

Scoping Report

Housing Delivery Authority
SSD and Concurrent Rezoning:

275 Alfred Street, North Sydney

Prepared on behalf of
Fivex Services

JUNE 2025



Project Director


James McBride

Contributors

Lauren Manias

Oksana Zhang

Daniella Johnson

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

Contact

MECONE

Suite 1204b, Level 12, 179 Elizabeth Street
Sydney, New South Wales 2000

info@mecone.com.au
mecone.com.au

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Executive Summary

This Scoping Report supports a proposed State Significant Development Application and concurrent Planning Proposal for the redevelopment of 275 Alfred Street, North Sydney on behalf of One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd (**the applicant**) managed by Fivex Services. The project is declared under the Housing Delivery Authority pathway and seeks approval for a mixed use development comprising of a 39-storey shop top housing development with approximately 175 residential apartments, 15% affordable housing for 15 years consistent with the *State Environmental Planning Policy (Housing) 2021*, a podium with retail, commercial and residential amenity uses and supported by significant public domain upgrades.

The project has been declared State Significant Development under Section 4.36 of the *Environmental Planning and Assessment Act 1979* following nomination by the Housing Delivery Authority. This declaration reflects the strategic importance of the project, which offers a highly visible, strategically located, and economically viable opportunity to demonstrate the NSW Government's capacity to accelerate housing supply within the National Housing Accord period. A concurrent Planning Proposal seeks to amend the North Sydney Local Environmental Plan 2013 to enable the land use and proposed uplift in height and floor space ratio necessary to support the envisioned built form.

The site is also free from environmental constraints such as flooding, bushfire, or contamination, and presents no impediments to rapid delivery. Demolition and construction can proceed within 12 months of receiving development consent. This delivery certainty enhances the project's eligibility for prioritisation under the Housing Delivery Authority framework.

The existing 20-storey commercial building on the site, constructed in 1971, is nearing the end of its economic life and is no longer suited to modern commercial tenant requirements. Architecturally, the building presents a visually dated and unattractive form that detracts from the North Sydney skyline and does not reflect the evolving character of North Sydney. The redevelopment presents a timely opportunity to replace the outdated built form with an architecturally designed building that better integrates with the CBD context and enhances the public domain.

An indicative concept design prepared by FJC Studios underpins this submission and demonstrates a carefully considered architectural response to the site's transitional setting between the North Sydney CBD and surrounding areas. The slender tower form and articulated podium establish a respectful relationship with nearby heritage and low rise buildings, including the Whaling Road Heritage Conservation Area. The design ensures solar access to nearby properties and public open space, mitigates view loss and amenity impacts, and adheres to key planning and design standards including the Apartment Design Guide.

The proposal directly responds to the strategic objectives of the Greater Sydney Region Plan, North District Plan, North Sydney Local Strategic Planning Statement, and North Sydney Local Housing Strategy. It also aligns with the NSW Government's commitment under the National Housing Accord to deliver 1.2 million well-located new homes by 2029 and provides a significant affordable housing contribution of 15% of the residential floorspace for 15 years.

This Scoping Report has been prepared in accordance with the Department of Planning, Housing and Infrastructure's State Significant Development guidelines and seeks the issuance of project-specific Secretary's Environmental Assessment Requirements to inform the preparation of an Environmental Impact Statement and concurrent Planning Proposal. Key issues requiring assessment include urban design and visual impact, environmental amenity, traffic and transport, social and economic benefits, infrastructure servicing, and affordable housing delivery. Issues such as flooding, bushfire and biodiversity do not require further assessment due to the low environmental sensitivity of the site.

The proposal is strategically aligned, economically viable, and capable of being delivered quickly. It represents a flagship opportunity for the Housing Delivery Authority to expediate exemplar housing in a highly accessible and prominent location. Fivex Services respectfully requests that the Department prioritise this project as a matter of strategic importance for housing delivery in a key strategic centre of Sydney.



1 Introduction

1.1 Overview

This Scoping Report has been prepared on behalf of the applicant in support of a State Significant Development Application (**SSDA**) and concurrent Planning Proposal (**PP**) as part of the Housing Delivery Authority (**HDA**) pathway. Consent is sought for a shop top housing development, including affordable housing above ground floor retail and public domain improvements (**the proposal**). The proposal is located within the Alfred Street Precinct and includes the site 275 Alfred Street, North Sydney (**the site**).

The proposed development has been declared as SSDA in accordance with the *Environmental Planning and Assessment (Housing Delivery Authority) Order 2024 (HDA Order)*, following acceptance of an Expression of Interest (**EOI**) submitted to the HDA on 29 January 2025 (reference 234993). The site and project were declared as SSD by the Minister for Planning on 12 June 2025.

This report seeks project-specific Secretary's Environmental Assessment Requirement (**SEARs**) for the preparation of an Environmental Impact Statement (**EIS**) that will accompany a SSDA and concurrent PP.

1.2 Applicant Details

The applicant's details for the proposal are provided in **Table 1** below.

Table 1 - Applicant Details

Descriptor	Applicant Details
Full name	One 275 Alfred Street Pty Ltd and Two 275 Alfred Street Pty Ltd
Nominated contact	Lesli Berger Managing Director – Fivex Services lberger@fivex.com.au

1.3 Project Description

The proposal will seek approval for the demolition of the existing building and construction of a mixed use development, comprising of a shop top housing development. The shop top housing development will comprise of approximately 39 storeys (plus roof plant) with approximately 175 residential apartments and retail, commercial and residential amenity floorspace to the podium. The scope of the SSD will include affordable housing and public domain improvements including ground plane activation.

The objective for the proposal is to contribute to the need for more homes to accommodate the growing population by boosting housing supply and to provide a component of affordable housing to assist affordability and access to housing by lower income households with 15% of residential floorspace dedicated to affordable housing for 15 years. A further objective of the proposal is to optimise the benefit of this location as an accessible and sustainable location to live. The North Sydney CBD is highly accessible; served by the T1 North Shore Line and Sydney Metro lines, together with multiple frequent bus services.

The concurrent PP seeks to amend the North Sydney Local Environmental Plan 2013 as follows:

- Rezone the site from E2 Commercial Core to MU1 Mixed Use
- Amend the maximum building height from 13m to RL 173 (approximately 39 storeys, plus roof plant)
- Amend the floor space ratio (FSR) from 3.5:1 to 16:1
- Introducing a site-specific provision requiring 15% of gross floor area to be delivered as affordable housing in accordance with the Housing SEPP



The proposal will have an estimated development cost of \$195 million in excess of the HDA threshold of \$60 million.

1.4 Project Background

The site has an extensive planning background, as outlined in **Table 2** below.

Table 2: Summary of planning background

Date	Summary
September 2015	Planning Proposal lodged for 275 Alfred Street (Benmill Pty Ltd). The Joint Regional Planning Panel (JRPP) did not support the proposal given it didn't consider the entire Alfred Street Precinct however they were supportive of the change in zoning and current density of 275 Alfred Street with additional height.
February 2017	Alfred Street Precinct Study (Precinct Study) was prepared by North Sydney Council to guide a future landowner led Planning Proposal
January 2019	Council resolved not to support the Precinct Study
March 2019	Planning Proposal lodged for the Precinct (Sites A, B, C and D)
November 2019	Sydney North Planning Panel (SNPP) determined the proposal be submitted for a Gateway determination
September 2020	Gateway determination issued and the Planning Proposal was exhibited from 10 December 2020 to 19 February 2021.
December 2021	SNPP sought advice from the Department on overshadowing, need for a development control plan, retail floor space cap, public benefits offer, transition to the heritage conservation area and application of Apartment Design Guide building separation controls.
March 2022	Department altered the Gateway determination, determining the proposal should not proceed as timeframes had not been met.
February – April 2022	Additional information provided by Proponent to address issues raised by SNPP
July 2022	SNPP determined the proposal should proceed to Gateway assessment stage
July 2022 – August 2023	Department and Proponent met to discuss process and lodgement of a new Planning Proposal
September 2023	SNPP met with the Proponent
October 2023	SNPP advised the Planning Proposal should be amended to rezone the precinct to mixed use, remove FSR controls, introduce a Design Excellence Clause, include a site-specific Master Plan for Site B and confirm retail cap.
November 2023	New Planning Proposal prepared and submitted to the Department (PP-2024-122)
March 2024	SNPP recommended the Planning Proposal be amended to remove height increase from Site A, require Design Competition for any height increase over RL 101, require a site-specific Development Control Plan, include a public benefits offer for affordable housing, confirm retail cap, and the site be excluded from further height or FSR bonus under the amended <i>State Environmental Planning Policy (Housing) 2023</i> . The SNPP also requested that it be appointed as the PPA.
May 2024	Amended Planning Proposal lodged with the Department
November 2024	Gateway determination issued
January 2025	EOI submitted to the Housing Delivery Authority (HDA) for a Mixed Use Development comprising commercial floor space and 160 dwellings including 15% affordable housing. (EOI number 234993)
March 2025	HDA recommends that the project be declared as an SSD under s4.36(3) of the EP&A Act
May 2025	Planning Proposal withdrawn as a condition of HDA declaration
June 2025	Minister declared the proposal under the HDA Pathway for SSD and concurrent State Rezoning



1.5 Planning Proposal (PP-2024-122)

A Planning Proposal was previously lodged in November 2023 for the renewal of the Alfred Street Precinct, seeking to amend the North Sydney Local Environmental Plan 2013 to facilitate a mixed-use development. The Planning Proposal received a Gateway Determination in November 2024 however it was formally withdrawn in May 2025 following the declaration of the site under the HDA State Significant Development pathway.

The Planning Proposal sought to amend the maximum building height control from 13 metres to RL 120 metres and to increase the applicable floor space ratio from 3.6:1 to approximately 10:1. The intent was to facilitate the conversion of the existing building into a mixed-use development comprising residential apartments, above a commercial and retail podium. The proposal included the introduction of a site-specific clause to support a merit-based assessment and a public benefit offering, including enhanced public domain works and pedestrian connectivity.

The proponent elected to withdraw the Planning Proposal following the Gateway Determination to enable a consolidated assessment under the SSD and HDA framework. This approach is intended to provide greater delivery certainty, respond to feedback received during the initial planning stages, and align with the NSW Government's priorities to fast-track well-located housing.

1.6 EOI to the Housing Delivery Authority

On 29 January 2025, an EOI was submitted for 275 Alfred Street, North Sydney under the NSW Government's HDA program. The proposal comprised of the following:

- Demolition of the existing 20-storey commercial building
- A mixed-use tower (RL 156) with a three-storey podium
- Approximately 160 dwellings, including 15% of gross floor area dedicated to affordable housing for 15 years
- Around 1,350m² of non-residential uses, including retail and communal space
- A new pedestrian link, communal terraces, and basement car parking
- Total capital investment value of approximately \$195 million

The Department of Planning, Housing and Infrastructure confirmed in March 2025 that the site would proceed through a SSDA and concurrent PP process. A condition of the declaration was that the current PP (PP-2024-122) be withdrawn and replaced with a revised SSDA and concurrent PP.

The project was recognised for its strategic location, architectural merit, and delivery readiness. All site leases expire or contain demolition clauses activating from May 2026, enabling construction to commence within 12 months of approval.

The HDA nomination confirms the project's strategic merit and provides a clear pathway for delivery as a flagship initiative under the NSW Government's mandate to accelerate housing supply.



2 Strategic Context

2.1 Project Justification

The proposal is consistent with the relevant State, district and local strategic plans and policies applying to the site.

2.1.1 National Housing Accord 2022

In October 2022, the Federal Government announced the National Housing Accord (**the Accord**), which committed to delivering 1 million new homes in well-located areas in the 5 years starting from the year 2024. This was updated by National Cabinet in August 2023 to 1.2 million homes. The Accord includes a target to support the delivery of 20,000 affordable homes.

The production of affordable housing is being encouraged by the NSW Government (supported by the Accord) by introducing the new in-fill affordable housing provisions to the Housing SEPP.

The proposed development is committed to provide market and affordable housing to contribute to achieving NSW's Accord targets. This will be achieved by providing well-connected homes and affordable housing, with access to jobs, public transportation systems, social infrastructure (hospitals, schools), open spaces and household amenities.

On this basis, the proposed development, being well-located within the North Sydney CBD and to deliver new and affordable homes, is in alignment with the Accord.

2.1.2 Housing 2041 – Housing Strategy

Housing 2041 represents a 20-year vision for housing across NSW. It embodies the Government's goals and ambitions to deliver better housing outcomes by 2041— housing in the right locations, housing that suits diverse needs and housing that feels like home. This vision for housing across the state is reflected in four key pillars being supply, diversity, affordability, and resilience.

The concept proposal has the potential to facilitate the delivery of up to approximately 175 apartments, including up to approximately 15% of residential GFA to be dedicated to affordable housing apartments (subject to concept approval and detailed design), which is a significant boost to the supply of affordable housing and housing rental accommodation within the North Sydney LGA.

2.1.3 The Greater Sydney Region Plan – A Metropolis of Three Cities

The site is situated in the Northern District of the Greater Metropolitan Sydney under the Greater Sydney Region Plan: A Metropolis of Three Cities (**Region Plan**).

The proposal supports population, employment and housing demand for North Sydney LGA by facilitating additional residential housing in a location within proximity to North Sydney CBD (which includes employment, health and education, retail and other services) and major public transport hubs at North Sydney Train Station and Victoria Cross Metro Station. This aligns with Objectives 1, 2, 5, and 6 of the Region Plan.

The proposal will contribute to the North Sydney CBD through the provision of improved connections that integrates with employment and services in the surrounding area, in alignment with Objectives 14 and 22 of the Region Plan. This enhances the diversity of uses, providing for residential development, promotes active transport and public transport use and ultimately creating a quality public realm, aligning with Objectives 7 and 12 of the Region Plan.

The proposed apartments will support and contribute to the housing supply within the North Sydney CBD that will be diverse in their sizes and typology, in alignment with Objectives 10 and 11 of the Region Plan. This represents a significant economic and public benefit and is directly aligned with the Plan.

2.1.4 North District Plan

The North District Plan was published with the Greater Sydney Region Plan in March 2018. The North District Plan reflects the vision of the Region Plan, giving it effect at the District and local level.



The District Plan provides guidance to local government, state agencies and other planning authorities and delivery groups as to the actions required to deliver on the vision for the District. The District Plan informs local environmental plans, local strategic planning statements as well as other supporting strategies and policy.

The Precinct falls out of the North Sydney CBD as identified in the District Plan. The vision for North Sydney CBD is to grow the economic capacity of the centre by capitalising on transport investment and connections; improving centre amenity and improving the capacity for jobs. These are reflected through North District Plan Actions 24 and 25 which outline a series of directions for North Sydney CBD for North Sydney Council, State agencies, other council and planning authorities to enact.

The District Plan notes that North Sydney competes with other strategic centres including Macquarie Park to attract commercial investment as part of the Greater Sydney office market. As office markets are influenced by available floorspace, opportunities for agglomeration, accessibility and quality of building stock, by providing modern office floorplates and facilities the proposal will improve commercial interest in the area and improve North Sydney's competitive advantage within the Greater Sydney office market.

Further, North Sydney Council are required to plan for a range of additional housing in appropriate locations. This includes in planning for various dwelling types in areas that are close to regional and district transport infrastructure, areas with existing transport accessibility, and areas within walking distance to jobs and services. The proposal represents an opportunity to add to the housing capacity of North Sydney LGA that is supported by transport, jobs and services.

2.1.5 North Sydney Local Strategic Planning Statement

The North Sydney Local Strategic Planning Statement (LSPS) was published in March 2020 and provides a 20-year vision for land use planning in North Sydney LGA. The vision is for North Sydney LGA to continue enjoying high levels of amenity and liveability with good access to transport, job opportunities and unique scenic areas.

The LSPS set out a list of local planning priorities relevant to the Planning Proposal, including:

- Provide infrastructure and assets that support growth and change,
- Collaborate with State Government Agencies and the community to deliver new housing, jobs, infrastructure and great places,
- Provide diverse housing options that meet the needs of the North Sydney community,
- Grow a stronger, more globally competitive North Sydney CBD,
- Enhance the commercial amenity and viability of North Sydney's local centres,
- Develop a smart, innovative and prosperous North Sydney economy,
- Support walkable centres and a connected, vibrant and sustainable North Sydney,

In order to achieve these priorities, the identified actions in the LSPS will guide land use decisions for the next 20 years. The project will provide a development that will respond to the planning priorities by offering new job opportunities with new retail premises, diverse housing options throughout the residential component, walkable centres with improved pedestrian connections and links and ground floor retail, which will encourage socially connected communities and allow for ground floor activation.

2.1.6 North Sydney Local Housing Strategy

The North Sydney Local Housing Strategy (**NSLHS**) was published in October 2019 and identifies the strategic direction for housing in the LGA over the next 20 years and aligns with the Regional and District Plans directions and objectives. North Sydney has predominately high-density housing which is expected to continue growing with multi-unit developments in the next 5 years. In the next 20 years, 11,450 dwellings are projected to be required in the LGA, including a mix of dwelling sizes and diversity of bedroom mix.

North Sydney CBD and commercial centres have been identified as land use opportunities for new housing supply, given its benefits to good access to transport, services, community facilities and employment opportunities. The proposal will enable housing supply and provide retail floorspace, in accordance with the Strategy objectives.



2.1.7 North Sydney Local Environment Plan 2013

North Sydney Local Environmental Plan 2013 (**NSLEP 2013**) is the principal planning instrument, guiding development in the North Sydney LGA. **Table 3** below provides an overview of the key local planning controls contained in the LEP in relation to the Precinct.

Table 3: Key existing NSLEP provisions for Alfred Street Precinct

Clause/standard	Provision
Zoning	E2 Commercial Centre
Height of Building	13 metres, noting the existing building height is RL 100.97 (to the top of the signage which is a significant structure above the existing building).
Floor Space Ratio	3.5:1, noting the existing is 7.3:1.
Minimum lot size	A minimum lot size does not apply to the precinct.

2.1.8 North Sydney Community Strategic Plan

The North Sydney Community Strategic Plan 2018 – 2028 (**CSP**) is an extensive plan developed from the ground up and based on the vision and desires of the North Sydney community.

The proposal would allow for improved access by improving integration with the broader area. As such, the proposal supports the CSP natural and built environment, economic and social aspirations by:

- Providing integrated and efficient off-street parking options;
- Encouraging a diverse mix of business size and type;
- Support existing businesses and attract and foster new businesses;
- Improving North Sydney's standing as one of NSW pre-eminent commercial centres; and
- Using a place-based approach to achieve design excellence and management of places as they change.

2.2 Key Features of the Site and Surrounding Area

2.2.1 Site overview

The subject site is located at 275 Alfred Street, North Sydney, situated to the eastern edge of the North Sydney commercial core. The site comprises a single allotment (Lot 1 in DP 357780) with a total area of approximately 1,334m² and has a frontage of 23 metres to Alfred Street and a secondary frontage of 23 metres to Little Alfred Street.

The site is currently occupied by a 20 storey commercial office building, constructed circa 1970s, which includes a ground floor lobby, multiple office tenancies, and basement parking. The existing building is visually dated and inconsistent with contemporary architectural principles and standards of amenity. The building is nearing the end of its functional life, with declining occupancy rates and limited adaptability to modern office or residential use. The built form occupies the full extent of the site and presents a blank podium interface to the surrounding public domain.

The site is highly accessible to both North Sydney Train Station and Victoria Cross Metro Station, and immediately adjacent to existing residential, commercial, and mixed-use buildings. The site has excellent access to public transport, employment hubs, and community services.

Vehicular access is currently provided via Little Alfred Street, a one-way laneway that also services adjacent buildings. Pedestrian access is provided from Alfred Street, which forms a key north-south spine in the North Sydney CBD.

The following images depict the site, its interface and surrounding locality.



Figure 1: Aerial Photo

Source: Mecone



Figure 2: View of site from the west

Source: Google

2.2.2 Alfred Street Precinct

The site forms part of the Alfred Street Precinct which is located in the North Sydney LGA located east of the North Sydney CBD, separated by the Warringah Expressway. It comprises of a block zoned E2 Commercial Centre with a combined area of is 5,217m². An aerial image depicting the site and its immediate context is provided in the figure below. Note this report references Sites A, B, C and D as the precinct as a whole.

The precinct location is shown in **Figure 3** below.

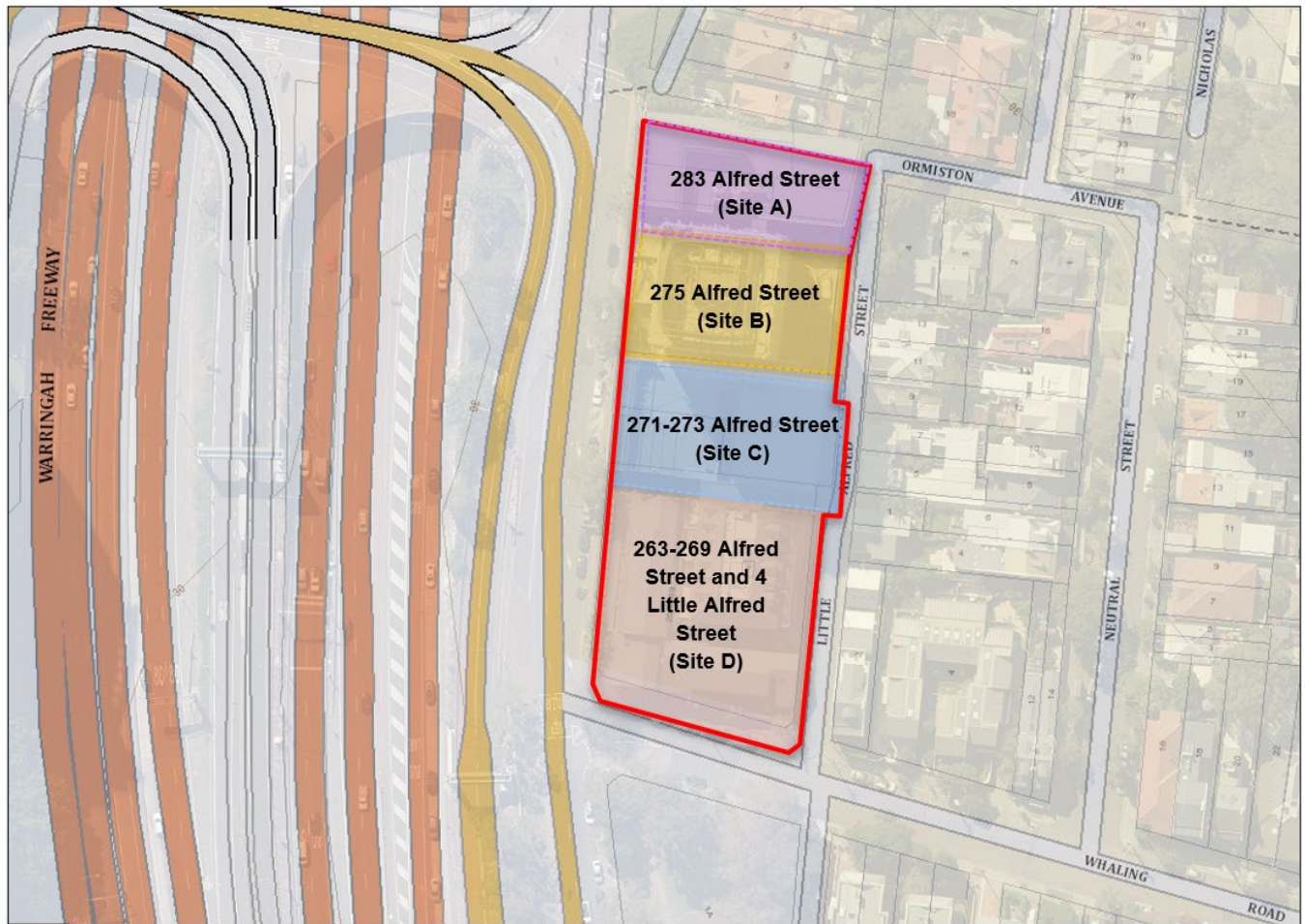


Figure 3: Precinct location

Source: Sixmaps, modified by Mecone

The Precinct falls just outside of the 'North Sydney CBD' area as defined in the North District Plan. However, the site is within the northern portion of the Harbour CBD and outside of the 'North Sydney Centre' as identified in the North Sydney LEP 2013. Refer to **Figure 4** and **Figure 5** below.

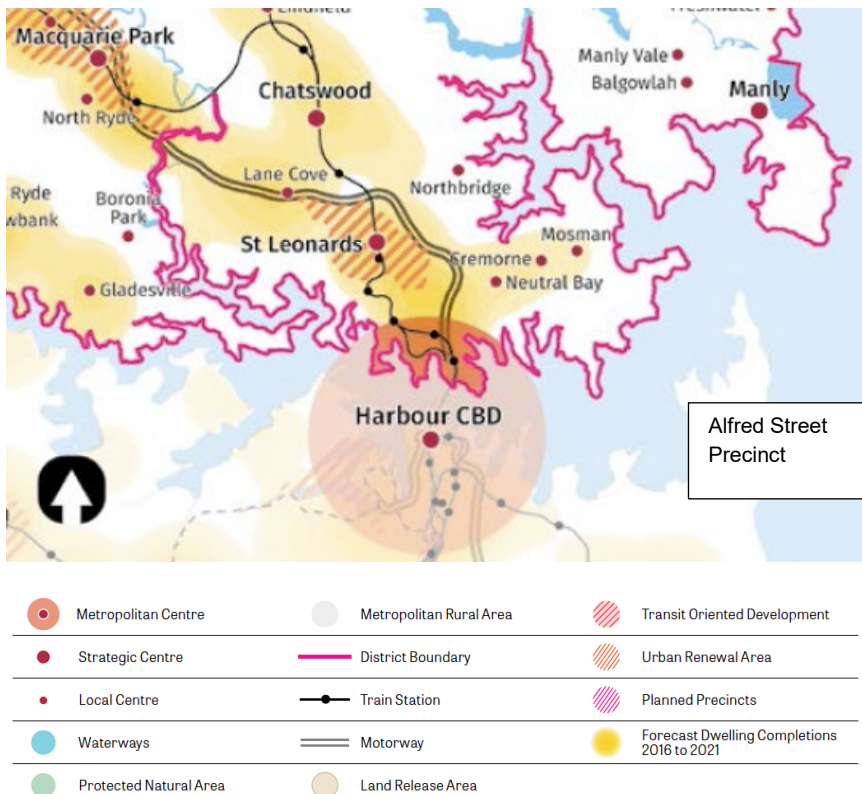


Figure 4: Harbour CBD

Source: North District Plan



Figure 5: North Sydney Centre Map (Alfred St Precinct identified)

Source: North Sydney LEP 2013 (amended by Mecone)



2.2.3 Locality Context

The site is located within easy walking distance of services and facilities at North Sydney CBD. Located approximately 400m to the west is North Sydney Train and 500m to the north-west is Victoria Cross Metro Station, in addition to the Bradfield Highway which provides access north and south. To the north and east of the site is the Whaling Road Heritage Conservation Area.

The locality is well serviced by a range of educational facilities with several schools located within walking distance or short public transport trips from the site, including North Sydney Boys High School, North Sydney Girls High School, Monte Sant' Angelo Mercy College, Marist Catholic College North Shore, and Wenona School. The availability of public and private schooling in the immediate area enhances the liveability of the location and complements its accessibility to employment, services and public transport infrastructure

Due to the proximity to the harbor foreshore and topography, the area has high amenity with views and pedestrian access to the waterfront.

The surrounding local context of the precinct is shown in **Figure 6** below.

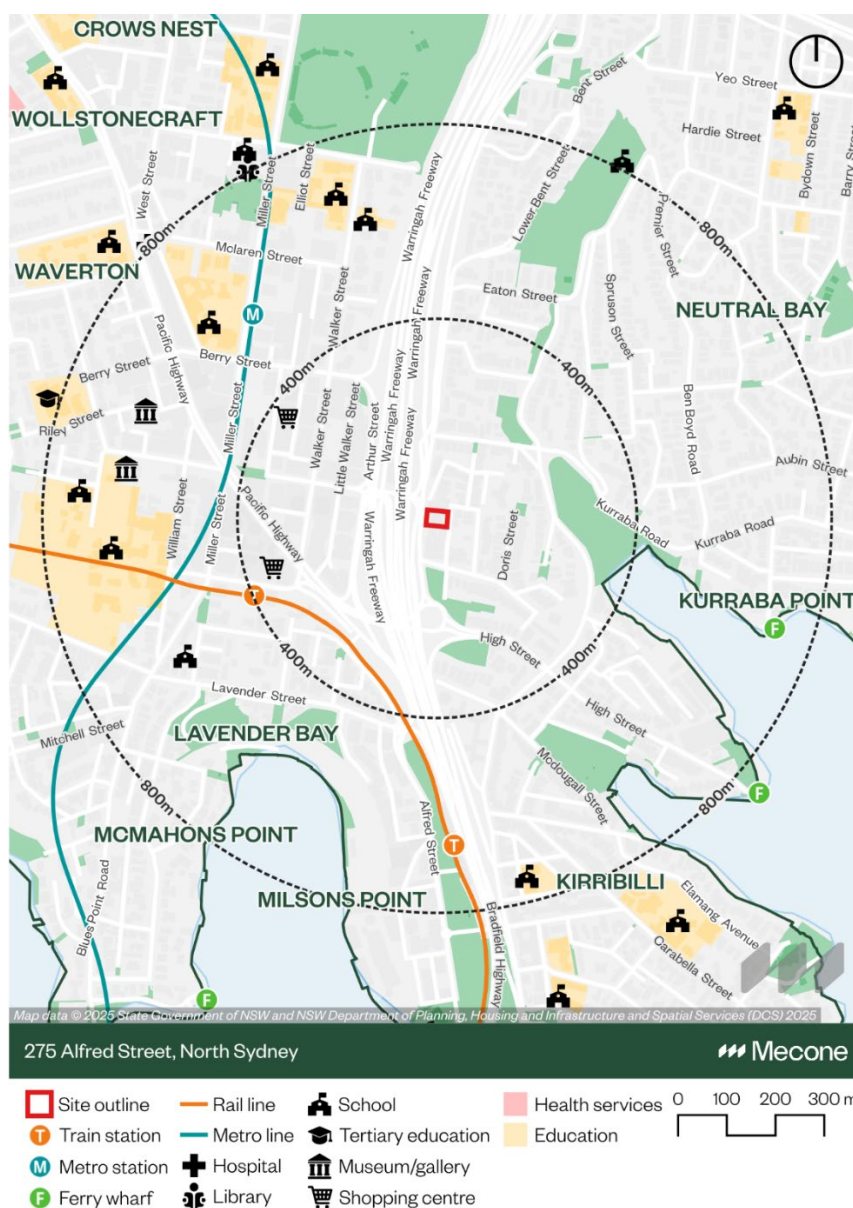


Figure 6: Local context map

Source: Mecone



2.2.4 Key features of site and locality

Table 4 below summarises the key features of the site and the locality.

Table 4: Key features of the site and locality.

Item	Detail
Legal description	Lot 1 DP54856
Total site area	1,334m ²
Site description and frontage	The site is roughly rectangular in shape with primary frontage to Alfred Street to the west and secondary frontage to Little Alfred Street to the east. The site occupies a prominent corner within the urban block and benefits from dual street access.
Site topography	The site slopes moderately from west to east, falling approximately 3 metres from Alfred Street down to Little Alfred Street. This topography allows for multiple pedestrian and vehicular access opportunities.
Existing buildings/ structures	The site contains a single 20-storey commercial building constructed in 1971. It comprises ground floor retail, 18 levels of office space (totalling approximately 7,920 m ² net lettable area), and a two-storey rooftop advertising structure. The building includes basement car parking. The ground level is at RL 40.00, with the top of the signage reaching RL 100.97, which is a significant structure on top of the existing building. The site has an existing FSR of 7.3:1. The building is now nearing the end of its economically viable life as a commercial office use.
Surrounding uses	<p>North and East</p> <p>Residential dwellings including terrace houses and detached dwellings of 1-3 storeys in height. The area is included in the Whaling Road Heritage Conservation Area (HCA). There are also a number of taller, high-density residential buildings which were built around 1970's to the north east and south east of the precinct, including 22 Doris Street at 9-10 storeys and 50 Whaling Road at 23 storeys.</p> <p>West</p> <p>The Warringah Expressway borders the precinct to the west. Beyond the Warringah Expressway is the North Sydney CBD comprising medium to high rise buildings of predominantly commercial offices with some retail and residential uses.</p> <p>South</p> <p>Directly south of the precinct opposite Whaling Road is an RMS owned reserve (Alfred Street North Park), which provides a buffer between the highly trafficked Warringah Expressway, Alfred Street and the residential areas beyond.</p>
Access	Vehicle and pedestrian access is currently provided via Alfred Street and Little Alfred Street. The site is well connected to the regional road network via direct proximity to the Warringah Freeway. The Alfred Street interface is currently subject to infrastructure works related to the Warringah Freeway Upgrade project, including the construction of a new slip road.
Public transport	<p>The proposed Victoria Cross Metro Station is located approximately 500m walking distance from the precinct. While North Sydney Railway Station is approximately located 400m walking distance to the west. The walking distance is expected to reduce and the pedestrian experience enhanced upon completion of the Warringah Freeway Upgrade.</p> <p>The Precinct is also located approximately 500m from bus services which operates regularly along the Pacific Highway.</p> <p>North Sydney Ferry is located a kilometre south from the Precinct.</p>

2.3 Cumulative Impacts with Future Projects

North Sydney is undergoing significant transformation with ongoing and planned projects, including infrastructure upgrades, new commercial and residential developments, and public space enhancements. Many sites in and



around North Sydney CBD are anticipated to experience redevelopment, leading to increased development heights and densities in North Sydney CBD.

Approved and likely future developments which may be relevant in the cumulative impact assessment of this concept SSDA proposal are summarised in **Table 5** below. It should be noted that there will unlikely be a cumulative impact from every project on every key matter (e.g. traffic impact, shadow impact, visual impact).

Table 5: Potential Cumulative Impacts: Approved and Likely Future Developments

Address	DA Reference	Development Description	Status
132 Arthur Street	SSD-72980712	Construction of a mixed use BTR and hotel accommodation development consisting of 225 BTR units, 240 hotel rooms and retail with 3 levels of basement car parking.	SEARs issued
Walker Street	SSD-82599709	51 storey mixed use building containing ancillary retail premises, hotel and 300 residential apartments.	SEARs issued
Residential development with In-fill affordable housing - East Walker Street 173-179 Walker Street and 11-17 Hampden Street	SSD-67175465	Construction of two residential flat buildings with five shared basement levels, comprising of 239 dwellings including infill affordable housing and ancillary residential building.	Approved



3 Project

3.1 Background

Subsequent to the submission of the HDA Expression of Interest, further detailed design testing by FJC in association with visual impact and view loss assessment by Urbis, has demonstrated that the site has capacity to support a building envelope extending to RL 173. This refinement responds to the site's urban context, with modelling indicating that the additional height can be accommodated with minimal visual or overshadowing impacts.

The slender form and siting of the tower minimises view loss from surrounding properties, including those within the Whaling Road Heritage Conservation Area, and do not affect any significant public view corridors. Importantly, the additional development capacity improves the overall feasibility of the scheme and reinforces the delivery of the proposed 15% affordable housing contribution, which remains a key commitment by the proponent. The revised parameters continue to align with the strategic role of North Sydney as part of the Harbour CBD and contribute meaningfully to housing supply within a well-serviced and high amenable strategic centre.

3.2 Project Overview

The SSDA will seek approval for a mixed use development, comprising of a shop top housing development above a retail, commercial and residential amenity podium at 275 Alfred Street, North Sydney.

In accordance with the HDA program, a concurrent Planning Proposal will be submitted to amend the land use zone from E2 Commercial Core to MU1 Mixed Use, increase building height and FSR and introduce a site-specific affordable housing provision for 275 Alfred Street, North Sydney.

The proposed development comprises a slender residential tower set above a podium, with active street frontages to both Alfred Street and Little Alfred Street. It will deliver a mix of land uses, including:

- Retail premises at ground level fronting Alfred Street
- Approximately 175 residential apartments
- 15% of the total residential gross floor area as affordable housing for a period of 15 years
- Improvements to the public domain

The indicative design concept, prepared by FJC, presents a high-density built form that appropriately responds to the site's transitional setting between the North Sydney CBD and adjacent lower-scale residential and heritage areas. While not subject to approval at this stage, the scheme illustrates a podium supporting a residential tower rising to RL 173, equivalent to approximately 39 storeys (plus a roof top plant).

3.3 Detailed Development Description

The detailed description of the proposal, including the key parameters, is as follows:

Demolition of the existing building and construction of a shop top housing development:

- *A maximum GFA of 21,344m², comprising approximately:*
 - *Approximately 175 residential units, including Affordable Housing (15% of residential GFA affordable units)*
 - *Retail, commercial and residential amenity uses to the podium*
 - *A maximum height of RL 173 (approx. 39 storeys, plus rooftop plant)*
- *Vehicular access from Little Alfred Street*
- *Basement car parking and ancillary plant and facilities*



3.4 Indicative Reference Scheme

An indicative reference scheme has been prepared and is detailed in the Reference Scheme Drawings (**Appendix 1**) and illustrated at **Figure 5 to 8** below. This is summarised in **Table 6** below.

The intent of this indicative reference scheme is to demonstrate how a building could be established within the proposed envelope while maintaining reasonable environmental amenity outcomes, achieving a practical floor plate that responds to relevant controls and guidelines and enables a positive streetscape presentation.

Table 6: Details of Indicative Reference Scheme

Component	Details
Land use	Shop top housing development (Residential and Commercial Uses)
Indicative Gross Floor Area	Total GFA is 21,344m ² with the breakdown by landuse to be determined in the SSDA and concurrent PP
Maximum Building Height	RL173 (approx. 39 storeys, plus rooftop plant)
Apartments	175 residential apartments with the breakdown of unit mix to be determined in the SSDA and concurrent PP 15% of residential GFA will be for affordable housing
Communal Space	Located at podium and upper levels
Landscaping	At ground, podium and upper levels
Car parking provision	Car parking provision to be confirmed at SSDA and concurrent PP stage
Parking access, loading	Located at basement level and accessed via Little Alfred Street



Site Diagram - Building Envelope



Figure 7: Indicative Reference Design (Site Diagram)
Source: FJC

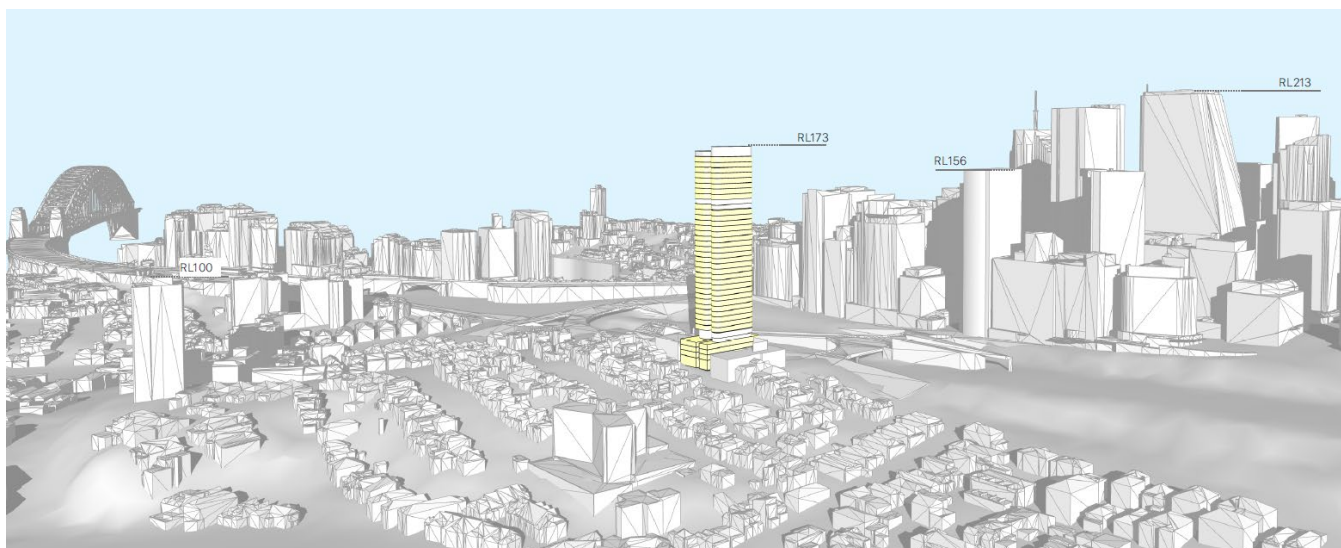


Figure 8: Indicative Reference Design (North-East Elevation)
Source: FJC

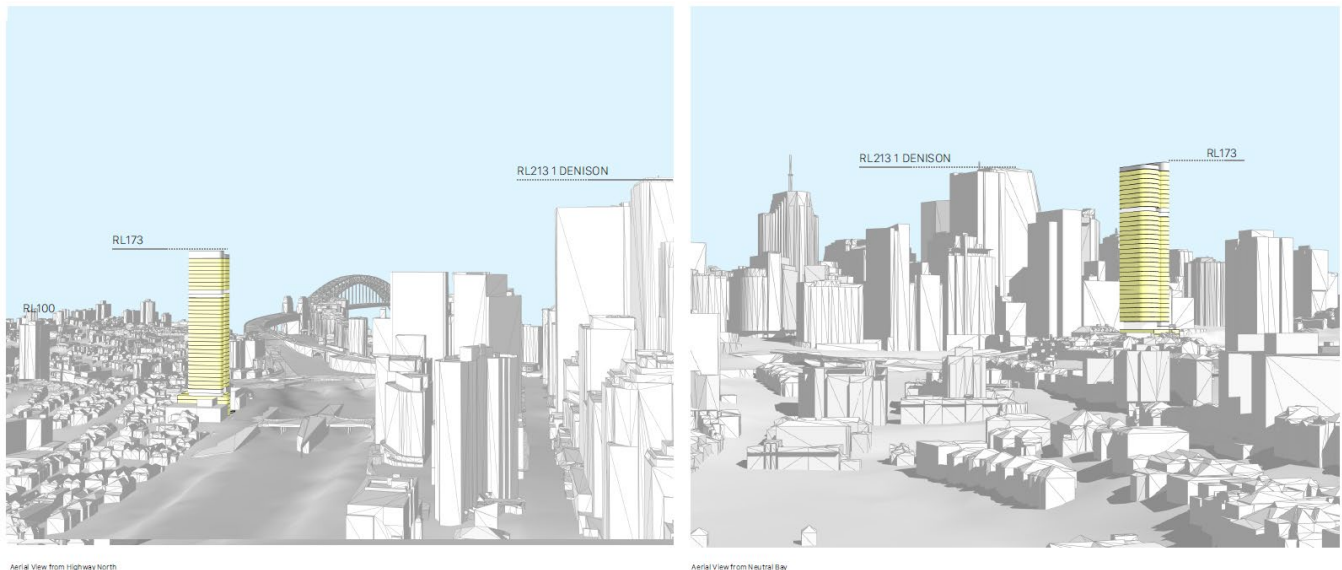


Figure 9: Indicative Reference Design (Aerial Views)

Source: FJC

3.5 Feasible Alternatives

The applicable provisions of the *Environmental Planning and Assessment Regulations 2021* (EP&A Regulations) establishes the requirement to investigate any feasible alternatives to the proposed development, including the consequences of not carrying out the development.

The applicant has identified three project alternatives, each of these options is listed and discussed below. The identified alternatives are:

- do nothing,
- an alternative design, and
- the proposed development.

In summary, the proposed concept design is the preferred option for the site because it represents the best outcome for the site and locality, to meeting housing needs; considering urban design, environmental, economic and social outcomes.

3.5.1 Do Nothing

The 'Do Nothing' scenario would involve retention of the existing commercial building constructed in 1971. While structurally sound, the building no longer meets modern commercial expectations and offers limited environmental performance, poor accessibility, and inefficient floor plates. This scenario would forgo the opportunity to deliver any new housing or affordable housing, and would not align with the strategic intent of the North Sydney Local Housing Strategy, which encourages intensification and mixed-use renewal in appropriate locations. Retaining the existing use would represent a significant underutilisation of a high-potential site, located within walking distance of both heavy rail and the future metro station.

3.5.2 Alternative Design

An alternative scheme for the site was previously explored through the preceding Planning Proposal, which sought to retain the existing building structure and allow redevelopment up to 24 storeys in height. This scheme did not include any provision for affordable housing and was limited in terms of design flexibility and built form. Proceeding with this alternative would not utilise the Housing SEPP incentive framework and would forgo the opportunity to deliver much needed affordable housing in close proximity to the North Sydney CBD. It would also represent a compromised outcome in terms of housing supply, design quality, and public benefit.



3.5.3 Proposed Design

The proposed concept design establishes an envelope that reflects the site's capacity to accommodate high-density shop top housing development in a strategically significant location. The indicative scheme prepared by FJC has been informed by urban design, view impact and overshadowing assessments, demonstrating that the site can sensitively support a building envelope up to RL 173, while maintaining appropriate visual and solar access outcomes. The proposed concept incorporates ground plane retail activation, commercial and communal podium uses, and residential apartments, with a commitment to delivering 15% of residential gross floor area as affordable housing.

It is prudent to note that the preceding Planning Proposal, which is now withdrawn, was predicated on retention of the existing structure and therefore limited in design response. The current approach proposes a complete redevelopment of the site. This enables a more coherent and efficient design outcome, supports a higher yield of housing, and facilitates the delivery of affordable housing in accordance with the Housing SEPP.

The proposed design achieves an economically feasible with minimal environmental and social impact. It aligns with broader metropolitan planning objectives, including the North District Plan and Greater Sydney Region Plan, which identify North Sydney as a strategic centre and support housing delivery in transit accessible and high amenity location. This option is therefore considered the most balanced, feasible and beneficial use of the site, responding to housing demand and affordability.

3.6 Concurrent Rezoning

To facilitate the future shop top housing development at 275 Alfred Street, several amendments to the North Sydney Local Environmental Plan 2013 (**NSLEP 2013**) are proposed to be progressed concurrently with the SSD application under the HDA pathway. These changes are necessary to enable the desired built form, land use mix, and affordable housing outcomes identified in the indicative concept scheme.

The proposed LEP amendments include:

- **Zoning:** rezoning the site from E2 Commercial Core to MU1 Mixed Use, to allow for a combination of residential and non-residential land uses consistent with the character of the precinct and the strategic planning direction for transit-oriented housing
- **Building Height:** increasing the maximum building height from 13 metres to RL 173, equivalent to approximately 39 storeys (plus roof plant)
- **Floor Space Ratio:** increasing the maximum floor space ratio (FSR) from 3.6:1 to 16:1, to support a feasible yield that incorporates 15% affordable housing of residential gross floor area for a period of 15 years.
- **Affordable Housing:** Introducing a site-specific provision requiring 15% of gross floor area to be provided as affordable housing to be managed by a registered community housing provider for a period of 15 years

These amendments reflect the site's identification as a priority housing site under the HDA program and are intended to deliver a high-quality development that contributes to housing supply and affordability in North Sydney. The amendments will form part of a concurrent Planning Proposal and be exhibited concurrently with the Environmental Impact Statement (**EIS**) for the SSD application.



4 Statutory Context

This section provides an overview of key statutory requirements relevant to the site and project, including:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulations 2021*
- *State Environmental Planning Policy (Planning Systems) 2021*
- *State Environmental Planning Policy (Housing) 2021*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021*
- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- *State Environmental Planning Policy (Sustainable Buildings) 2022*
- *North Sydney Local Environmental Plan 2013*
- *North Sydney Development Control Plan 2013*

4.1 Statutory Requirements

Table 7 below summarises the relevant requirements in accordance with the DPHI *State significant Development Guidelines (March 2024)*.

Table 7: Statutory Requirements for the Project

Statutory Relevance	Action
Power to grant consent	In accordance with Clause 2.19(1) and Schedule 6 of the <i>Planning System SEPP</i> , development with an Estimated Development Cost exceeding \$30 million would ordinarily be declared regionally significant, with the Sydney North Planning Panel acting as the consent authority. However, an Expression of Interest (submission 233825) was lodged with the Housing Delivery Authority (HDA) on 22 January 2025. This submission was considered by the HDA on 7 March 2025, where it was recommended to the Minister that the project be declared State Significant Development (SSD) under section 4.36(3) of the <i>Environmental Planning and Assessment Act 1979</i> .
Permissibility	The site is zoned E2 (Commercial Centre) in the <i>North Sydney Local Environmental Plan 2013</i> which does not permit residential accommodation. To facilitate the proposed shop top housing development including residential uses, a concurrent amendment to the LEP is proposed as part of the SSD application under the HDA pathway. This will include rezoning the site to MU1 Mixed Use to enable residential, retail and commercial land uses.

4.2 Pre-Conditions

Table 8 below outlines the pre-conditions to exercising the power to grant approval which are relevant to the project and the section where these matters are addressed within the Scoping Report.

**Table 8: Pre-Conditions**

Statutory Relevance	Pre-Condition	Relevance
Resilience and Hazards SEPP	A consent authority must be satisfied that the land is suitable in its contaminated state – or will be suitable, after remediation – for the purpose for which the development is proposed to be carried out. Section 4.6 of the SEPP provides a State-wide approach to the remediation of contaminated land. It requires a consent authority to assess the potential for land to be contaminated and the works required to remediate the land to ensure it is suitable for its intended use.	The EIS will outline how the site is able to be made suitable for the proposed land uses with the support of a Preliminary Site Investigation.

4.3 Mandatory Considerations

Table 9 below outlines the mandatory considerations which are relevant to the project.

Table 9: Mandatory Considerations

Statutory Reference	Mandatory Consideration
Consideration under the EP&A Act and Regulation	
Section 1.3	Relevant objectives of the EP&A Act
Section 4.15	<p>In determining a development application, a consent authority is to take into consideration such matters that are of relevance to the development subject of the development application, as stipulated in Section 4.15, including:</p> <ul style="list-style-type: none"> • Relevant environmental planning instruments, • Relevant draft environmental planning instruments, • Relevant planning agreement or draft planning agreement, • Development control plans, • The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality, • The suitability of the site for the development, • The public interest.
Section 4.38	Section 4.38 contains the provisions for determining a State significant development
Mandatory relevant consideration under EPIs	
Transport and Infrastructure SEPP	Section 2.119 – Development with frontage to classified road: The consent authority must not grant consent to development on land that has frontage to a classified road, unless it is satisfied that: Safe access is provided to a road other than the classified road; the safety and efficiency of the classified road will not be



	adversely affected; and measures will be incorporated to ameliorate vehicle noise and emissions.
Sustainable Buildings SEPP	Section 2.1 – Standards for BASIX development and BASIX optional development
Housing SEPP	Not applicable
Biodiversity and Conservation SEPP	<p>The SEPP provides planning principles for development within the Sydney Harbour catchment. The site falls within the Sydney Harbour Catchment area. Planning principles for land within the Sydney Harbour Catchment relate water quality, flooding, maintaining visibility to the water and cumulative environmental impacts.</p> <p>No significant adverse impacts on the Sydney Harbour Catchment are anticipated given the site is already developed. The EIS will address stormwater run-off, sediment and erosion control, and water quality.</p>
North Sydney LEP 2013	<p>The concurrent rezoning seeks to amend the LEP as follows:</p> <ul style="list-style-type: none"> • Rezone the site from E2 Commercial Core to MU1 Mixed Use • Amend the maximum building height to RL 173 (approximately 39 storeys, plus roof plant) • Amend the floor space ratio (FSR) to 16:1 • Introducing a site-specific provision requiring 15% of gross floor area to be delivered as affordable housing in accordance with the Housing SEPP <p>These amendments will be progressed concurrently with the SSDA under the HDA pathway and are intended to support a feasible, transit-oriented redevelopment outcome.</p>
Consideration under other legislation	
Biodiversity Conservation Act 2016 Section 7.9	<p>Section 7.9 of the BC Act 2016 requires preparation of a biodiversity development assessment for SSD that is assessed under Part 4 of the EP&A Act. The SSDA will be assessed under Part 4 of the EP&A Act, and, therefore, would normally be required to include a biodiversity development assessment report. However, section 7.9(2) of the BC Act 2016 allows for exemption from the requirement where the development is not likely to have any significant impact on biodiversity values. A request for a waiver for submission of a Biodiversity Development Assessment Report (BDAR).</p> <p>Given the lack of any biodiversity values at (or surrounding) the site and the highly urbanised nature of the surrounding area, a request for BDAR waiver will be submitted following issue of the SEARs.</p>
National Parks and Wildlife Act 1974	<p>The Act provides relevant guidelines to investigate and assess the nature, location and spatial extent of any potential Aboriginal cultural heritage resources within the area, investigate if the proposed development would harm those resources and provide recommendations for management options.</p> <p>The site is not subject to Aboriginal cultural heritage.</p>



	There are no Aboriginal objects or Aboriginal places that have been identified within the subject site or in the vicinity of the subject site and an Aboriginal survey is not required.
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Development Control Plans

North Sydney Development Control Plan 2013	Part 2.2, Clause 2.10 of the Planning Systems SEPP identifies that development control plans do not apply to SSD. Consequently, there is no requirement for assessment against the North Sydney Development Control Plan 2013. However, consideration is given to certain provisions for guidance purposes.
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Development Contribution Plans

North Sydney Local Infrastructure Contributions Plan 2020	Section 7.11 contributions rates will be paid in accordance with the North Sydney Local Infrastructure Contributions Plan 2020.
Housing and Productivity Contribution (HPC)	A HPC will be payable, in accordance with the <i>Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024</i> – calculated in respect of the detailed SSD scheme.



5 Engagement

5.1 Engagement undertaken to date

The current project is at a conceptual phase and no formal consultation has occurred yet. However, given the extensive planning history of the site, there has been consistent community consultation undertaken over the years as part of Council's draft Precinct Study and the previous Planning Proposal for the Precinct in 2020 and 2021.

Once the SEARs are received, the applicant will proceed with the formal consultation process as part of preparing the EIS. An overview is provided below.

5.2 Engagement to be undertaken by the applicant

Further community and stakeholder consultation will be undertaken in the preparation of the EIS including:

- Key stakeholders, including:
 - Department of Planning, Housing and Infrastructure
 - North Sydney City Council
 - Relevant Agencies, including Transport for NSW, Sydney Water and utilities such as Ausgrid
 - Surrounding residents, landowners, local community groups and businesses, and
 - Other interested stakeholders which may be identified during the EIS preparation.

The applicant will undertake actions to keep the local community, agencies, authorities and identified stakeholders informed regarding the project, obtain feedback from the community on the project and engage with stakeholders on the detailed assessment of key matters. These include:

- A dedicated engagement strategy will be prepared following the issue of SEARs.
- The EIS and supporting documentation will be placed on public exhibition, providing stakeholders with an additional opportunity to review the project, including the proposed concept and reference design plans, detailed specialist studies and assessment reports accompanying the final EIS.
- Additional consultation actions may be identified following further engagement with key stakeholders and DPHI.

The proposed actions will be informed by, and consistent with the community participation objectives in the *Undertaking Engagement Guidelines for State Significant Projects, March 2024*.



6 Proposed Assessment of Impacts

This section identifies impacts which will be further investigated and assessed within the EIS, including the approach to assessing each of these matters. It also identifies the matters that are unlikely to result in significant impacts and are suggested do not warrant further consideration in the EIS.

6.1 Matters requiring further assessment in the EIS

Based on the preliminary environmental assessment undertaken, the following environmental matters have been identified for consideration as part of the concept SSDA. A Scoping Summary Table is provided at **Appendix 2**.

6.1.1 Compliance with Strategic and Statutory Plans

The proposed development is consistent with the surrounding land uses and character of the broader precinct. The EIS will include a detailed assessment of the proposed development against the relevant strategic and statutory provisions previously identified. The EIS will outline how the proposed development is consistent with the strategic and statutory planning framework as outlined in **Section 2** and **4**.

6.1.2 Built Form and Urban Design

Concept drawings have been prepared, as provided at **Appendix 1**. This comprises an indicative reference scheme.

The intent of this indicative reference scheme is to demonstrate how a building could be established within the proposed envelope while maintaining reasonable environmental amenity outcomes, achieving a practical floor plate that responds to relevant controls and guidelines and enables a positive streetscape presentation.

These plans provide a preliminary indication of the proposed building footprint and envelope that forms the SSDA. The building will have a maximum height of RL173 and a maximum GFA of 21,344m².

The EIS will assess the massing, scale and density of the proposed built form and detail how the building envelope will complement existing and proposed development surrounding the site within the context of the North Sydney CBD. Detailed assessment against guidelines in the Apartment Design Guide (**ADG**) will be included to demonstrate that the final design scheme can meet the guidelines for matters including solar access, cross ventilation and visual privacy.

6.1.3 Environmental Amenity

Overshadowing

A preliminary analysis of overshadowing has been undertaken to inform the indicative concept scheme prepared by FJC. Shadow diagrams demonstrate that the proposed massing and height, has been carefully designed to minimise impacts on surrounding sensitive areas and maintain solar access to adjoining land uses.

Importantly, the analysis confirms that the proposal will not result in any additional overshadowing of significant public open spaces. The design has also considered the Whaling Road Heritage Conservation Area, located to the east of the site. The indicative tower form has been positioned and sculpted to minimise overshadowing ensuring limited shadow duration and movement during the winter solstice.

A more detailed solar access and overshadowing assessment will be undertaken and documented in the EIS accompanying the future SSDA. This will include shadow diagrams at 9am, 12pm, and 3pm on 21 June, as well as a detailed assessment of compliance with the Apartment Design Guide and the protection of solar access to nearby residential development and communal open space.



Figure 10: Shadow Diagrams

Source: FJC

Amenity Impacts

Potential amenity impacts arising from the proposed concept building envelope on view loss, view sharing, visual amenity and visual privacy will be undertaken and included in the EIS. Preliminary assessment will be included of internal and external environmental amenity associated with access to natural daylight, ventilation and access to outdoor amenity spaces.

Wind Impacts

The EIS and associated Wind Impact Assessment will consider and discuss wind impacts and recommend any appropriate mitigation measures or design features needed to deliver a comfortable pedestrian environment around the site and its surroundings.

Solar Access

The proposed development has been designed to optimise solar access to residential apartments within the tower. The slender tower form, generous setbacks, and north-east orientation enable high levels of daylight penetration to the majority of dwellings. Shadow modelling demonstrates that a substantial proportion of apartments will receive direct sunlight for a minimum of two hours between 9am and 3pm on 21 June, consistent with the Apartment Design Guide (ADG) objectives.

The orientation of the building also allows for effective cross-ventilation and the provision of communal open spaces that benefit from solar access throughout the day. Further detailed analysis of solar access performance will be included in the Environmental Impact Statement (EIS) to demonstrate compliance with SEPP 65 and the ADG.



6.1.4 Visual Impact and View Loss

A preliminary review of the indicative scheme prepared by FJC has been undertaken by Urbis consider the likely visual impact and view implications of the proposed built form.

The visual context of the site and its viewing opportunities have been previously documented and assessed through earlier fieldwork as part of preceding Planning Proposals, including prior advice relating to a scheme proposed at RL 120. This existing knowledge base has informed a high-level review of the updated proposal.

In relation to the public domain, the proposed increase in height is expected to result in low visual impact for the following reasons:

- Views to the site from the west including the south-west and north-west are largely screened by intervening tower forms located throughout North Sydney and Milsons Point.
- Views from the north-east, east, and south-east are generally transient in nature, occurring from elevated transport corridors or moving vehicles, with limited opportunities for extended or static viewing.
- In more open easterly views, including from parts of Sydney Harbour, the proposed tower will be seen within the backdrop of an established wall of high-rise forms of comparable height and scale, resulting in a visually consistent skyline.
- The development reflects the prevailing built form typology of the North Sydney CBD cluster, which has a high Physical Absorption Capacity (**PAC**) and is visually compatible in terms of height, scale, and architectural character.
- No key public parks or highly sensitive recreational reserves are located within the immediate visual catchment that would be adversely affected by the additional height. This includes the nearby pocket park at High Street, which is heavily vegetated and visually contained.

In relation to private views, early analysis of the surrounding residential context, particularly apartments located along Walker Street, Hampden Street, Maclaren Street, and Ridge Street, indicates that significant adverse view impacts are unlikely for the following reasons:

- Existing view compositions from these locations are generally oblique, with the proposed development occupying only a small segment of otherwise expansive outlooks.
- The development does not appear to obstruct key scenic elements or iconic landmarks in a manner that would constitute a substantial loss of value under established planning principles (such as those outlined in *Tenacity*).
- While the increased height may intersect the view corridors of some higher-density developments, including Belvedere (157 Walker Street), the Aqualand development, and an approved but unbuilt scheme at Hampden and Maclaren Streets, the extent of any view obstruction does not appear to result in a unreasonable loss of access to highly valued views or iconic elements.

Based on the preliminary review and available data, the proposed height and massing are considered to be supportable in relation to both public and private domain view impacts. A comprehensive Visual Impact Assessment (VIA), including photomontages and quantitative modelling, will be undertaken and submitted with the Environmental Impact Statement.

6.1.5 Ecologically Sustainable Development (ESD)

The proposal is for the concept building envelope, gross floor area for each use and vehicular access location for a shop top housing development. As such, detailed consideration of ESD principles cannot be undertaken at this stage. However, the EIS will outline ESD principles to be incorporated into the design and operational phases for the detailed SSD.



6.1.6 Traffic, Transport and Accessibility

A Transport Impact Assessment report will be provided as part of the EIS and will consider the potential impact of the proposed development on the road network of the parameters of the concept SSDA as proposed. The report will analyse the applicable parking requirements, existing and potential traffic impacts on the local road network and principles for the design of proposed access and entry points for cars, cycles and for loading/servicing purposes.

Detailed assessment of impacts, including arrangements for access, loading and servicing during the construction and operational phases will be assessed at the detailed SSD stage.

6.1.7 Noise and Vibration

The EIS will include a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment will consider the noise environment of the Pacific Highway corridor adjacent to the site, construction noise impacts on nearby sensitive receivers and structures and outline the principles for suitable management and mitigation measures.

6.1.8 Social Impact

The assessment in the EIS will provide a Social Impact Assessment which considers the social and economic impacts and benefits of the proposal. It will undertake an assessment proportionate to the proposed development and the site's context. It will be prepared in accordance with the *Social Impact Assessment Guidelines for State Significant Projects*.

6.1.9 Infrastructure Requirements and Utilities

The site is already developed and benefits from existing infrastructure and utilities connections. Consultation will be carried out with utilities and service providers as part of the preparation of the EIS to assess the potential impacts of the development on utility infrastructure and assets on or close to the site and identify and potential upgrades which may be required.

6.1.10 Engagement

Section 5 above outlines engagement carried out and to be carried out.

The applicant will consult with the DPHI assessment team and undertake actions to keep the local community, agencies, authorities and identified stakeholders informed regarding the project, obtain feedback from the community on the project and engage with stakeholders on the detailed assessment of key matters. The EIS will detail the engagement undertaken and demonstrate how it was consistent with the *Undertaking Engagement Guidelines for State Significant Projects, March 2024*.

6.2 Matters Requiring No Further Assessment in the EIS

The following matters are proposed to be scoped out of the EIS for the concept SSDA.

6.2.1 Public Space

The provision of access to any public domain or spaces will be determined alongside a detailed design scheme at the detailed SSDA stage. A public domain plan and Crime Prevention through Environmental Design (CPTED) report will accompany the detailed SSDA at a later date.

6.2.2 Trees and Landscaping

The proposal is for the building envelope, gross floor area for each use and vehicular access location for a future shop top housing development on site. As such, consideration of the number, location, condition and significance of any trees to be removed and retained on site is not considered necessary for this project. A site-wide landscape plan which will detail any proposed planting will accompany a future application.



6.2.3 Flood Risk

The site is not subject to flood risk.

6.2.4 Contamination and Remediation

The site is not subject to contamination.

The site has historically been used for residential accommodation prior to the current commercial use with the current building since 1971. The land is not within an investigation area within the meaning of the Contaminated Land Management Act 1997. The land does not contain development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out.

6.2.5 Aviation

The site is not subject to aviation or airspace restrictions.

6.2.6 Biodiversity

As the site is located within the highly urban North Sydney CBD, a lack of biodiversity values is anticipated for the site and surroundings. A BDAR waiver application will be submitted following issue of the SEARs.

6.2.7 Ground and Water Conditions

The assessment of potential impacts on soil resources and related infrastructure and riparian lands on and near the site, including soil erosion, salinity and acid sulfate soils is not considered necessary for this concept SSDA. No physical works will be enabled by the proposal. A Geotechnical Assessment and an assessment of surface and groundwater impacts will be undertaken at the detailed SSDA stage.

6.2.8 Water Management

As the proposal is for the building envelope, gross floor area for each use and vehicular access location for a future residential scheme on site, an integrated Water Management Plan is not considered necessary. Drainage infrastructure and water-related servicing infrastructure will be determined alongside detailed design at a later date.

6.2.9 Aboriginal Cultural Heritage

The site is not subject to Aboriginal cultural heritage.

There are no Aboriginal objects or Aboriginal places that have been identified within the subject site or in the vicinity of the subject site and an Aboriginal survey is not required.

6.2.10 Environmental Heritage and Archaeology

There are no heritage items in the Precinct and the Precinct does not fall within an HCA.

Further, Alfred Street Precinct does not contain any listed Heritage Items, the site only adjoins the Whaling Road HCA, therefore none of the existing buildings have heritage value.

6.2.11 Environmental Amenity

Reflectivity and Lighting Impacts

An assessment of amenity impacts arising from reflectivity and lighting is proposed to be carried out at the detailed SSDA stage, when detailed design, including materials and lighting will be resolved.

6.2.12 Waste Management

The likely quantity or classification of waste streams during construction and operational phases is not known at this stage. Since the final mix or quantum of uses is not yet known through detailed design, the size of waste and



recycling storage areas and suitable management measures cannot be determined at this stage. A Construction Management Plan and Operational Waste Management Plan will be provided at the detailed SSDA stage. Similarly, a Hazardous Material Survey will also be provided at that stage.

6.2.13 Bush Fire Risk

The site is not identified as within a bushfire prone area or within a buffer zone to a bushfire prone area. Given the highly urban nature of the North Sydney CBD, it can be considered devoid of notable bushland, or fire prone land. As such, consideration of bushfire matters is not considered necessary for this project.

6.2.14 Contributions and Public Benefit

A formal assessment of contributions, including any Section 7.11 or 7.12 development contributions under North Sydney Council's Contributions Plan, would occur at the time of any future detailed SSD application.

It is noted, however, that the proposal seeks to deliver a 15% of the total residential gross floor area as affordable housing for a period of 15 years. Further details regarding the mechanism for delivery, management, and tenure of affordable housing will be addressed in the Environmental Impact Statement accompanying the future SSD application.



7 Conclusion

This Scoping Report has been prepared to inform the SEARs for a future SSDA and concurrent PP under the HDA pathway for 275 Alfred Street, North Sydney. Consent will be sought for a mixed use development in the form of a shop top housing development with a retail, commercial and residential amenity podium.

The proposed redevelopment seeks to deliver a high-density, shop top housing development incorporating approximately 175 residential apartments, a podium and a mandated 15% of gross floor area as affordable housing. The concept responds to the site's strategic location, public transport accessibility, and transitional built form context between the North Sydney CBD and lower-scale residential areas.

The proposal will require amendments to the NSLEP 2013, including a rezoning from E2 Commercial Core to MU1 Mixed Use, increased building height and FSR, and the introduction of a site-specific affordable housing provision. These changes are intended to unlock the capacity of the site to support additional housing, provide much needed affordable dwellings, and contribute to broader government objectives under the National Housing Accord.

Design testing by FJC confirms that the proposed envelope can be accommodated with minimal visual or overshadowing impacts. The design evolution from the initial HDA EOI reflects further refinement of the scheme and responds positively to feasibility, housing yield, and strategic planning considerations.

The project represents a timely and significant opportunity to demonstrate the role of the HDA program in delivering well designed and feasible housing outcomes in a highly accessible strategic centre. Demolition and construction can commence within 12 months of receiving development consent which will ensure the delivery of the project. It is respectfully recommended that the DPHI prioritise this project for progression through the SSDA and concurrent PP process.