



# Engagement Outcomes Report

Kings Bay Village – New Mixed-Use  
Development with Infill Affordable  
Housing at 129-153 Parramatta Road and  
53-75 Queens Road, Five Dock  
SSD-73228210

Prepared by Gyde Consulting on behalf of  
Deicorp Projects (Five Dock) Pty Ltd

4 October 2024

[gyde.com.au](http://gyde.com.au)

EDYG

## Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



**Towards Harmony by Aboriginal Artist Adam Laws**

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# 1. Project Overview

## 1.1 Purpose of the Report

This Engagement Outcomes Report has been prepared by Gyde Consulting (Gyde) on behalf of Deicorp to support a State Significant Development Application (SSDA) for the proposed development at 29-153 Parramatta Road and 53-57 Queens Road, Five Dock, known as Kings Bay Village.

This Engagement Outcomes Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of proposed mixed-use development, reference SSD-73228210.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

SEARs 26. Engagement

- Detail engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guidelines for State Significant Projects*. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:
  - the relevant Department assessment team.
  - any relevant local councils.
  - any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City).
  - the community.
  - 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.

A detailed *Community and Stakeholder Engagement Strategy* was developed to ensure that key stakeholders and the community had access to information about the proposal, had access to a variety of ways to contribute feedback, and had opportunities to influence project design outcomes.

This report provides a summary of all community and stakeholder engagement undertaken during the development of the SSDA and responds to item 26 of the Secretary's Environmental Assessment Requirements (SEARS) received on 12 July 2024.

It provides a summary of the key issues raised during consultation with the community and stakeholders, and how these issues have been responded to by the project team in the development of the SSDA.

Consultation with stakeholders and the community will continue following the lodgement of the SSDA as a part of the planning process.

## 1.2 The Proposal

The proposal is for a new Mixed-Use Development (inclusive of shop-top-housing with in-fill affordable housing and an indoor recreation facility) on the site, known as Kings Bay Village in Five Dock.

In close proximity to the Five Dock main street and future Metro station, the site is well connected via Parramatta and Queens Roads.

On the edge of a 'green link' down to Parramatta River, the location offers enviable lifestyle opportunities for future residents and visitors alike.

### Project design

The final design of the Kings Bay Village was determined through a competitive design excellence competition process.

The winning Turner Studio design is inspired by the warehouse context, with an aim to create a neighbourhood village that celebrates the local industrial heritage, whilst embracing innovation to create a vibrant and sustainable community within the concept of a 30-minute city.

The project will provide:

- 1,185 apartments (approximately)
- 1,092 resident parking spaces (approximately)
- 14,700m<sup>2</sup> retail and commercial space
- 311 Non-Residential Parking Spaces (approximately)

Community spaces will be central to the village lifestyle, including:

- a network of green, open spaces
- landscaped courtyard
- 'village green' style park
- covered marketplace for all weather use
- pedestrian links

Retail and service offerings will include medical services, health and wellbeing offerings, dining and fast food and an on-site supermarket.

### **Affordable housing**

The Kings Bay Village will offer over 200 apartments as vitally needed affordable housing suitable for essential workers such as police, nurses and teachers who work in the local community.

By providing affordable housing, Deicorp will ensure that low- and moderate-income households will also have opportunities to access to high quality apartment living in a central location.

## 2. Consultation Approach

### 2.1 SSDA Engagement

As the project meets the threshold for State Significant Development (SSD), community and stakeholder engagement must respond to the NSW Government *Undertaking Engagement Guidelines for State Significant Projects* (March 2024).

*To facilitate effective engagement, proponents will be expected to:*

- *provide clear and concise information about the project and its impacts*
- *implement activities that encourage and facilitate participation*
- *report back on what was heard, what has or hasn't changed, and why.*

*Proponents should tailor their engagement activities, so information is appropriate in content and context for the audience. Engagement also needs to be proportionate to the scale, likely impacts, and likely level of community interest in the project.*

Extract -  
*Undertaking Engagement Guidelines for State Significant Projects* (March 2024)

The *Guidelines* require the proponent to:

- **Plan early** – identify stakeholders and consider appropriate and effective engagement activities
- **Engage as early as possible** – to identify, avoid or manage issues without significant cost or delay
- **Ensure engagement is effective** - provide the information and opportunities that allow stakeholders to engage in a meaningful way
- **Ensure engagement is proportionate to the scale and impact of the project**
- **Be innovative** – use innovative means to enable participation from a broad spectrum of the community
- **Be open and transparent about what can be influenced.**
- **Implement the community participation objectives**

The community and stakeholder engagement strategy for this project was developed to meet these requirements.

A comprehensive engagement approach was designed to give community members and stakeholders multiple opportunities to hear about the proposal and provide meaningful feedback to inform the final design of the project.

### 2.2 SEARs

The engagement approach responds to item 26 of the Secretary's Environmental Assessment Requirements (SEARS) received on 12 July 2024, which requires the proponent to:

Detail engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guidelines for State Significant Projects*. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- NSW Department of Planning, Housing and Infrastructure
- the relevant Department assessment team
- any relevant local councils
- any relevant agencies
- the community.

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.

## 2.3 Social Impact Assessment

As part of the SSDA, a Social Impact Assessment (SIA) has been prepared for the Kings Bay Village proposal.

The Social Impact Practitioner has been involved in the design of the Community and Stakeholder Engagement Strategy for the project.

The project has aimed to embed social impact throughout the project through clear identification of stakeholders that are most likely to be impacted.

Social impact integration in the engagement process has included:

- Co-design of the Community and Stakeholder Engagement Strategy
- Co-design of the online community survey

Consistent with the community consultation objectives of DPHI's SIA Guideline, community and stakeholder objectives for this SIA include:

- to provide meaningful opportunities across the project planning lifecycle for communities to understand both the nature and complexity of potential positive and negative impacts, ensure inputs from the community inform the development of purposeful enhancement and mitigation measures.

- to use culturally appropriate methodologies to ensure Aboriginal and culturally diverse communities are engaged, and their perspectives, insights and feedback valued and considered.
- to tailor and organise engagement to ensure a range of views, concerns and community aspirations are heard.
- to target engagement to understand and respond to the degree of potential impacts experienced by different residents and communities across the social locality.
- to ensure inputs, outputs and measures to enhance and / or mitigate impacts are reported back to the community.








### 3. Stakeholders

The following table outlines the stakeholders that were targeted for engagement. Engagement with stakeholders will be ongoing throughout various stages of the SSDA and delivery of the proposed upgrades.

Local and State Authorities	Project Interest
<b>Canada Bay Council</b>	<ul style="list-style-type: none"> <li>Local planning compliance</li> <li>Project scope, design, and timing.</li> <li>Construction impacts, e.g. noise, dust and heavy vehicles.</li> <li>Traffic, access, public transport, and parking impacts</li> </ul>
<b>Burwood Council</b> (Neighbouring council)	<ul style="list-style-type: none"> <li>Project scope, design, and timing.</li> <li>Community engagement activities</li> </ul>
<b>Inner West Council</b> (Neighbouring council)	<ul style="list-style-type: none"> <li>Project scope, design, and timing.</li> <li>Community engagement activities</li> </ul>
<b>Government agencies and peak bodies</b> <ul style="list-style-type: none"> <li>Department of Planning, Housing and Infrastructure</li> <li>Government Architect NSW</li> <li>Transport for NSW</li> <li>NSW Police</li> <li>Utility providers</li> </ul>	<ul style="list-style-type: none"> <li>Timing of project</li> <li>Alignment of the project with relevant government priorities, projections, strategies, and plans.</li> <li>Compliance with standards, policy, and regulatory requirements, including planning requirements.</li> <li>Integration with planned public infrastructure projects</li> </ul>
Wider Community	Project Interest
<b>Rosebank College</b> (site neighbour)	<ul style="list-style-type: none"> <li>Construction remediation, dust, noise and traffic</li> <li>Pedestrian accessibility and through-links</li> <li>Provision of underground parking for retail and commercial use, accessible to families</li> </ul>
<b>Local residents</b>	<ul style="list-style-type: none"> <li>Project scope, design, and timing.</li> <li>Visual and amenity impacts.</li> <li>Overshadowing and solar access</li> <li>Construction noise, dust, and heavy vehicles.</li> <li>Traffic, access, public transport and parking impacts</li> </ul>
<b>Wider local community</b>	<ul style="list-style-type: none"> <li>Project scope, design, and timing.</li> <li>Visual and amenity impacts.</li> <li>Construction impacts, e.g. noise, dust, and heavy vehicles.</li> <li>Traffic, access, public transport and parking impacts</li> </ul>
<b>Local Aboriginal community</b> <ul style="list-style-type: none"> <li>Local Aboriginal Land Council</li> <li>Elders and community members</li> </ul>	<ul style="list-style-type: none"> <li>Recognition and respect for Aboriginal heritage and culture in the local area and in relation to the project</li> <li>Protection of culturally significant objects or sites</li> </ul>

## 4. Engagement Methods

A variety of engagement methods were applied to ensure that the community had a range of opportunities to view information about the project and provide feedback directly to the project team.

Method		Purpose
	Community enquiries	A project website and contact form was established to provide a point of contact for neighbours, community members and stakeholders to access information from the project team.
	Project website	A dedicate webpage was made available at <a href="https://fivedockconsultation.deicorp.com.au">fivedockconsultation.deicorp.com.au</a> , providing information about the project scope, artist impressions of the proposed building and access to the community survey and contact form.
	Community survey	A community survey was developed to provide an opportunity to provide feedback about the development proposal and how it may impact the local community.
	Community flyer	A flyer was distributed to approximately 4,500 residences and businesses within a 1km radius of the site. The flyer provided information about the proposal, artist impressions of the project, an invitation to the community drop-in session, and a link to the project website and community survey.
	Community information session	A community drop-in session was held on Thursday 12 September 2024 allowing members of the community to speak with the project team and view more detailed project plans.
	Letter to impacted residents	A letter was distributed to 514 residents surrounding the site, likely to be impacted by the development. The letter provided information about the project and invited residents to contact the project team to discuss any concerns about the project.
	Walk on Country	A Walk on Country site visit was held on Monday 9 September 2024, with three representatives of the local Aboriginal community and members of the project team.

## 5. Stakeholder Consultation

### 5.1 Register of Consultation

The project team has worked closely with key stakeholders, including local and state government, to progress the design and development of the proposed Kings Bay Village development.

A register of engagement with key stakeholders is provided below.

Stakeholder	Date	Forum	Outcome
NSW Government Architect	April – May 2024	Design Competition process	Turner Studio chosen as the successful applicant
Canada Bay Council	May 2024	Letter of advice and recommendations following presentation	
Canada Bay Council	14 June 2024	General meeting	Flood report to be updated in line with Council request Through site link Parramatta Rd and Spencer St to become public easement Substation location to be updated in plans
	21 June 2024	Meeting	Discussion of a potential basement stratum connection, flood studies, and removal of the substation from Spencer Street
	24 July 2024	Pre-DA meeting	Discussion regarding podium heights, traffic modelling, traffic arrangements and landscaping.
	22 July 2024	Email	Advice from Council regarding names and numbering for the site.
	20 August 2024	Email	Response to SSD – advice from Council including: <ul style="list-style-type: none"> <li>location of substation</li> <li>Spencer Street tunnel</li> <li>flood study - William Street Park</li> <li>traffic and transport study</li> </ul>
	26 August 2024	Email	Understanding of waste vehicle size requirements from the DCP.
	13 September 2024	Email	Advice from Council regarding waste collection and waste facility requirements.
	17 September 2024	Meeting	Attendance at 2 <sup>nd</sup> Design Integrity Panel (DIP) Meeting.

Stakeholder	Date	Forum	Outcome
Burwood Council	12 August 2024	Meeting	<p>Presentation outlining detailed design.</p> <p>Council raised concerns regarding overshadowing.</p> <p>Overshadowing diagrams to be included in the architectural reports.</p>
Inner West Council	15 August 2024	Meeting	Presentation outlining detailed design.
Department of Planning, Housing and Infrastructure	1 July 2024	SEARs Scoping Meeting	SEARs issued 12 July 2024.
	10 September 2024	Design Integrity Panel (DIP) Meeting	Attendance at the first Meeting as part of the SSDA design integrity process.
Government Architect NSW	1 July 2024	SEARs Scoping Meeting	Guidance received from GANSW and DPHI, the SSD proposal for the site can rely on the previous Architectural Design Excellence Competition undertaken in accordance with Clause 6.14 of the CBLEP, using the design integrity process set out in the GANSW Guidelines and a Bridging Design Excellence Strategy.
	29 August 2024	Email received from GANSW	Endorsement of the Bridging Design Excellence Strategy.
	30 September 2024	Email / letter	DIP Report and formal Design Competition Exemption Request letter issued to GANSW.
	2 October 2024	Email received from GANSW	<p>Notification of receipt of DIP Report.</p> <p>Notification of GANSW review and evaluation of Design Competition Exemption Request letter.</p>
Transport for New South Wales	5 June 2024	Email	Request for meeting with TfNSW.
	24 June 2024	Email	Discussion regarding the Spencer Street extension and traffic modelling requirements.
NSW Police	6 August 2024	Letter received from NSW Police	<p>Letter provided by NSW Police detailing CEPTED principles.</p> <p>CEPTED principles incorporated into project design.</p>

Stakeholder	Date	Forum	Outcome
Rosebank College	13 July 2023	Meeting	Introductory in-person meeting to discuss the early stages of proposal – Pre-SSDA. College raised concerns over traffic, particularly congestion, safety and traffic management during drop off and pick up times.
	5 August 2024	Meeting	Presentation of proposal to College. College raised concerns regarding traffic, congestion, drop off and pick up, and requested a pedestrian connection to the site.
	12 September 2024	Community drop-in session	A member of staff attended community drop in and reviewed plans for pedestrian connections, parking and road configurations.
First Nations representatives	9 September 2024	Walk on Country	Initial consultation with Aboriginal community to understand opportunities for Connecting with Country principles to be applied to project design.
Ausgrid	17 July 2024	Letter	Response to detailed design report. Offer to enter into a contract for design services.
Sydney Water	3 September 2024	Email	Developer Application Enquiry lodged by Deicorp with Sydney Water.
Jemena	7 August 2024	Email	Deicorp advised of development application.
	8 August 2024	Email	Correspondence clarifying the number of commercial properties and residential facilities on site. Advice provided on Council policy with regards to provision of gas.

## 6. Connecting with Country

All infrastructure and urban design SSDA on Country in NSW should be informed by the NSW Government Architect's Connecting with Country Framework.

A detailed Connecting with Country report has been developed as part of the SSDA.

Meeting	Focus
Friday 23 August 2024	Connecting with Country discovery session. Group meeting to explore the history and context of the site and local area, and to discuss the Connecting with Country approach for the Kings Bay Village project.
Monday 9 September 2024	Walk on Country site visit Group workshop to discuss how recognition for and respect of First Nations People can be included in the design and delivery of the project.

For more information, please refer to the Connecting with Country report submitted as part of the SSDA.

# 7. Community Participation

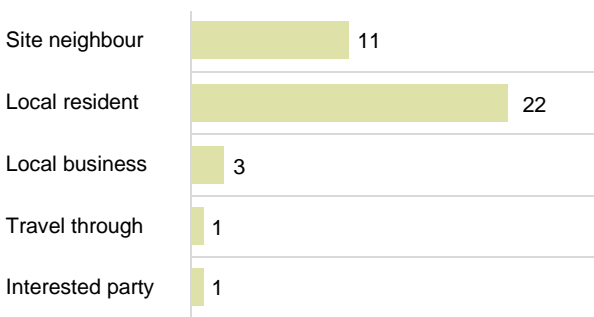
## 7.1 Community survey

An online community survey was developed to allow local residents and the wider community to provide feedback on the proposal and inform the Social Impact Assessment.

A link to the survey was provided within the community flyer distributed to 4,000 residents and businesses within a 1km radius of the site. Attendees of the community information session were also invited to complete the survey.

### Survey respondents

A total of 30 surveys were completed by members of the community as follows:



Surveys were submitted from three postcode areas:

- **25** received from postcode 2046  
Five Dock and surrounding suburbs
- **1** received from postcode 2049/  
Inner West
- **3** received from postcodes 2132 and 2133  
Croydon area

### Project sentiment

When asked whether they supported the Kings Bay Village proposal:

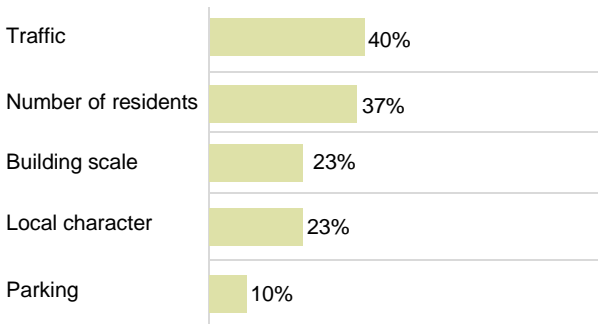
- 13% of respondents supported the proposal
- 40% were neutral about the proposal
- 60% of respondents did not support the proposal

When asked whether the proposal would be positive for the local area:

- 59% of respondents did not think the project would be positive
- 10% of respondents were neutral
- 23% of respondents felt that the proposal would be positive for the local area

### Key issues

Respondents identified the following concerns related to the proposal:



Comments from respondents indicated that:

- Some respondents felt that the scale of the development and the number of residents was out of keeping with the local character
- More residents in the area would exacerbate existing traffic problems
- On-site parking is not sufficient to service the number of residents on the site
- While some respondents supported high density development in this location, others felt that medium density would be more appropriate

Some residents noted that existing commercial and retail services, and in particular supermarkets, are not sufficient to meet local demand and should be included in the development proposal.

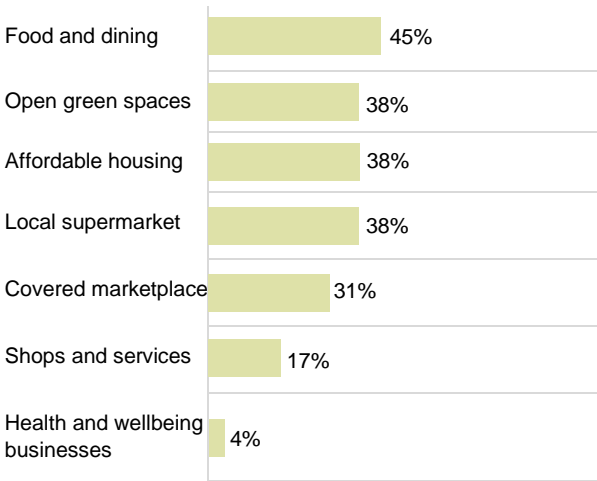
**Project support**

Respondents in favour of the proposal supported:

- Affordable housing
- Shops and services for the local community
- Quality of the development contributing positively to the area
- Commercial and employment opportunities

**Community benefits**

Respondents were asked to identify which parts of the proposal will most benefit the local community, and could select more than one option:



**Construction impacts**

With regards to construction impacts:

- 47% of respondents were ‘very concerned’ about noise, dust and vibration
- 83% of respondents were ‘very concerned’ about construction traffic impacts
- 70% of people were ‘very concerned’ about impact on parking
- 62% of people were ‘very concerned’ about temporary road and access changes.

**7.2 Community Inbox**

A community inbox was made available for all project enquiries. A total of 9 emails were received, with the following enquiries:

- Requesting details for community engagement opportunities
- Requesting to be kept informed of the project progress
- One respondent wanted to know whether the proposal had been discussed with neighbouring councils
- Two respondents were seeking more information about the building heights and site plan
- Two respondents were seeking more information about traffic arrangements
- One respondent was seeking more information about opportunities to purchase a property.

Feedback on the proposal included:

- Three people noted an objection to the proposal on the basis of scale, traffic and parking issues
- One person providing a suggestion to consider more resident amenities – such as swimming pool and gym, and additional toilet in larger apartments
- One email noted support for the provision of 15% affordable housing.

## 7.3 Impacted stakeholder letters

Letters were distributed to impacted stakeholder as part of the Social Impact Assessment. A total of 514 notices were distributed on 26 July 2024, in the area marked on the map.

Those notified were requested to seek further information and/or provide comment on the proposal within 21 days of the date of the notice.

A total of 9 responses were received in response to the letter. Key issues raised by respondents are noted below.



Community Feedback	
Green space and public domain	<ul style="list-style-type: none"> <li>The redeveloped local park is already generating additional traffic and parking, and the proposal will exacerbate this further</li> <li>Interest in whether an off-leash dog park will be provided as part of the parkland</li> </ul>
Project design	<ul style="list-style-type: none"> <li>Apartments will address housing supply, and provided much needed affordable housing</li> <li>Concerns about the scale of the development and the number of apartments</li> <li>Some concerns about overshadowing for nearby residents</li> <li>Impact on existing character of the suburb</li> </ul>
Facilities:	<ul style="list-style-type: none"> <li>Interest in whether the facilities be open for public use, and include a community centre or social programs</li> <li>Noted that facilities will bring people into the area and add life to the suburb</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Concerns about impact on on-street parking</li> </ul>
Traffic	<ul style="list-style-type: none"> <li>Concerns that existing traffic congestion will be exacerbated by the project, and during construction</li> <li>Query whether any new pedestrian crossings on Parramatta Road and Queens Road are proposed</li> <li>Concerns around traffic management from the site to surrounding streets and whether any new traffic lights are proposed, and how traffic movements will be controlled.</li> </ul>
Construction management	<ul style="list-style-type: none"> <li>Concern about construction impacts, including foundation works, noise and vibration impacts, traffic.</li> </ul>
Environmental impacts	<ul style="list-style-type: none"> <li>Broad concern that the project will increase pollution, impact wildlife and impact climate change</li> </ul>

## 7.4 Community information session

A community information session was held at Concord Oval, Thursday 12 September 2024. The session was advertised in the flyer distributed to 4,000 residents and businesses in the local area.

The session was attended by two Deicorp representatives, a representative of Turner Studio, the Social Impact practitioner, as well as a planning manager and community engagement manager from Gyde Consulting.

20 individuals attended the community drop-in session. Key themes and issues raised during the community information session included:

### 7.4.1 Traffic and transport

Traffic was the most common concern of the local community, with many noting that the existing traffic conditions are already congested and impacted by traffic turning left onto William Street banking up and blocking through traffic. Traffic on William Street was the primary concern.

Residents were concerned that the development would generate additional traffic that would exacerbate existing issues including congestion, and the narrow width of Queens Road.

It was noted that the slip lane on William Street will assist in moving the turning traffic out of the through traffic on Parramatta Road.

Traffic around school pick up and drop off is currently causing a lot of congestion and traffic issues in the local area.

### 7.4.2 Parking

Some residents felt that there was not enough parking provided for residents and non-

residential use, and that on-street parking in the local area would be impacted.

Others noted that providing timed car parking for the retail and commercial customers will prevent these spaces being taken up by commuters, making it easier to access supermarkets and other services.

One resident felt that there should be more provision for car share spaces.

### 7.4.3 Overshadowing

Two residents raised questions around the overshadowing impacts of the development on their particular properties.

One resident noted that his solar access was already compromised by a car dealership, and wanted to know whether the proposal would further impact his property.

Another resident wanted to understand whether there would be overshadowing impacts for their property, noting that they already experience limitation to solar access to their property.

### 7.4.4 Construction impacts

A representative of Rosebank College noted that they would like more information about how construction impacts – including remediation, noise, dust and construction traffic will be managed.

### 7.4.5 Staging

Residents were keen to gain a better understanding of the project staging and timeframes for project delivery, particularly families with students attending the school.

## 7.5 Community support

The local community have indicated support of a number of the elements of the proposal, as follows.

### 7.5.1 Affordable housing

There is a general acknowledgement that the provision of affordable housing to support essential workers is much needed and provides an important role. People were supportive of affordable housing being provided for the long term, and several enquired about how they may access affordable housing when it is delivered.

### 7.5.2 Shops and services

Local residents noted that there was a need for shops and services that are easily accessible in the local area. Walkable access to coffee shops and supermarkets was supported.

In addition, local residents noted that parking at the existing local supermarket is used by commuters, restricting easy access. As such, timed parking for visitors accessing shops and services was supported.

### 7.5.3 Public domain improvements

Community members were supportive of the plan to provide new public park spaces, and improved public domain.

Publicly accessible through-site links, better walkable connections and overall improvement of pedestrian safety around the site were supported.

The widening of the footpath on Queens Road to support the safety of students and pedestrians was also supported.

### 7.5.4 School accessibility

Meetings have been held with Rosebank College, and a College representative attended the community drop-in session.

Residents and members of the school community were supportive of the proposed pedestrian connection into the site, and improved footpath safety on Queens Road.

It was noted that access to the underground visitor parking for school pick up and drop off will provide a safe option to access the school and facilitate combined trips for school pick up and supermarket shopping or access to services. This will also reduce the need for on-street parking for school drop off and pick up in the area.

### 7.5.5 Project design

Community members noted the quality of the proposed design. They were supportive of the considered design of the development around public green spaces, the new road access through the site, and pedestrian connectivity.

### 7.5.6 Alternative transport

Community members were supportive of the provision of over 1,000 bicycle parking spaces for residents and visitors in the project design, as well as dedicated spaces for care share spaces to reduce the reliance on private vehicles.

## 8. Key Issues and Project Response

Key themes were consistent across all communications channels, with a number of key issues being raised across multiple forums.

Table 1 Key issues and project response

Traffic and Transport		
Key Issues	Project Response	Report
Traffic turning onto William Street already causes congestion and the project will exacerbate the problem.	A slip lane for right hand turn into Spencer Street is proposed to minimise traffic congestion for vehicles turning from Paramatta Road onto William Street.	Traffic Report Architectural plans Design Report
There is already congestion on Parramatta Road and the project will exacerbate the problem.	The project is ideally located with direct access to bus services, and in proximity to both heavy rail and metro rail services, to reduce reliance on private vehicles.  A total of 1,000 bicycle parking spaces will be provided to reduce demand for private vehicles for local travel.  All vehicular access is provided internally within the site from the new Spencer Street road extension. There will be no entry or exit onto Paramatta Road from the development.	Traffic Report Architectural plans Design Report Subdivision Plan
Queens Road is narrow and should be widened.	There is no scope to widen Queens Road as part of this project.  This site will provide space for road widening of Parramatta Road. Widening of Queens Road is not part of the broader Kings Bay precinct strategy.	N/A

Parking		
Key Issues	Project Response	Report
There is not enough residential parking to service apartment residents with more than one car. This will impact on-street parking in the local area and make it difficult for existing residents to park in proximity to their homes.	The provision of parking complies with the Housing SEPP, providing the maximum number of spaces allowed under the planning controls, to provide maximum car spaces permitted for residents.  11 car spaces have been allocated to car share to reduce demand for private vehicles.  Additional parking will be provided for visitors accessing commercial and retails uses, reducing the need for on-street parking.	Traffic Impact Assessment

Parking		
Key Issues	Project Response	Report
	A total of 1,000 bicycle parking spaces will be provided to reduce demand for street parking.	
At the existing supermarket, commuters take up car spaces making it difficult to access the shop.	311 spaces will be provided for non-residential use. The non-residential / commercial visitor parking will be timed. This will prevent commuters using the car park for long periods of time and improve accessibility to the shops and services.	Traffic Impact Assessment
There should be greater provision of share vehicles to service the high number of apartments.	11 spaces have been allocated to car share services for use by all residents, reducing the need for additional car spaces.	Traffic Impact Assessment

Affordable housing		
Key Issues	Project Response	Report
Affordable housing should be provided in perpetuity, not for the short term.	The Canada Bay LEP requires a 4% affordable housing contribution in perpetuity or as a monetary contribution. Deicorp will comply with this requirement. Over 200 apartments will be dedicated as affordable housing for at least 15 years, in line with the Infill Affordable Housing provisions under the Housing SEPP.	EIS

Overshadowing		
Key Issues	Project Response	Report
Overshadowing impacts to local residential properties. A resident on Short Street, south of the Toyota dealership noted that they already receive limited sunlight and would like to know the impacts of the development.	A full review of overshadowing has been completed. The project complies with the 2-hour solar access minimum under the Apartment Design Guide for all properties, with the exception of this dwelling. This dwelling receives one hour of solar access on 21 June within the existing context (noting its position south of the existing car dealership). The shadow analysis done by Turner to date shows that the existing Toyota garage building on Parramatta Road and its boundary walls/fences are	Shadow diagrams

Overshadowing		
Key Issues	Project Response	Report
	<p>already causing it to be in shadow for the majority of the day.</p> <p>There appears to be minimal solar access to their east facing front garden between 9am &amp; 10am in the morning currently but the existing context then puts the property in shadow shortly thereafter. Please note that the approved LEP building massing and heights removes the small amount of solar access that is received between 9am and 10am.</p> <p>Please note that the approved LEP building massing and heights prior to SSD removes the small amount of solar access that is received between 9am and 10am.</p> <p>In this instance the proposed 30% uplift in height has no other effect on the property as the LEP heights have already removed the solar access between 9am and 10am.</p>	

Construction management		
Key Issues	Project Response	Report
<p>Impacts to the school during construction, including:</p> <ul style="list-style-type: none"> <li>• Remediation management</li> <li>• Dust and noise</li> <li>• Construction traffic management</li> </ul>	<p>The Construction Management Plan will outline how construction impacts will be managed, particularly in relation to Rosebank College.</p>	<p>Air quality assessment report</p> <p>Remediation Action Plan</p> <p>Construction Traffic Management Plan</p> <p>Detailed Site Investigation</p> <p>Long Term Environmental Management Plan</p>

Project scale		
Key Issues	Project Response	Report
<p>The project introduces a high number of apartments to the area and will change the character of Five Dock.</p>	<p>The NSW Government has made a commitment to urban renewal of the Parramatta Road corridor, including</p>	<p>EIS</p>

Project scale		
Key Issues	Project Response	Report
	<p>mixture of commercial, retail and high-density residential uses.</p> <p>This development is the first in a number of large-scale developments that are planned for the future of Parramatta Road.</p> <p>In addition, the project delivers over 200 affordable apartments to support essential workers in the area for a minimum of 15 years.</p> <p>The project is in line with NSW Government priorities related to urban renewal, housing supply, and affordable housing provision. It is consistent with the future character of the emerging precinct as envisaged under state and local policy.</p> <p>The project will contribute to the local area by providing new green spaces public domain improvements, pedestrian connections, and commercial and retail opportunities for access by the wider community.</p>	

Staging		
Key Issues	Project Response	Report
Residents wanted a better understanding of the project staging and timeframes for project delivery.	<p>Anticipated that staged delivery will take approximately 5 years from project approval.</p> <p>More up-to-date information about staging will be provided on the project webpage as it becomes available.</p>	N/A

## 9. Conclusion

A comprehensive engagement program was undertaken to ensure that impacted residents, the local community, local businesses and the Aboriginal community had a range of opportunities to hear about the proposed development, view project plans, and provide feedback about the proposal to the project team.

The project team has taken feedback from the community on board, and considered the issues raised within the design and planning for the project proposal. In particular, the project team has:

- Integrated design principles that align with feedback from the local Indigenous community
- Considered how access and safety can be considered for school students attending neighbouring Rosebank College
- Developed a high-quality project design through a rigorous design excellence process, in collaboration with the City of Canada Bay Council and the NSW Government Architect
- Considered how local services and amenities can be provided to support the wider community, not only the residents of the new apartments
- Public domain and connectivity and access to facilities such as street-level bike parking
- Implemented a new road, and road widening measures to mitigate increased traffic and minimise potential congestion issues
- Made a commitment to provide 4% of affordable housing in perpetuity or as a monetary contribution.

Feedback from stakeholders has been considered by the project team and will inform the development of the State Significant Development Application for submission in late-2024.

The community will have ongoing access to information about the Kings Bay Village project at [fivedockconsultation.deicorp.com.au](https://fivedockconsultation.deicorp.com.au)

Continued engagement will take place with stakeholders and the community during public exhibition process of the SSDA, as well as during future stages of the planning development process.

## **Appendix A-E**

### Community Engagement Materials

**GYDE**

## Appendix A: Community letter

Sarah George Consulting  
Social Planning Consultants

26 July, 2024

To Whom It May Concern,

**Social Impact Assessment for the proposed Mixed-Use Staged Development,  
129-153 Parramatta Road & 53-74 Queens Road, Five Dock**

Sarah George Consulting has been engaged by Deicorp to prepare a Social Impact Assessment (SIA) to accompany a State Significant Development (SSD) application to the Department of Planning, Housing and Infrastructure for a new mixed-use, staged development at 129-153 Parramatta Road & 53-74 Queens Road, Five Dock.

**Subject site:**



As part of the preparation of the SIA, consultation is required with the local community and key stakeholders. We are writing to advise you of the proposed development and to seek any comment or feedback you may have on the development in terms of potential social impacts.

The proposed development includes:

- Land subdivision and precinct layout
- Construction of multiple buildings including podium and tower levels ranging from 6 to 30 storeys
- Up to 1,185 residential dwellings including affordable housing (dedicated for a minimum of 10 years)
- Communal open spaces for residents
- Public open space, including a public park
- Commercial uses
- Basement car parking

The intent of the SIA is to assess the potential social impacts of the proposed development in the local area.

We would like to invite your comment on any issues you would like us to address in this Social Impact Assessment. If you wish to comment on the potential social impacts that may arise as a result of the proposed development, or would like additional information, please respond within 21 days of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email ([sgeorgeconsulting@gmail.com](mailto:sgeorgeconsulting@gmail.com)) or by phone (Ph: 0418 439 813 between 9.00am and 5.00pm Monday – Friday).

Regards,  
Sarah George  
Social Planning Consultant

## Appendix B: Community flyer



### Welcome to Kings Bay Village Five Dock

**129-153 Parramatta Road and 53-75 Queens Road Five Dock.**

Australian-owned Sydney developer and builder Deicorp is preparing to submit a detailed and considered State Significant Development Application for a mixed-use residential, retail and commercial precinct on the site known as Kings Bay Village in Five Dock.

In close proximity to the Five Dock main street and future Metro station, the site is well connected via Parramatta and Queens Roads.

On the edge of a 'green link' down to Parramatta River, the location offers enviable lifestyle opportunities for future residents and visitors alike.

### Affordable housing

The Kings Bay Village will offer 15% of apartments as vitally needed affordable housing suitable for essential workers such as police, nurses and teachers who work in the local community.

By providing affordable housing, Deicorp will ensure that low and moderate income households will also have opportunities to access to high quality apartment living in a central location.

### The planning process

When planning, design, and all accompanying technical studies have been completed, a State Significant Development Application (SSDA) will be submitted to the NSW Department of Planning, Housing, and Infrastructure (DPHI) in late-2024.

Following review by DPHI, the SSDA and all supporting documentation will be placed on public exhibition for a minimum of 28 days and members of the community will be invited to make a submission about the proposal.

The SSDA and public submissions will be reviewed by DPHI and a determination will be made by the department, or referred to a planning panel for determination if required.



### Have your say

Engagement with community and local businesses will contribute to the design and delivery of the proposed development. There will be multiple opportunities for members of the community to provide feedback about the proposal.

**A COMMUNITY DROP-IN SESSION WILL BE HELD:**  
 Date: **Thursday 12 September 2024**  
 Time: **4pm – 7pm**  
 Location: **Canadian Exiles Room, Concord Oval**

We would like to hear what you think about this project. Please scan the QR code below or visit [fivedockconsultation.deicorp.com.au](https://fivedockconsultation.deicorp.com.au) to read more about this proposal and complete an online survey.



### DEICORP

DESIGN  
DEVELOP  
DELIVER



The final design of the Kings Bay Village was determined through a competitive design excellence competition process.

The winning Turner Studio design is inspired by the warehouse context, with an aim to create a neighbourhood village that celebrates the local industrial heritage, whilst embracing innovation to create a vibrant and sustainable community within the concept of a 30-minute city.

**THE PROJECT WILL PROVIDE:**

- 1,185** apartments (approximately)
- 1,092** resident parking spaces (approximately)
- 14,700m<sup>2</sup>** retail and commercial space
- 219** retail parking spaces

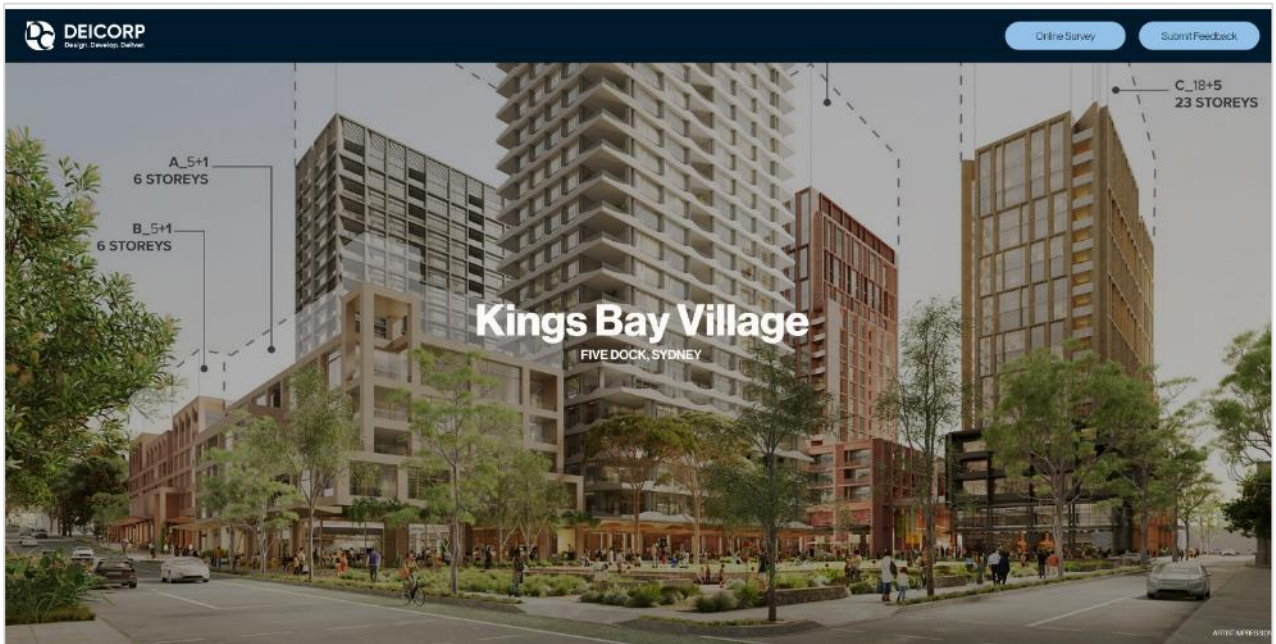
**COMMUNITY SPACES WILL BE CENTRAL TO THE VILLAGE LIFESTYLE, INCLUDING:**

-  network of green, open spaces
-  landscaped courtyard
-  'village green' style park
-  covered marketplace for all weather use and pedestrian through links.

Retail and service offerings will include medical services, health and wellbeing offerings, dining and fast food and an on-site supermarket.



Appendix C: Project website



## Welcome to Kings Bay Village, Five Dock

PROJECT INFORMATION PORTAL

Australian-owned Sydney developer and builder Deicorp is preparing to submit a detailed and considered State Significant Development Application for a mixed-use residential, retail and commercial precinct on the site known as Kings Bay Village in Five Dock.

The proposed development will bring an extensive village-like retail offering and provide a diverse range of desirable 1-, 2- and 3-bedroom apartments within easy walking distance of Parramatta Road, bus stops & Five Dock Metro Station opening 2032.

Importantly, the project will provide vitally needed Affordable Housing suitable for essential workers such as police, nurses and teachers who work in the local community.

As part of Deicorp's commitment to genuine community engagement on significant planning matters, we invite you to submit comments, questions or feedback on the proposal through the feedback links on this Project Portal.

Submit Feedback

DEICORP  
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Online Survey

Submit Feedback

## Planning Framework

(SSD - 73229210)

NO OF APARTMENTS	BUILDING HEIGHTS	RETAIL / COMMERCIAL	PARKING SPACES <small>(Provisioned)</small>	PARKING SPACES <small>(Total)</small>
<b>1185*</b> <small>*Provisionality</small>	<b>6-8 Podium Levels</b> <small>(Below 45m ESD / 150m overall height) (Tower)</small>	<b>14,700 sqm</b>	<b>1,092**</b> <small>**Provisionality</small>	<b>219</b>


D\_20+6 26 STOREYS

E\_20+6 26 STOREYS

E\_5+1 6 STOREYS

## Appendix D: Community survey

**Welcome to Kings Bay Village**  
129-153 Parramatta Road and 53-75 Queens Road, Five Dock



**Have your say on the proposal**

Australian-owned Sydney developer and builder Deicorp is preparing to submit a detailed and considered State Significant Development Application for a mixed-use residential, retail and commercial precinct on the site known as Kings Bay Village in Five Dock.

In close proximity to the Five Dock main street and future Metro station, the site is well connected via Parramatta and Queens Roads.

On the edge of a 'green link' down to Parramatta River, the location offers enviable lifestyle opportunities for future residents and visitors alike.

Engagement with community and local businesses will contribute to the design and delivery of the proposed development.

We would like to hear your feedback about this project.

1. What is your connection to the Kings Bay Village development?

☐ Site neighbour  
☐ Local resident  
☐ Local business or service  
☐ Travel through the area  
☐ Interested party  
☐ Other (please specify)

2. What is the postcode of your residence or local business?

3. Are you supportive of the proposed Kings Bay Village?

0 - Do not support      5 - I am not sure      10 - I support this project

☐

4. Do you think the Kings Bay Village project will be positive for the local area?

0 - Negative      5 - Won't make a difference      10 - Positive

☐

5. Please explain your answer to question 4.

6. Which parts of the proposal do you think will most benefit the local community? Select all that apply.

☐ Open green spaces  
☐ Affordable housing  
☐ Covered marketplace for all weather use  
☐ Health and wellbeing businesses  
☐ Food and dining options  
☐ On site supermarket  
☐ Shops and services  
☐ Other (please specify)

7. Is there anything you think should be considered when the project is complete?

8. Is there anything you think should be considered during construction of the project?

9. How concerned are you about the following impacts during construction?

	Not at all concerned	Not too concerned	Neutral	Somewhat concerned	Very concerned
Noise, dust, vibration	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traffic impacts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Temporary road or access changes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

10. Do you have any further comments about the Kings Bay Village proposal?

11. If you would like to be kept informed about the project, please provide your name and email address. Your details will not be used for any other purpose.

Name

Email Address

## Appendix E: Community drop-in information boards

### WELCOME TO KINGS BAY VILLAGE, FIVE DOCK

129-153 PARRAMATTA ROAD AND 53-75 QUEENS ROAD FIVE DOCK

Australian-owned Sydney developer and builder Deicorp is preparing to submit a State Significant Development Application for a mixed-use residential, retail and commercial precinct on the site known as Kings Bay Village in Five Dock.

In close proximity to the Five Dock main street and future Metro station, the site is well connected via Parramatta and Queens Roads.

On the edge of a 'green link' down to Parramatta River, the location offers enviable lifestyle opportunities for future residents and visitors alike.



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### HOUSING FOR ESSENTIAL WORKERS

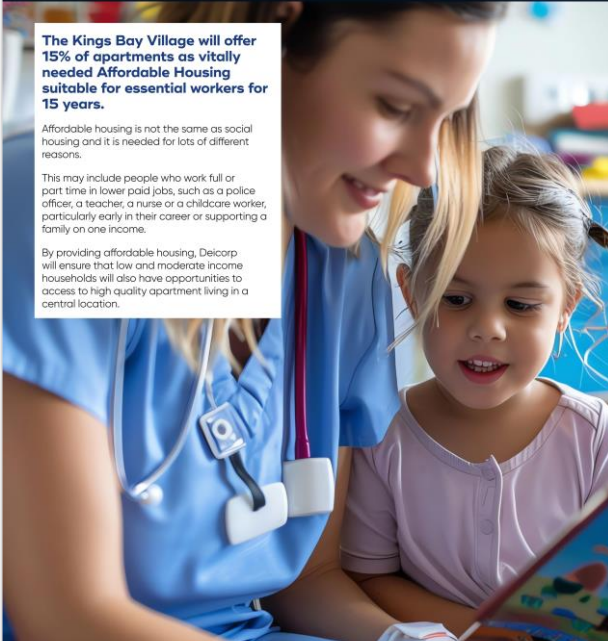
AFFORDABLE HOUSING

**The Kings Bay Village will offer 15% of apartments as vitally needed Affordable Housing suitable for essential workers for 15 years.**

Affordable housing is not the same as social housing and it is needed for lots of different reasons.

This may include people who work full or part time in lower paid jobs, such as a police officer, a teacher, a nurse or a childcare worker, particularly early in their career or supporting a family on one income.

By providing affordable housing, Deicorp will ensure that low and moderate income households will also have opportunities to access to high quality apartment living in a central location.



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### BUILDING A COMMUNITY

PROJECT FEATURES

The project will provide:

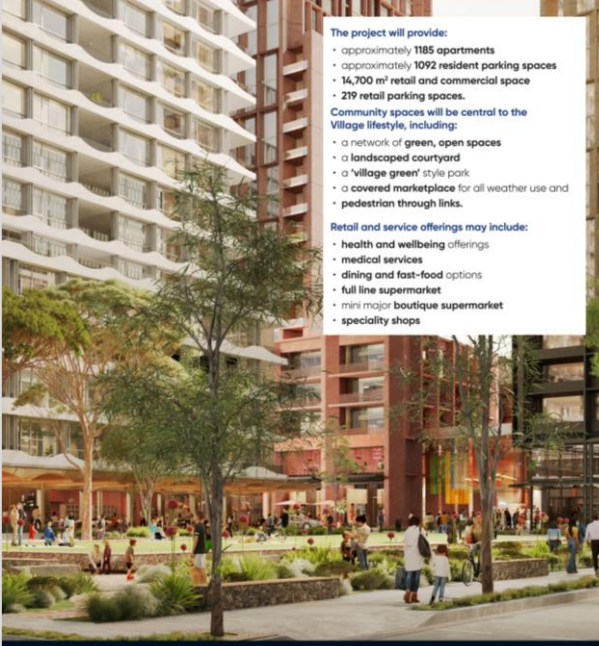
- approximately 1185 apartments
- approximately 1092 resident parking spaces
- 14,700 m<sup>2</sup> retail and commercial space
- 219 retail parking spaces.

Community spaces will be central to the Village lifestyle, including:

- a network of green, open spaces
- a landscaped courtyard
- a 'village green' style park
- a covered marketplace for all weather use and pedestrian through links.

Retail and service offerings may include:

- health and wellbeing offerings
- medical services
- dining and fast-food options
- full line supermarket
- mini major boutique supermarket
- speciality shops



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### INVOLVING THE COMMUNITY

THE PLANNING PROCESS

**About the SSDA**

When planning, design, and all accompanying technical studies have been completed, a **State Significant Development Application (SSDA)** will be submitted to the NSW Department of Planning, Housing, and Infrastructure (DPHI) in late-2024.

Following review by DPHI, the SSDA and all supporting documentation will be placed on public exhibition for a minimum of 28 days and members of the community will be invited to make a submission about the proposal.

The SSDA and public submissions will be reviewed by the DPHI and a determination will be made by the department, or referred to a planning panel for determination if required.

**Have your say**

Engagement with community and local businesses will contribute to the design and delivery of the proposed development.

We would like to hear what you think about this project. Please scan the QR code or visit [to complete a survey about the proposal and understand how it can benefit your local community.](#)




**DEICORP**  
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**GYDE**