land. The BDAR must include information in the form detailed in the BC Act (s.6.12), *Biodiversity Conservation Regulation 2017* (s.6.8) and the BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - The total number and classes of biodiversity credits required to be retired for the development/project.
 - The number and classes of like-for-like biodiversity credits proposed to be retired.
 - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules.
 - Any proposal to fund a biodiversity conservation action.
 - Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s.6.10 of the BC Act.
6. If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.

Flooding

7. Identify the flood planning level as set out in the relevant council LEP or SEPP.
8. A flood impact and risk assessment (FIRA) must be prepared in accordance with the NSW Flood Risk Management Manual (FRM) as outlined in the [Flood Impact and Risk Assessment Guideline - LU01](#) (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.
9. The FIRA must include:
 - analyses of key flood characteristics, including conveyance, hazard, flood storage, and flood levels based on a series of floods, for existing and post-development conditions, using suitable techniques outlined in the Australian Rainfall and Runoff (ARR) guidelines for the full range of flooding up to the Probable Maximum Flood (PMF)
 - the flood behaviour in both the existing and developed scenarios to identify the impacts of the proposed development on the flood hazard, flood function, and flood risk to existing and future communities
 - maps of the residual impacts (flood afflux) of the proposal on and off-site for the 5% Annual Exceedance Probability (AEP), 1% AEP, PMF and 0.5% AEP or 0.2% AEP modelled flood events

- key details of the final proposal, including any changing runoff characteristics as well as any proposed modifications to drainage infrastructure, floodplain landform, or vegetation
- consider the impacts of climate change due to any increases in rainfall intensities as recommended in the NSW FRM.

10. Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan.

Note: Flood modelling is to be undertaken by a suitably qualified engineer consistent with Council's requirements and the Australian Rainfall and Runoff. Flood behaviour includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. Impacts of flooding include changes to flood behaviour and risks to the community including emergency management response for the community.

End of Submission

From: [Shannon Anderson](#)
To: [Michelle Niles](#)
Cc: [Keith Ng](#); [Peter Mcmanus](#)
Subject: RE: Project Specific SEARs request for advice - Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock
Date: Thursday, 24 October 2024 9:01:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image578121.png](#)
[image918861.png](#)
[image173078.png](#)
[image495421.png](#)
[image096202.png](#)

Hi Michelle,

Thank you for the opportunity to review the draft SEARs. Council's Statutory and Strategic Planning teams have reviewed the additional requirements, as highlighted, and raises no concern with their inclusion.

As a result of the proposed site area and building envelope, Council strongly supports the requirement for a planning proposal to address the planning control conflicts with the Canada Bay LEP

Regards,
Shannon

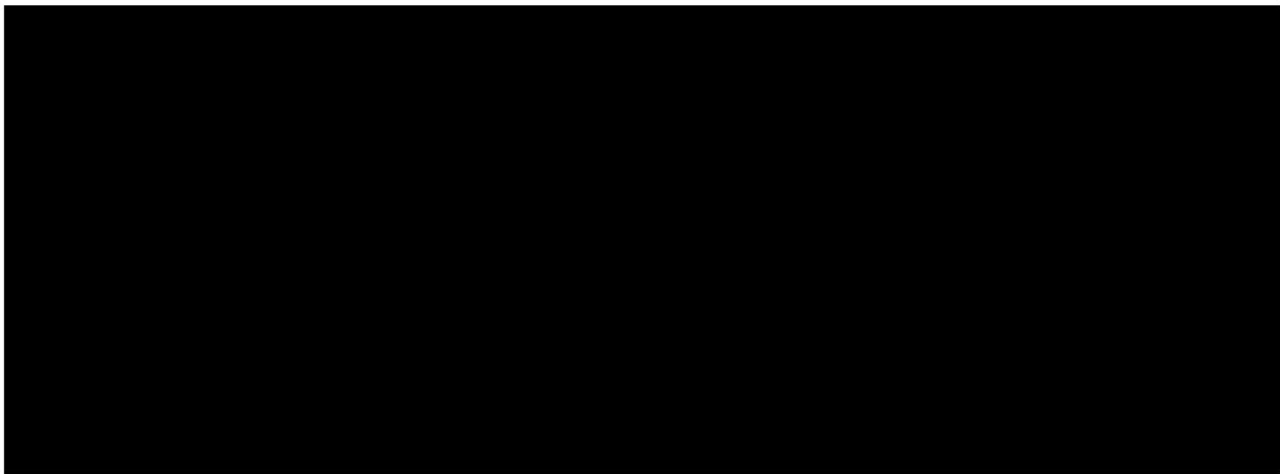
Shannon Anderson | Manager, Statutory Planning
City of Canada Bay

1a Marlborough St Drummoyne NSW 2047 | www.canadabay.nsw.gov.au

We acknowledge the Aboriginal and Torres Strait Islander peoples, in particular the Wangal people, as the first inhabitants and traditional custodians of the lands where we live, learn and work.



Any information transmitted in this message and its attachments is intended only for the person or entity to which it is addressed. The above email correspondence should be read in conjunction with our standard disclaimer/terms which



Department of Planning and Environment

Our ref: OUT24/16033

Michelle Niles

Planning and Assessment Group
NSW Department of Planning, Housing and Infrastructure

Michelle.niles@planning.nsw.gov.au

18 October 2024

Subject: Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street,
Five Dock

Comment on the Secretary's Environmental Assessment Requirements (SEARs)

Dear Michelle,

The NSW DCCEEW Water has developed standard SEARs for quarry SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact DPE Water Assessments at water.assessments@dpie.nsw.gov.au.

Yours sincerely



Alistair Drew
Project Officer, Water Assessments, Knowledge Division
Department of Planning and Environment: Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	<p>NSW Aquifer Interference Policy, section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Clause 24 of the <i>Water Management (General) Regulation 2018</i></p> <p>Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects</p>
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly (including through inflow and seepage), and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	<p>Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans</p> <p>Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities</p>
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	<p>Water Sharing Plans</p> <p>Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i></p> <p>WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i></p> <p>Exemptions or exclusions information:</p> <ul style="list-style-type: none"> ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i> ○ FAQs - Where can I take water without a water access licence?

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	The development of a thorough groundwater conceptual model with supporting cross section and extraction mining depth supported by field data.	NSW Aquifer Interference Policy Groundwater Guidelines
7	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
8	Proposed surface and groundwater monitoring activities and methodologies and details of a proposed water management plan.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
9	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).	Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
10	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (NOW 2012), Groundwater Guidelines



DOC24/841682-2

22 October 2024

Michelle Niles
Senior Planning Officer
Social & Affordable Assessment
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

By email: michelle.niles@planning.nsw.gov.au

No Comment on SEARS for Infill Affordable Housing

Dear Michelle

I am writing in response to your request for the NSW Environment Protection Authority (EPA) to comment on the SEARs for the proposed mixed-use development Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock.

The EPA understands the proposal is for the construction of a mixed-use development which will contain 15% Affordable Housing.

Based on the information provided, the EPA has no comment on this proposal and no further consultation is required. This is because:

- the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* and so, will not require an Environment Protection Licence under this Act,
- the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there activities for which the EPA is the appropriate regulatory authority.
- the site is not being regulated by the EPA under the *Contaminated Land Management Act 1997*.

The EPA does not require any follow-up consultation and Canada Bay Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

If you have any questions about this request, please contact Jenny Gustafson on 9585 6471 or via email at environmentprotection.planning@epa.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Marsh', is written over a light yellow rectangular background.

CHRIS MARSH
A/Unit Head – Environment Protection Planning
NSW Environment Protection Authority

Phone 131 555
Phone 02 9995 5555
(from outside NSW)

TTY 133 677, then
ask for 131 155

Locked Bag 5022
Parramatta
NSW 2124

6 Parramatta Square
10 Darcy Street,
Parramatta NSW 2150

info@epa.nsw.gov.au
www.epa.nsw.gov.au
ABN 43 692 285 758

Our ref: DOC24/866793

Michelle Niles
Senior Planning Officer
Development Assessment and Infrastructure
Department of Planning, Housing and Infrastructure
Michelle.Niles@planning.nsw.gov.au
Letter provided via email

Input to SEARs – State Significant Development

Proposal: Queens Road and Spencer Street Mixed Use with Affordable Housing

Major Project reference: SSD-76384214

Received: 14 October 2024

Dear Michelle

Thank you for your referral seeking input to the Secretary's Environmental Assessment Requirements for the above State Significant Development proposal.

Heritage NSW has reviewed the provided scoping letter and draft SEARs and recommends the following addition:

- Include evidence of adequate and continuous consultation with Aboriginal parties in relation to determining and assessing impacts, identifying and selecting options for avoidance of Aboriginal cultural heritage and identifying appropriate mitigation measures (including the final proposed measures) in substantial compliance with the consultation process outlined in the Aboriginal cultural heritage consultation requirements for proponents 2010

If you have any questions regarding these comments, please contact at Heritage NSW on 9873 8500 or heritagemailbox@environment.nsw.gov.au.

Yours sincerely

Alison Lamond

Alison Lamond
A/Manager
Major Projects
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate under *National Parks and Wildlife Act 1974*
23 October 2024

From: [UrbanGrowth](#)
To: [Michelle Niles](#)
Cc: [UrbanGrowth](#)
Subject: Sydney Water response - Project Specific SEARs request for advice - Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock
Date: Thursday, 17 October 2024 2:04:26 PM
Attachments: [image004.png](#)
[image005.gif](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[SWC SEARs - 79-85 Queens Road 2-8 Spencer St Five Dock signed.pdf](#)
[Growth Data Form - Sydney Water.xlsx](#)
[Sydney Water DA Information Sheet \(July 2024\).pdf](#)

Hi Michelle,

Thank you for notifying Sydney Water of the request for SEARs. Please see the attached response and Sydney Water's Growth Data Form which we ask the proponent complete and return as part of their Feasibility application to Sydney Water.

If you have any questions, please feel free to contact urbangrowth@sydneywater.com.au.

Kind regards,

Fiona Feng
Growth Intelligence Consultant
Growth and Development



I will be on leave from 21/10/24, returning 29/10/24.



Text Description automatically generated





17 October 2024

Our reference: N/A

Michelle Niles

Senior Planning Officer

Department of Planning, Housing and Infrastructure

Michelle.Niles@planning.nsw.gov.au

RE: Sydney Water input to SEARs for SSD-76384214 Infill Affordable Housing at 79-85 Queen Street and 2-8 Spencer Street, Five Dock

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the development proposal at 79-85 Queen Street and 2-8 Spencer Street, Five Dock. The SSDA will seek consent for the following:

- Site preparation and excavation works, including demolition of all structures on site
- Construction of a new part 5 and part 25 storey building, comprising 15% affordable housing
- Basement carpark to be accessed via Spencer Street
- Landscaping and associated public domain works
- Extensions and augmentation of physical infrastructure and utilities as required.

Sydney Water requests that the Department of Planning, Housing and Infrastructure include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

Water-related Infrastructure Requirements

1. The proponent of the development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (where required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. **To do this, it is recommended that the proponent register a direct Feasibility enquiry with Sydney Water as soon as possible via an approved [Water Servicing Coordinator](#) (WSC) to ascertain servicing needs and to ensure the proposed development is considered in any potential planning that we might be undertaking.**
3. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
4. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



5. Strict requirements for the protection of Sydney Water's stormwater assets may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets.

Integrated Water Cycle Management (IWCM)

6. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.
7. It is recommended that the proponent engages directly with Sydney Water via the Feasibility process and discuss IWCM opportunities.

Critical Assets

Critical stormwater channels border the eastern and western boundaries of the site. The proposal must meet clearance requirements in accordance with Sydney Water's Specialist Engineering Assessment procedure.

Growth information

Sydney Water supports government-backed growth initiatives within our area of operations, striving to provide timely and cost-effective water and wastewater infrastructure without undue impacts. To offer robust servicing advice and investigate staged servicing possibilities, we require **anticipated ultimate and annual growth data** for this development as outlined in the enclosed Growth Data Form.

A **Feasibility application** will enable a comprehensive servicing review ensuring the proposed development is considered in any potential planning that we might be undertaking. Failure to provide this information may impede proper planning requirements for the proposed development and for the broader area. The completed growth form should be submitted by the proponent to Sydney Water as part of the Feasibility application via a Water Servicing Coordinator (WSC), citing this referral response and our reference number.

Next Steps:

- Given the scale and location of the proposed development and anticipated risk to Sydney Water's assets, further investigations will be required to determine the servicing requirements for this site. It is recommended that a Water Servicing Coordinator is engaged as soon as possible, and a **Feasibility** application is submitted with Sydney Water **as soon as detailed design of the proposal is confirmed**.
- The proponent should complete and return the enclosed Growth Data Form as part of their Feasibility application submission. The Growth Data Form should be updated promptly with Sydney Water in case of changes or every six months.
- The Department is advised to forward the enclosed *Sydney Water Development Application Information Sheet (for proponent)* to assist the proponent in progressing their

development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

If the proponent has any questions, they should contact their Sydney Water case manager once a Feasibility is lodged. Should the Department require further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Planning
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- Sydney Water Growth Data Form
- Sydney Water Development Application Information Sheet (for proponent)

Sydney Water Development Application Information Sheet for Proponent

Sydney Water has provided advice to the Department/Council on your proposed development. Further steps are required before Sydney Water connections and final approvals can be granted. Without relevant Sydney Water approval, your Subdivision Certificate or Occupation Certificate, Construction Certificate, may not be issued. Please read the information below to assist with your development. Further information can also be found on our website (sydneywater.com.au).

Building Plan Approval

Why have I been advised a Building Plan Approval?

Demolition, excavation, construction or modification to existing buildings and structures all have the potential to damage or limit access to our water, wastewater or stormwater services. That's why we need to review and approve your building plans before you start any work. In many cases, you need a Building Plan Approval before council can allow you to start demolishing or constructing.

How do I apply for a Building Plan Approval?

The approved plans must be submitted to the Sydney Water [Tap in®](#) online service to determine whether the development will affect any Sydney Water wastewater, water, stormwater mains and/or easement, and if further requirements need to be met.

Sydney Water recommends you apply for Building Plan approval early as in some instances a detailed engineering assessment would be required when building over or near our critical assets. This can be a lengthy process and may also impact development designs.

You will be required to pay Sydney Water for the costs associated with any detailed review.

Section 73 Compliance Certificate

Why have I been advised a Section 73 application?

If you are developing or subdividing land and needing water or wastewater, you may need to apply for a Section 73 Compliance Certificate before council can issue an Occupation or Subdivision Certificate.

If we have noted a requirement for a Section 73 Compliance Certificate in our advice to Council, one must be obtained from Sydney Water under the *Sydney Water Act 1994*. These include secondary homes or granny flats in an area with Priority Sewerage Scheme or with a GFA greater than 60 m².

How do I apply for a Section 73 Compliance Certificate?

You can choose to use a water servicing coordinator for works of any size. If you only have minor works, you can apply directly through Sydney Water Developer Direct.

We suggest you lodge an early application for the certificate, as there may be additional connections or pipes to be built or additional steps to protect our existing assets. This can also impact other services, buildings, driveways, or landscape designs.

Water Servicing Coordinator

What is a Water Servicing Coordinator?

Water Servicing Coordinators are accredited providers who can manage your Sydney Water applications for you.

They can design new pipes, manage applications for Section 73 Compliance Certificates and Feasibilities, applications for approval to move or extend our pipes, design and construction of new pipes, and applications for approval to build over or next to assets.

All Water Servicing Coordinators have designer accreditation and can provide design services.

How do I find a Water Servicing Coordinator?

Please follow this link to find a list of Water Servicing Coordinators: [Water servicing coordinators](#)

Quick Links

[Building plan approvals](#)

[Section 73 Compliance Certificates](#)

[Steps for first time developers](#)

[Water servicing coordinators](#)

[Infrastructure contributions | Sydney Water Talk](#)

[Managing trade wastewater](#)

[Growth Servicing Plan](#)

[Mamre Road and Aerotropolis development](#)

Trade wastewater for business customers

I am a business customer and my development may generate commercial or industrial trade wastewater. What do I do?

If your development is going to generate trade wastewater, you must have written approval to connect your business to our network, and properly install and maintain appropriate treatment equipment before any business activities can commence. It is illegal to discharge trade wastewater into the Sydney Water sewerage system without permission.

How to apply for approval to discharge?

Complete an application for connection to discharge trade wastewater at Sydney Water [Tap in®](#) or contact businesscustomers@sydneywater.com.au for further information.



Appendix 1. Example of growth data form

The following is an example of the level of intel that we require to assess the potential staging and phasing of asset upgrades. We acknowledge that this information is an indication only and is provided as a guide to assist SW to provide more nuanced feasibility or servicing advice. We note that timescales are often subject to developer intent/demand and approval timescales. Sydney Water uses the information at its own risk.

Anticipated growth timescales													
<i>Project name:</i>	<i>Address:</i>	<i>Sydney Water Ref. Number and DA Ref Number:</i>											
Development Type	Ultimate growth (additional)	Total # stages	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Continue as required
<i>Example (dwelling multi)</i>	2050	5	0	0	350	350	500	500	350	0	0	0	
<i>Example (job number)</i>	1600	6	0	200	200	300	300	300	300	0	0	0	
Dwellings (single)													
Dwellings (multi)													
Jobs (number)													
Jobs (GFA)													

Growth Servicing Data



The data collected will inform Sydney Water's planning investigations for servicing of the proposed development and wider area. Ideally updates should be provided every quarter for each development. Development intel helps to ascertain demonstrated demand and development confidence which supports business cases and commercial opportunities. The data collected will be treated as commercial in confidence. As well as ultimate growth, staging data enables Sydney Water to ascertain both short and long term servicing options for a site and assists Sydney Water in asset decision making, referral responses, and interim planning.

Growth Data		All fields should be completed to enable Sydney Water to effectively plan for services needed for the area												
Development details														
Date of Growth Update:		Please insert data in box to the left (column H). Use drop down options where applicable												
Number of Update for the project (e.g 1st, 2nd, 3rd...)														
Unique Identifier Code (if this your first form in this new form, leave blank)														
Developer Name:														
Project/ Development Name:														
Address:														
Primary lot number & DP:														
LGA:														
Growth Area:														
Growth Precinct:														
Development/ Growth Precinct Status:														
Is this area in the GSP or an accelerated development?														
Consent Authority														
Current development application type:														
Consent Authority Application Reference Number/s														
Weblink to Consent application (ie. DA, SSD, planning proposal)														
Anticipated date of rezoning/ approval? (month and year - MM/YYYY)														
SWC Edev case ref number (where applicable): (e.g 123456)														
Any known high water users (e.g data centres, industrial process/production, hospitals, all developments >500 dwellings): RW may be used for these purposes (if yes, see over to the RW Form)														
First 573 application received or anticipated to be received? (month and year - MM/YYYY):														
First dwelling connection anticipated (month and year - MM/YYYY):														
Date development is fully constructed/occupied? (month and year - MM/YYYY):														
Do you require the following services? (Y/N):														
Water														
Wastewater		Please indicate if you are outside the ww scheme, plan on having a septic/ stand-alone system, or are interested in a commercial wastewater solution												
Recycled Water		If you are planning to have recycled water, your development is a high-water user, or you are interested in sustainable opportunities, please fill the Recycled Water Form over.												
Any additional comments?														
Growth Numbers														
<i>The more information provided will assist Sydney Water to assess opportunities for servicing via existing or interim services or whether there is a requirement for new assets. We acknowledge that data may be indicative only at this time.</i>														
Development Type	Ultimate proposed growth	Total # stages	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Single Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multi Dwellings	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jobs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-resi GFA (I.e xx/sqm & xx/ha)														
Please attach additional growth information you may have (e.g if growth extends beyond 2030)														
Final Checklist														
Please ensure all section above are complete														
Have all sections been completed?														
Please attach a boundary site plan														
Please attach a staging plan/intel														
Please attach link reference if applicable														
Save document in this format:	YYYYMMDD Companyname Developmentname													
Please submit this form to your Account manager	FirstName.LastName@sydneywater.com.au													
SWC Internal Use Only (SWC Growth Ref)														
Unique Identifying code														
Date of next review/update (enter as MM/YYYY)														
Status of the form														

"Updated Growth Data Form", Rev-1, 10/08/2021
CG&D, Growth Planning

Recycled Water Data



Sydney's population is rapidly expanding and with the combined pressure of climate change putting strain on potable water sources, it is Sydney Water's responsibility to re-imagine our delivery of water service products to promote sustainability and water-reuse principles. Sydney Water is committed to investigating all suitable non-potable water-uses where feasible to decrease potable water demand on current and future water sources and to enable sustainable and thriving liveable communities where water is an integral part of the urban form - to improve liveability, adaptability, urban cooling and greening. The use of recycled water can reduce demand in already constrained areas, assist Sydney Water deliver more appropriately sized water infrastructure to certain areas and provide reliable non-potable water services to service certain developments with high-water usage. The adoption of a more integrated water cycle management will also support healthy waterways and vibrant, cool and green places.

Recycled Water Data		Development Details									
RW purpose (Eg Data centre, food manufacture, irrigation, cooling towers, manufacturing process, concrete batching process, dust suppression, construction depot facility, tunnelling, commercial operations, residential third pipe etc):											
RW quality (Eg food grade, cooling tower quality, RO, public open space irrigation, garden irrigation, street verge/tree irrigation, internal toilet & laundry etc)											
Date first RW required (month/year):											
Supporting information/analysis (insert Sharepoint link/report name/who analysed RW needs etc)											
Additional information of note to Sydney Water											
Recycled Water Numbers											
Unit of measurement	RW Forecast at ultimate development	RW 2021	RW 2022	RW 2023	RW 2024	RW 2025	RW 2026	RW 2027	RW 2028	RW 2029	RW 2030
ML/year average											
kl/day average											
Number of Jobs											

FOOTER - **TITLE OF DOC, REVISION #, DATE OF REVISION

From: [Annelly Ketheson](#)
To: [Michelle Niles](#)
Subject: FW: Project Specific SEARs request for advice - Infill Affordable Housing at 79-85 Queens Road and 2-8 Spencer Street, Five Dock
Date: Tuesday, 22 October 2024 2:45:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Project Specific SEARs In-fill Affordable Housing.docx](#)
[_Industry+Specific+SEARs+Request .pdf](#)
[Aerial Context Map_PDA-76054206.png](#)

Hi Michelle,

Hope you have been well.

Reference is made to your email referral dated 14 October 2024, regarding the abovementioned property which was referred to Transport for NSW (TfNSW) for comment.

TfNSW has reviewed the submitted draft SEARs and notes that Section 10 overall covers the traffic impact analysis of the proposed development on road networks including the impacts on road capacity, intersection performance and road safety as well as any cumulative impact from surrounding approved developments. Please note, the EIS must include:

1. Traffic and Transport Impact Assessment which provides but not limited to the following standard TfNSW requirements:
 - a. An analysis of the existing traffic network, including the road hierarchy, current and future daily peak hour (light and heavy) vehicle movements and existing performance levels of nearby intersections.
 - Specifically, TfNSW requests further assessment of the following signalised intersections:
 - William Street/Queens Road
 - b. A forecast of additional daily and peak hour vehicle movements as a result of the proposal and identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cycle conflict).
 - c. Undertake traffic and network modelling to understand the impacts of the development site and intersections (using SIDRA modelling or similar at 5-year intervals), plus any traffic changes as a result any planned or committed road projects.
 - d. Proposals to mitigate any traffic impacts, including intersection upgrades to achieve acceptable performance.
 - e. Details of car parking provision, having regard to relevant parking rates, specifications and standards.
 - f. Details of proposed vehicular access, loading and unloading deliveries and servicing arrangements, and any proposed infrastructure improvements or measures to reduce potential conflicts with pedestrians and cyclists.
 - g. Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site.
 - h. Details of road upgrades, infrastructure works, or new roads or access points required for the development.
2. The Green Travel Plan (GTP) should be prepared and provided as a separate document, which should:
 - a. Be prepared by a suitably qualified transport or traffic consultant in consultation with TfNSW; this includes a Traffic Impact Assessment (TIA) and Green Travel Plan;
 - b. Include objectives and modes share targets to reduce car use and increase public and active transport (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;

- c. Include specific tools and actions to help achieve the objectives and mode share targets;
 - d. Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;
 - e. Include consideration of car parking management strategies that may be required to encourage sustainable transport use / mode share targets;
 - f. Include a detailed Implementation Plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs; and
 - g. Include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.
3. Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted for approval prior to the issue of a Construction Certificate.

Please be advised to liaise with TfNSW, Customer Journey Planning via development.ctmp.cjp@transport.nsw.gov.au for preparation of the CPTMP.

It is emphasised that the comments provided above are informal and of a Pre-DA nature. They are not to be interpreted as binding upon TfNSW and may change following formal assessment of a submitted development application from the appropriate consent authority.

-
Should you have any questions regarding the above, please contact me on 9983 2731 or via email at development.sydney@transport.nsw.gov.au.

Thank You & Kind Regards,

Annelly Ketheson

Land Use Planner, Land Use Assessment Central and Western
Transport Planning
Planning, Integration and Passenger Division
Transport for NSW



transport.nsw.gov.au

Level 4, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150



I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Appendix 6

Appendix 6

MLALC Meeting Minutes and Engagement



Meeting Notes – Consultation with Metro LALC 13th October 2025 on site

Attendees:

- Josh Marr (Sites officer, Metro LALC)
- Jordan Marr (Sites officer, Metro LALC)
- Anya Graubard (Senior Anthropologist, Virtus Heritage)
- Alan Chen, DPG Project 37 Pty Ltd c/o Develotek
- John Walsh, Principal, Plus Studio
- Mahtab Bahrami, Plus Studio
- Ranine Hamed, Senior Landscape Architect, Land + Form
- Jennell Martinez, Graduate Architect, Land + Form

Purpose:

Discussion regarding Connecting with Country design concepts for upcoming projects.

Key Discussion Points:

- VH ICIP form and appropriate use of information shared
- Overall proposed development and staging to inform MLALC – including proposed communal spaces, potential wayfinding markers

Consideration of the following culturally appropriate design elements and interpretation:

• Sustainability:

- The theme of sustainability and specifically upcycling material was discussed extensively with community on site.
- Supportive of reusing existing timber and bricks per Plus Studio plans
- *[Australia] leads in destructive ways we shouldn't – Jordan*

• Ethnobotany:

- key theme discussed with the MLALC. Ethnobotany—the study of relationships between people and plants—is central to understanding Aboriginal cultural practice and land stewardship.
- *Ecology is culture...a gateway to connect with community and culture – Josh*
- Integration of native plant species
- emphasised the importance of ensuring all plants are safe for consumption, with any harmful species managed separately.
- Potential for future Aboriginal employment of a landscaper or green team for caretaking
- Suggested Muru Mittigar as largest native seed nursery in Western Sydney for further information on acquiring relevant seeds etc

• Water Country:

- acknowledging Traditional Custodians' deep understanding of seasonal water patterns across Country.
- Inc references to archaeological context of shell middens and sandstone
- sandstone to inspire materiality and colour palettes as a significant landscape
- *[middens denote a] social place to eat, camp, connect to culture – Jordan*
- *Oysters soaked up negative and toxic materials in the waterways – Josh*
- *The Georges River flows into the Hume [Murray] River...one big water table, one part doesn't separate from another part – Raymond Weatherall (during review process)*



Outcomes:

- Agreement to incorporate Connecting with Country principles into project design processes
- Potential for ongoing consultation throughout project development stages – Jordan and Josh requested a further meeting with an Elder from the LALC. Virtus Heritage made multiple attempts to follow this up via email from 27th October and phone calls to the LALC but did not get a response to setup this meeting.
 - Raymond Weatherall provided verbal comment via phone call on 28th January 2026 approving of the draft report and emphasising the importance of the Georges River (refer to direct quote above and consultation log appended below).

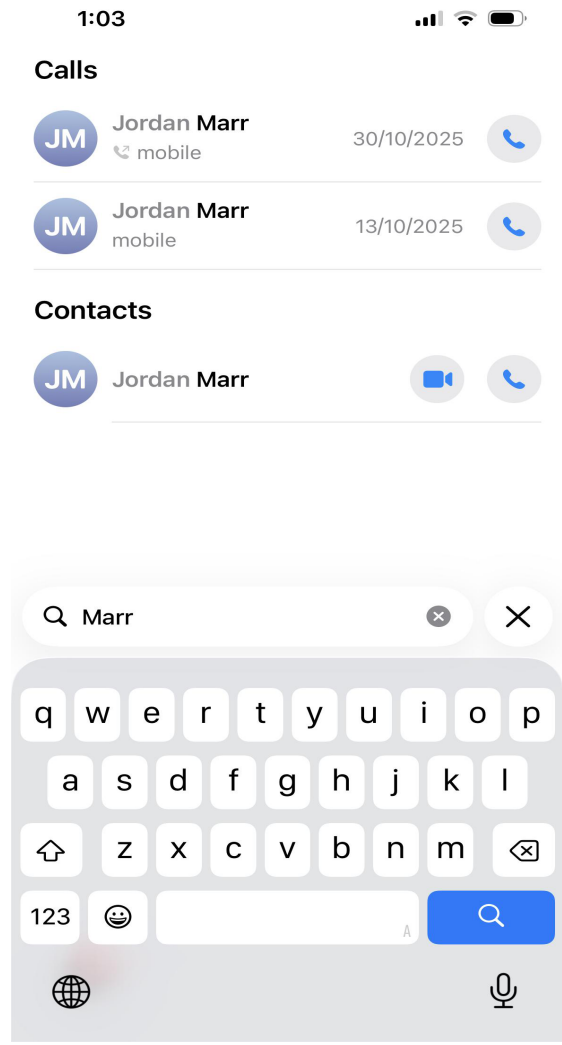
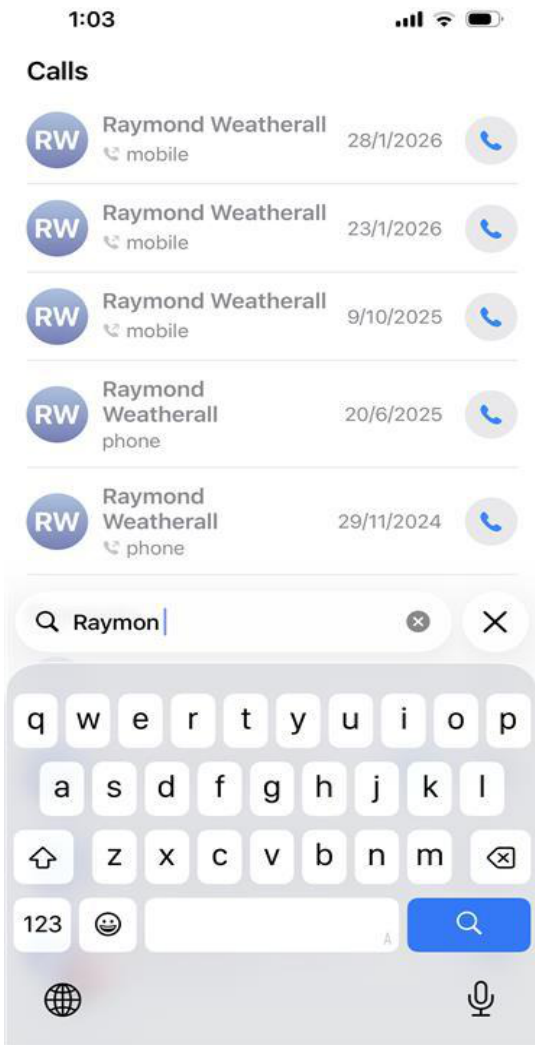
Consultation log for Project 751 - Five Dock Connecting with Country

Phone calls made by Anya Graubard on the following dates (see below):

9th October, 23rd Jan and 28th Jan - Raymond Weatherall

13th and 30th October - Jordan Marr

13th October - Metro LALC



Email correspondence is as below

1:07 



Calls



Metro LALC

phone

13/10/2025



Re: 751 - site visit invitation for MLALC 13th October 2025

From Raymond Weatherall <rweatherall@metrolalc.org.au>

Date Tue 20/01/2026 10:21 AM

To Anya Graubard <a.graubard@virtusheritage.com.au>

Cc Kelly Kent <k.kent@virtusheritage.com.au>

Yaama Anya

I'll make comment by the End of the Day and we could have a Discussion After 4pm if You Like Raymond

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From: Anya Graubard <a.graubard@virtusheritage.com.au>

Sent: Tuesday, January 20, 2026 8:23:36 AM

To: Raymond Weatherall <rweatherall@metrolalc.org.au>

Cc: Kelly Kent <k.kent@virtusheritage.com.au>

Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good morning Raymond,

I hope your week is going well, if you are able to provide your input on the draft report by the end of this week that would be awesome, I'm happy to hop on a call or come by the LALC offices if you want to have a chat in person.

Thank you,



Anya Graubard (*sbe/ber*)

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

Based on Dharawal Country

Main office: 17 Coronation Ave, Pottsville, NSW (Bundjalung Country)

(02) 6676 4354



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Re: 751 - site visit invitation for MLALC 13th October 2025

From Anya Graubard <a.graubard@virtusheritage.com.au>

Date Wed 14/01/2026 2:09 PM

To Raymond Weatherall <rweatherall@metrolalc.org.au>

Cc Kelly Kent <k.kent@virtusheritage.com.au>

 1 attachment (4 MB)

751_DPG37_FiveDock CwC_v2b.pdf;

Good afternoon Raymond,
Thank you so much for getting back to me so quickly! Please see the attached report, I am happy to setup a time to come by the LALC office or hop on a phone call if there is anything you'd like to discuss more. My mobile is 0480 177 831, thank you so much!

Thank you,



Anya Graubard (*sbe/ber*)

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

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From: Raymond Weatherall <rweatherall@metrolalc.org.au>
Sent: Wednesday, 14 January 2026 2:07 PM
To: Anya Graubard <a.graubard@virtusheritage.com.au>
Subject: RE: 751 - site visit invitation for MLALC 13th October 2025

Good Afternoon Anya
Can You Forward The Report to this Email and I will endeavour to Read It Overnight and Make comment by tomorrows Close of Business.
Thankyou
Raymond Weatherall

Kind Regards

Raymond Weatherall
MLALC Senior Culture & Heritage Officer



Metropolitan Local Aboriginal Land Council (MLALC)
Level 2, 150-152 Elizabeth St Sydney NSW 2000
PO Box 1103, Strawberry Hills NSW 2012
B: (02) 8394 9666 M: 0413 913 376 W: www.metrolalc.org.au

Always Was * Always Will Be * Aboriginal Land

MLALC acknowledge the Eora Nation as the traditional owners of the area MLALC operates.

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From: Anya Graubard <a.graubard@virtusheritage.com.au>
Sent: Wednesday, 14 January 2026 2:02 PM
To: Raymond Weatherall <rweatherall@metrolalc.org.au>; Metro LALC <metrolalc@metrolalc.org.au>
Cc: Kelly Kent <k.kent@virtusheritage.com.au>
Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good afternoon Metro LALC,

I hope you had a restful holiday period and a very happy start to 2026.
I'm following up on my email from 16th December regarding the draft Connecting with Country report from our site visit on 10th October.

As mentioned previously, Metro LALC Sites Officers Josh and Jordan Marr had requested a follow-up meeting with an Elder from the LALC to discuss the draft report. We're keen to hear your feedback and any input or additions your team and Elder(s) may have.

We remain available to attend a meeting at the LALC office at your convenience to discuss the report in detail. Could you please let us know if you've had an opportunity to review the report, and if so, whether you'd like to arrange a meeting? Alternatively, if you need more time or require any clarification, please don't hesitate to reach out.

I look forward to hearing from you.

Thank you,



Anya Graubard (*sbe/ber*)

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

Based on Dharawal Country

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From: Anya Graubard <a.graubard@virtusheritage.com.au>

Sent: Tuesday, 16 December 2025 9:45 AM

To: Raymond Weatherall <rweatherall@metrolalc.org.au>; Metro LALC <metrolalc@metrolalc.org.au>

Cc: Kelly Kent <k.kent@virtusheritage.com.au>

Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good morning Metro LALC,

During our site visit on 10th October for the Connecting with Country process, Metro LALC Sites Officers Josh and Jordan Marr requested a follow-up meeting with an Elder from the LALC.


Re: 751 - site visit invitation for MLALC 13th October 2025

From Anya Graubard <a.graubard@virtusheritage.com.au>

Date Tue 16/12/2025 9:45 AM

To Raymond Weatherall <rweatherall@metrolalc.org.au>; Metro LALC <metrolalc@metrolalc.org.au>

Cc Kelly Kent <k.kent@virtusheritage.com.au>

 1 attachment (4 MB)

751_DPG37_FiveDock CwC_v2b.pdf;

Good morning Metro LALC,

During our site visit on 10th October for the Connecting with Country process, Metro LALC Sites Officers Josh and Jordan Marr requested a follow-up meeting with an Elder from the LALC.

I've attached our draft report for your review and feedback. This will give your team and Elder(s) the opportunity to review the report in detail and provide any input or additions. We would be happy to attend a meeting at the LALC office after the holidays to discuss your feedback, we are returning from leave on the 12th January and will be in contact during that week to discuss.

In the meantime I hope you and your team, and family all have a wonderful holiday season!

Thank you,



Anya Graubard (*sbe/ber*)

SENIOR ANTHROPOLOGIST

M. 0480 177 831

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

Based on Dharawal Country

Main office: 17 Coronation Ave, Pottsville, NSW (Bundjalung Country)

(02) 6676 4354



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Office Closure

Please note our office will be closed from
24th of December and reopen 12th of
January

Wishing you a safe and happy festive season!

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From: Anya Graubard <a.graubard@virtusheritage.com.au>

Sent: Monday, 24 November 2025 9:54 AM

To: Raymond Weatherall <rweatherall@metrolalc.org.au>; Metro LALC <metrolalc@metrolalc.org.au>

Cc: Kelly Kent <k.kent@virtusheritage.com.au>

Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good morning Metro LALC,

Following our site visit on 10th October, I wanted to touch base regarding the next steps in our Connecting with Country process. During the visit, the Metro LALC Sites Officers Josh and Jordan Marr, mentioned that they'd like a further meeting with an Elder from the LALC.

We've attempted to contact you a few times since then to arrange this meeting,

We will finalise a draft report to present to the client first and then provide a copy to Metro LALC for your review and feedback. This will give your team, along with Elder(s) the opportunity to go through the report in detail and suggest any input or additions. We'd also be happy to attend a meeting during this review period to discuss your feedback.

Please don't hesitate to reach out with any questions, I can be reached directly on 0480 177 831.

Thank you,

Anya Graubard *(she/ her)*

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

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From: Anya Graubard <a.graubard@virtusheritage.com.au>
Sent: Monday, 27 October 2025 8:40 AM
To: Raymond Weatherall <rweatherall@metrolalc.org.au>; Metro LALC <metrolalc@metrolalc.org.au>
Cc: Kelly Kent <k.kent@virtusheritage.com.au>
Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good morning Uncle Raymond and MLALC, Josh, Jordan, the project team and I had a great meeting a few weeks back about the Five Dock Connecting with Country Report and they had mentioned having a follow up chat - I've sent Jordan a text, but hoping he might have an email I could use to get in touch?

We are hoping to setup a meeting for 10th November if this would work for the LALC of course 😊.

Thank you,



Anya Graubard *(she/her)*

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska-Lincoln

a.graubard@virtusheritage.com.au

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From: Raymond Weatherall <rweatherall@metrolalc.org.au>
Sent: Wednesday, 1 October 2025 10:56 AM
To: Anya Graubard <a.graubard@virtusheritage.com.au>; Metro LALC <metrolalc@metrolalc.org.au>
Cc: Kelly Kent <k.kent@virtusheritage.com.au>
Subject: Re: 751 - site visit invitation for MLALC 13th October 2025

Good Morning Anya
i Will Be Happy to Meet You On Site at 10am on the 13th of October
My Direct Number is
0424169234

Get [Outlook for iOS](#)

From: Anya Graubard <a.graubard@virtusheritage.com.au>
Sent: Wednesday, October 1, 2025 10:38:38 AM
To: Metro LALC <metrolalc@metrolalc.org.au>
Cc: Kelly Kent <k.kent@virtusheritage.com.au>
Subject: 751 - site visit invitation for MLALC 13th October 2025

Good morning MLALC,

I am a heritage consultant preparing a Connecting with Country strategy for a proposed residential development at 2-8 Spencer Street + 79-81 Queens Road in Five Dock NSW.

Please see attached survey request form for a visit on the **13th October from 10am.**

This is not an archaeological survey request, but rather a chance to visit the site, speak with the project team to inform design concepts for the development.

Please do not hesitate to ring me at 0480 177 831 with any questions.

Thank you,



Anya Graubard (*sbe/ber*)

SENIOR ANTHROPOLOGIST

B.A. Hons. Anthropology, University of Nebraska- Lincoln

a.graubard@virtusheritage.com.au

Kingscliff 2487 NSW

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