

Social Impact Assessment - ADDENDUM NO. 1

47 Darby Street, Cooks Hill NSW 2300

State Significant Development - SSD-82276964

31 July 2026

Prepared by AAP Consulting for Vivacity Property

*To be read in conjunction with the Social Impact Assessment, 47 Darby Street, Cooks Hill NSW, dated 4 December 2025
(AAP Consulting)*

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Figures relating to the revised concept design in this Addendum are drawn from the CKDS Architecture Revised SSDA Set (Issue 02-03, Work in Progress, dated 10 July 2026) and should be verified against the final architectural documentation prior to lodgement.

1. Purpose and Context

This Addendum has been prepared by AAP Consulting to supplement the Social Impact Assessment (SIA) dated 4 December 2025, prepared in support of the Environmental Impact Statement for the Vivacity Darby Development at 47 Darby Street, Cooks Hill (SSD-82276964).

It responds to matters raised by the City of Newcastle (CN) in its letter to the Department of Planning, Housing and Infrastructure (DPHI) dated 18 February 2026 (Ref: SDC2026/01000), specifically:

- Section 1.8 (Public Benefit), which requested a comprehensive social and community needs assessment addressing infrastructure capacity, demand, delivery and funding; and
- Attachment A (Social Impact Assessment), which recommended the SIA be strengthened to address diversity, inclusion and accessibility outcomes across six specific matters.

This Addendum also updates the SIA to reflect the revised concept design (CKDS Architecture, Revised SSDA Set, issued 10 July 2026), which reduces the height of both buildings, together with the overall Floor Space Ratio (FSR), Gross Floor Area (GFA) and dwelling yield, relative to the scheme reviewed by CN in December 2025.

Consistent with the NSW SIA Guideline (DPHI, 2026) and the proportionate, risk-based approach applied throughout the exhibited SIA, this Addendum provides targeted clarification and updated information in response to CN's comments and should be read together with the exhibited SIA and supporting technical documentation.

2. Summary of Design Changes

State Significant Development Application (SSDA) SSD-82276964 for the demolition of the existing building and construction of a mixed-use development including two residential buildings, ground floor retail, basement parking and landscaping and communal open space was exhibited in February 2026.

Following exhibition, and in consultation with the Department of Planning, Housing and Infrastructure (DPHI), the proposed design was amended. The amended design reduces the height of both buildings, reduces the podium to two levels, aligns the tower setback to the site boundaries, and increases the retail floor area to support greater street activation.

The amended proposal comprises:

- **Darby Street Building:** An 11-storey mixed-use building comprising approximately 255 m² of ground floor retail space, 67 shop-top housing dwellings across nine residential levels, rooftop communal open space, and two basement levels of car parking.
- **Tyrell Street Building:** A six-storey building comprising 18 shop-top housing dwellings across five residential levels, with one level of car parking and one basement level of car parking.
- Strata subdivision of the buildings.
- Ancillary works, including landscaping and tree removal.

The table below compares the key metrics of the scheme exhibited and reviewed by CN (December 2025) with the revised concept design (July 2026).

Metric	Exhibited SSD Scheme (Dec 2025)	Revised Concept (Jul 2026)
Dwellings	113	85
Unit mix	15 × 1B / 62 × 2B / 34 × 3B / 2 × 4B	8 × 1B / 43 × 2B / 31 × 3B / 3 × 4B

Darby Tower height	13 storeys / 44.95 m (12 storeys + rooftop open space)	11 storeys
Tyrrell Tower height	8 storeys / 27.7 m	6 storeys
Car parking provided	155 spaces	137 spaces (DCP target ≈ 131 spaces)
Bicycle parking	136	136 spaces
Motorbike parking	8	8 spaces
Solar access (min. 2hr)	72% (control)	72%
'No sun' units	Up to 10% (control maximum)	11%
Estimated resident population	Approx. 232 (see Section 3)	Approx. 186 (see Section 3)

Overall, the revised concept represents a reduction in the height of both buildings, bulk, floor space and dwelling yield compared with the scheme assessed by CN, together with improved apartment amenity outcomes. The resulting reductions in dwelling yield, building height, FSR and GFA are reflected in the updated supporting plans, reports and documentation.

3. Updated Resident Population Estimate

Section 5.3 of the exhibited SIA estimated an incoming resident population using average household sizes by dwelling type, derived from 2021 ABS Census TableBuilder data for the Newcastle - Cooks Hill SA2. The same methodology and household size assumptions have been applied to the revised 85-dwelling concept, as shown below.

Dwelling Type	No. of Dwellings	Avg. Household Size	Estimated Residents
1-bedroom	8	1.38	11
2-bedroom	43	1.92	83
3-bedroom	31	2.54	79
4-bedroom	3	3.05	9
Total	85	Weighted average = 2.14	Approx. 182

This represents a reduction of approximately 46 residents compared with the previously exhibited concept.

Applying these rates to the revised dwelling mix produces an estimated resident population of approximately 182 people at full occupancy, compared with approximately 232 people under the scheme reviewed by CN, a reduction of around 22%. This represents an increase of approximately 12% to the immediate community's existing population of 1,556 residents (four SA1s), down from the approximately 15% increase assessed in the exhibited SIA.

All other assumptions and limitations set out in Section 5.3 of the exhibited SIA continue to apply, including full occupancy and the exclusion of non-resident and short-term populations.

The reduced population estimate further supports the conclusion at Section 8 of the exhibited SIA that the scale of population change generated by the project is modest relative to the existing, highly serviced inner-city community and does not generate demand requiring new or augmented social infrastructure or open space provision.

4. Response to City of Newcastle Comments (Attachment A - SIA)

CN's letter of 18 February 2026 (Attachment A) recommended the SIA be amended to strengthen consideration of diversity, inclusion and accessibility outcomes across six matters. Consistent with the proportionate approach set out in Section 1, the table below provides clarification of the exhibited SIA's existing coverage of each matter, rather than new technical assessment.

The matrix below cross-references each of CN's comments to the relevant response in this Addendum, for ease of reference during DPHI's assessment:

CN Comment (Attachment A -SIA)	Addendum Response	Status
Tenure mix and affordable / social housing contribution	Section 4.1 (cf. exhibited SIA, Chapter 5)	Response provided - proposed contribution mechanism and indicative amount identified
Universal design and adaptable housing provisions	Section 4.2 (cf. exhibited SIA, Chapter 5)	Response provided
Accessibility (disability, ageing, families) and ageing in place	Section 4.3 (cf. exhibited SIA, Chapter 5)	Addressed - clarification of existing baseline findings
Cultural inclusion and responsiveness to local demographic profile	Section 4.4 (cf. exhibited SIA, Chapter 5; Landscape Design Report)	Addressed - supported by Connecting with Country landscape response
Impacts on vulnerable or priority populations	Section 4.5 (cf. exhibited SIA, Section 5.6)	Addressed - clarification of existing baseline findings
Mitigation or enhancement measures	Section 4.6 (cf. exhibited SIA, Chapters 6-7)	Addressed - existing measures remain proportionate to the reduced concept
Response to CPTED Report findings (where relevant)	Section 4.6 (cf. exhibited SIA, Chapter 5)	Addressed - CPTED principles confirmed via Amendment Report

4.1. Tenure mix and affordable / social housing contribution

The project comprises 85 private dwellings for sale; no build-to-rent, social or on-site affordable housing component is proposed. This is consistent with the tenure and market context identified in Section 5 of the exhibited SIA, which found high rental tenure (68%) and above-average rental stress within the immediate community, indicating strong underlying demand for private rental and owner-occupied stock of the type proposed.

The project's contribution to affordable housing need is proposed via a contribution under CN's Affordable Housing Contributions Scheme, consistent with the Housing Delivery Authority pathway. The project will make this contribution through the mechanism described in the EIS. An Affordable Housing Contributions Scheme (AHCS) was adopted by Council in March 2025 to satisfy commitments to increase the supply of affordable housing under Council's Housing Policy 2022, Local Housing Strategy 2021 and Local Strategic Planning Statement 2021. The scheme is consistent with the NSW Government's Guideline for Developing an Affordable Housing Contribution Scheme, which sets out how contributions for affordable housing will be levied on new development.

This SSDA will include a monetary contribution toward affordable housing, calculated in accordance with the AHCS. Under the AHCS, the applicable Cooks Hill rate is \$126 per square metre of residential GFA. Based on the amended residential GFA of 10,694 m², this would equate to a contribution of approximately \$1,347,444.

Accordingly, while the project does not deliver onsite affordable housing, it will make a monetary contribution through Council's adopted Affordable Housing Contributions Scheme, providing an indirect contribution toward identified affordable housing needs.

4.2 Universal design and adaptable housing provisions

A number of ground floor dwellings within the revised concept are designed to Silver Level under the Livable Housing Design Guidelines, as identified on the architectural plans (CKDS Architectural Plans, Rev 4, 31/07/2026). This is consistent with the inclusive and accessible public realm outcomes identified as a key opportunity in Chapter 5 of the exhibited SIA.

The final number and location of Silver Level dwellings and any adaptable dwellings will be confirmed in the final architectural documentation.

4.3 Accessibility (disability, ageing, families) and ageing in place

Chapter 5 of the exhibited SIA identifies strong locational accessibility including Civic Light Rail approximately 270m to the north, regular bus services, and strong walkability, together with an existing population of which around 15% are aged 65 years or over. The site's flat topography, central location and proximity to services support ageing in place and accessibility outcomes for people with disability, older people and families, consistent with the baseline findings already established in the SIA.

This is further supported by the Landscape Design Report (Xeriscapes, Rev D, 31 July 2026), which identifies disabled/mobility access to AS1428, lift access and a dedicated rest node within the landscaped areas.

4.4 Cultural inclusion and responsiveness to local demographic profile

The exhibited SIA (Chapter 5, comparative analysis) establishes that the project will integrate within an existing diverse, inner-urban community with a comparable demographic profile to the King Street mesh block.

The Landscape Design Report (Xeriscapes, Rev D, 31 July 2026) provides a Connecting with Country design response for the project, including a formal Acknowledgement of the Awabakal people as traditional owners, and the use of indigenous plant species, materiality and rooftop view corridors informed by the Awabakal Seasonal Calendar and local Awabakal landscape features and saltwater culture.

The landscape design also identifies opportunities for site-specific artwork or interpretive elements through paving treatments, screening and lighting, reflecting this cultural narrative. This provides a design-led basis for the cultural inclusion and public art outcomes sought by CN.

4.5 Impacts on vulnerable or priority populations

Vulnerable groups (including renters, older residents and people with mobility constraints) are explicitly identified and considered in the exhibited SIA (Section 5.6, Vulnerabilities and Opportunities). The project is not specifically targeted at low-income or priority-need housing; rather, it contributes to housing outcomes for the broader population through:

- the provision of additional housing supply;
- the opportunity for existing owners to downsize and release established housing stock; and
- a financial contribution to CN's Affordable Housing Contributions Scheme, which funds affordable rental housing managed by community housing providers for very low, low and moderate-income households in appropriate locations.

4.6 Mitigation and enhancement measures / CPTED

Mitigation identified in Chapters 6 and 7 of the exhibited SIA remains proportionate to the impacts of the revised, reduced concept. CPTED-consistent design principles (secure access, lighting, surveillance of common areas, entries, bike and mail storage) are already embedded in the SIA baseline and design response.

CPTED principles for the project have been addressed by Barr Planning within the Amendment Report, prepared by staff accredited under the Safer by Design scheme (NSW Police). That assessment is informed by the crime and safety baseline established in the exhibited SIA (Section 5.5, Safety and crime context; BOCSAR data, December 2025) and applies a structured risk assessment (AS/NZS ISO 31000) to the five most prevalent local crime types, rating robbery/break and enter, motor vehicle theft and other stealing offences as moderate risk, malicious damage to property as low risk, and domestic violence related assault as high risk (reflecting the severity of consequence rather than likelihood).

The amended architectural and landscape design (CKDS Architecture and Xeriscapes) was assessed as appropriately responding to CPTED principles including natural surveillance, access control, territorial reinforcement and space management, with further mitigation measures recommended for detailed design and building management. This Addendum should be read together with, and does not duplicate, that assessment.

5. Overall findings

The proportionate, risk-based approach applied in the exhibited SIA, consistent with the NSW SIA Guideline (DPHI, 2026), remains appropriate for this project.

The revised concept design, with reduced building heights and a reduced dwelling yield (85, down from 113 dwellings), further reduces the scale of the incoming population, from approximately 232 residents (a 15% increase to the immediate community) under the scheme exhibited in December 2025, to approximately 182 residents (a 12% increase) under the revised concept.

This reduces the associated demand on social infrastructure, services and open space relative to the scheme exhibited in December 2025, which the SIA already assessed as not generating demand requiring new or augmented provision. The revised concept therefore further reduces the scale of potential social impacts relative to those assessed in the exhibited SIA and does not alter the assessment findings or overall conclusions of that assessment.

On this basis, and having regard to the proportionate, risk-based approach adopted in accordance with the NSW SIA Guideline (DPHI, 2026), together with the evidence and analysis presented in the exhibited SIA, the supporting technical assessments and this Addendum, AAP Consulting considers that the social impacts and community infrastructure implications of the project have been appropriately assessed. Collectively, these documents provide a robust and proportionate evidence base to respond to the matters raised in CN's letter to DPHI dated 18 February 2026 (Section 1.8 - Public Benefit and Attachment A - Social Impact Assessment).

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