



Social Impact Assessment

271-273 Alfred Street, North Sydney

Submitted to Department of Planning Housing and Infrastructure to
on behalf of Tara Shore Pty Ltd AFT John Taylor Family Trust

Prepared by Colliers Urban Planning

3 July 2026 | 2250486



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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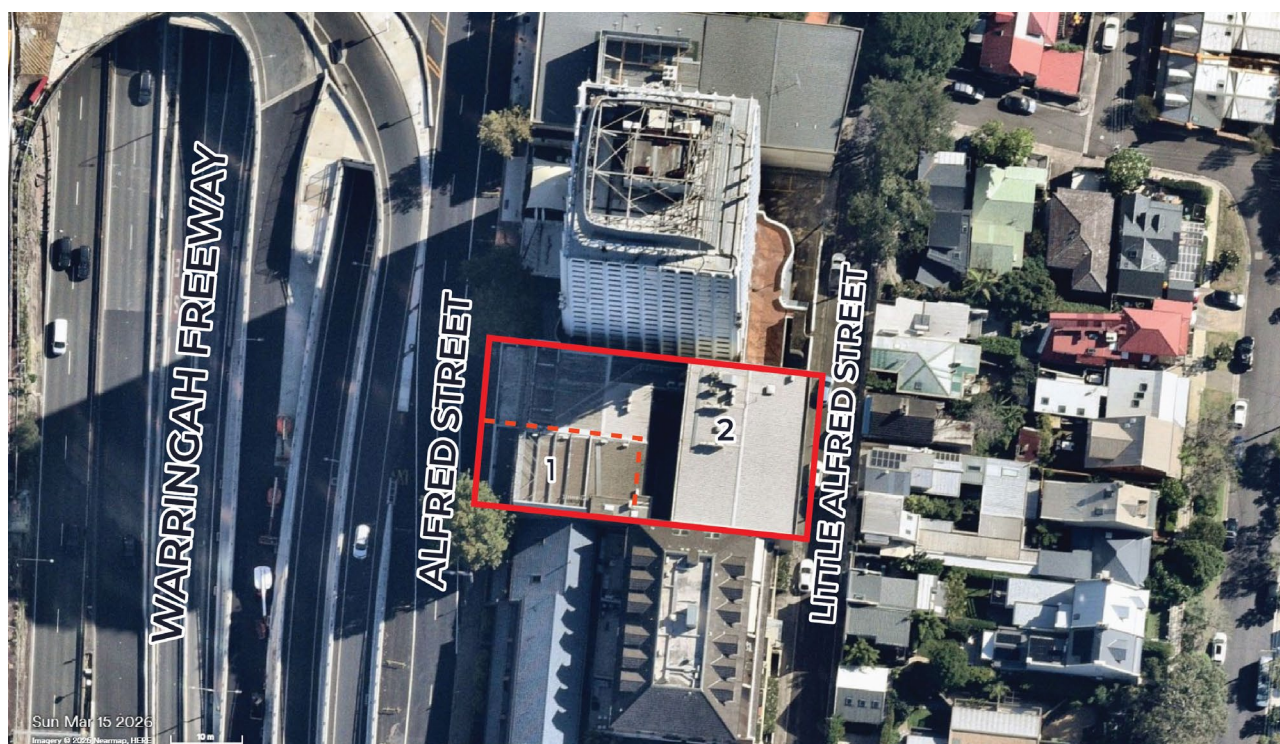
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1.0 Introduction

This Social Impact Assessment (SIA) has been prepared by Colliers Urban Planning on behalf of Tara Shore Pty Ltd ATF John Taylor Family Trust (‘the Applicant’) in support of a State Significant Development Application (SSDA) identified as SSD-103541730 which seeks approval for a 38-storey mixed-use housing development, located at 271-273 Alfred Street North Sydney (the site).

The site is located within the North Sydney Local Government Area (LGA). The site comprises two allotments which are legally identified as Lot 1 DP 532504 (271 Alfred Street) and SP6830 (273 Alfred Street). It is rectangular in shape and has street frontages to Alfred Street to the west and Little Alfred Street to the east (both measuring approximately 23m). The existing building on the site is a three-storey commercial building. A site aerial is provided in **Figure 1** below.



- The Site
- 1 Lot 1/DP532504
- 2 CP/SP6830

⊕ NOT TO SCALE

Figure 1 Site aerial map

Source: Nearmap / edited by Colliers Urban Planning

The proposal was declared State Significant Development (SSD) in State Significant Declaration Order (No.15) 2025 (the Order), which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the Housing Delivery Authority (HDA) pathway, including a concurrent rezoning proposal to the North Sydney Local Environmental Plan 2013 (North Sydney LEP).

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant and bicycle storage area;
 - Commercial tenancies on Level 2;
 - Residential uses on levels 3 and above, comprising 95 apartments.

- Landscaping and public domain works;
- Extension and augmentation of services and infrastructure as required; and
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to RL 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing and managed by a CHP for a period of at least 15 years.

For a detailed project description refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

1.1 Approach

The SIA has been prepared in accordance with the following documents:

- Social Impact Assessment Guideline for State Significant Projects ('the SIA Guideline') (NSW DPHI, 2026)
- Technical Supplement (NSW DPHI, 2025).

The report has regard to relevant federal, state and local policy frameworks and strategic drivers, in particular the SIA Guideline.

The SIA draws on the analysis of the current and forecast social conditions of the defined study area/s, along with details of the proposed development, to assess its likely social impacts. It also draws on the outcomes of community consultation that has been specially undertaken to inform the SIA.

The purpose of this report is to analyse the potential social impacts that may arise from the development, during construction and operational phases. It subsequently recommends appropriate social mitigation and benefits optimisation measures.

1.2 Secretary's Environmental Assessment Requirements

The SIA has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) issued for the project on 12 February 2026 (SSD – 103541730).

Table 1-1 *Secretary's Environmental Assessment Requirements*

Item no.	Requirement	Relevant section of this report
4	Relevant Issues: Social and Economic: • Urban Design • Affordable Housing • Public Interest	7.7
18	Social Impact: The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the Social Impact Assessment Guideline for State Significant Projects.	Chapter 7

1.3 Qualifications of Report Authors

The SIA Guideline requires authors are 'suitably qualified persons' who hold appropriate qualifications and have relevant experience in social science or related areas. The lead author's qualifications, experience and demonstrated understanding of social impacts is outlined below.

Name: Sarah George

Qualifications, experience, and professional memberships BA Sociology/Psychology, 20+ years Social Planning experience, IAIA Member.

Date the SIA was completed: 3 July 2026

I confirm the SIA contains all relevant information, and understand my legal and ethical obligations, and that none of the information in the SIA is false or misleading.



Signed:

Table 1-2 *SIA authors' qualifications*

Author	Qualifications and experience
Sarah George Social Planning Consultant Lead Author	BA Sociology/Psychology Sarah has over 20 years' experience as a Social Planning Consultant preparing social and community impact assessments and undertaking community engagement. Sarah has prepared countless Social Impact Assessments for SSDA and DAs in NSW, VIC & QLD.
Joseph Wey Senior Consultant, Social Strategy and Engagement <i>Contributing Author</i>	BA Anthropology/Development Studies, MHeritCons Joe has 4+ years' experience across social research and community engagement for statutory and strategic planning projects in NSW.

2.0 Site context and proposed development

2.1 Site Location and Context

The site is located within the North Sydney Local Government Area (**LGA**), where the Cammeraygal People are the Traditional Custodians of the land. The site is located approximately 450m walking distance from the North Sydney Train Station and 900m walking distance from the Victoria Cross Metro Station.

The site is located within the Alfred Street Precinct, a block characterised by commercial and low-rise residential development. It forms the eastern most extent of the North Sydney Central Business District (**CBD**) within the North Sydney Planning Area in accordance with the *North Sydney Development Control Plan 2025* (**North Sydney DCP**). The Alfred Street Precinct includes a block comprising 283, 275, 271-273, and 263-269 Alfred Street and 4 Little Alfred Street.

The site is separated from the core CBD by the Warringah Freeway and importantly is not located in the North Sydney Centre for the purpose of the North Sydney LEP. Key areas of open space in proximity to the site include Anderson Park, located approximately 500m to the east of the site and Milson Park, located approximately 550m to the south-east of the site.

The Whaling Road Heritage Conservation Area (**Whaling Road HCA**) is located to the immediate east of the site, and immediately north of the Alfred Street Precinct. The Whaling Road HCA is characterised by small scale housing, including Victorian Georgian, Victorian Filigree and Federation style dwellings.

A site location and context map is provided in **Figure 2** below.

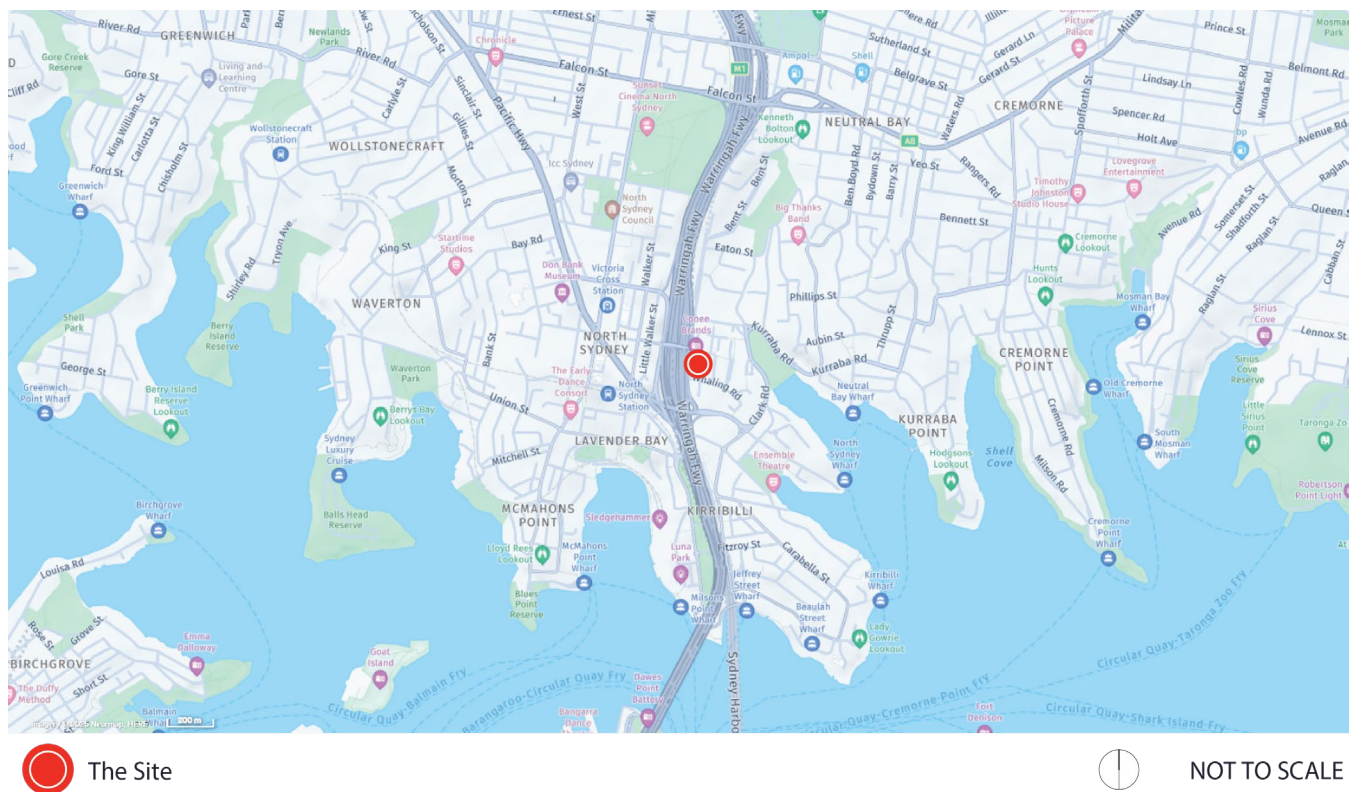


Figure 2 Site location and context map

Source: Nearmap / edited by Colliers Urban Planning

2.2 Site Description

The site comprises two allotments which are legally identified as Lot 1 DP 532504 (271 Alfred Street) and SP6830 (273 Alfred Street). It is rectangular in shape and has street frontages to Alfred Street to the east and Little Alfred Street to the west (both measuring approximately 23m).

There are no heritage items located on the site, nor significant vegetation or watercourses. The site slopes downwards to the north-east.

A site aerial is provided in **Figure 3** below.

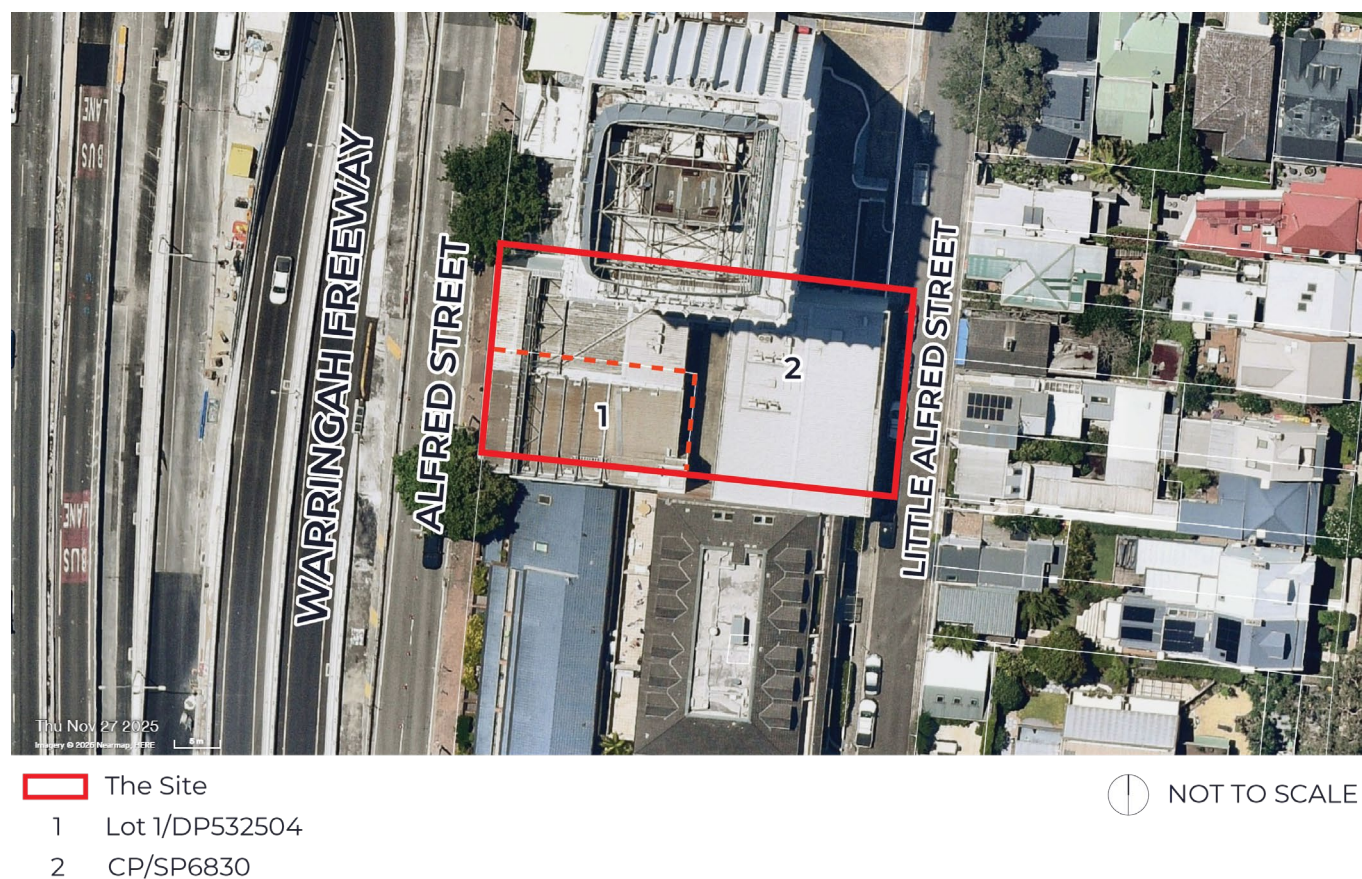


Figure 3 Site aerial map

Source: Nearmap / edited by Colliers Urban Planning

2.2.1 Transport and Access

2.2.1.1 Pedestrian Access

Pedestrian entrances to the building are provided via two stairwells on Alfred Street, and one located on Little Alfred Street.

2.2.1.2 Vehicle Access

The existing development also has two vehicular entrances, with one on Alfred Street and one on Little Alfred Street.

2.2.1.3 Public Transport

The site benefits from access to public transport infrastructure, including metro, train and bus services. The site is located approximately 550m from the Victoria Cross Metro Station, providing connection between Sydenham and Tallawong. The site is also located approximately 450m from the North Sydney Train Station, which services the T1 and T9 lines to Gordon, Penrith, Richmond and Hornsby. Additionally, there are multiple bus stops located between 400-600m from the site along the Pacific Highway, Blue Street and Miller Street, providing connection to Neutral Bay, the Sydney CBD, Cammeray, Crows Nest, Gladesville, Epping, Lane Cove, Chatswood, Lindfield and Willoughby.

2.3 Existing Development

The existing building on the site is a three-storey commercial building with vehicular access provided off Little Alfred Street.

Images of the existing development are shown in **Figure 4** below.



The Alfred Street Precinct, viewed from Arthur Street looking east.



The site, looking south-east from Alfred Street



The site looking south-west from Little Alfred Street



The site, looking east from Alfred Street

The site, looking south-east from Alfred Street

The site, looking north-west from Little Alfred Street.

Figure 4 Existing development

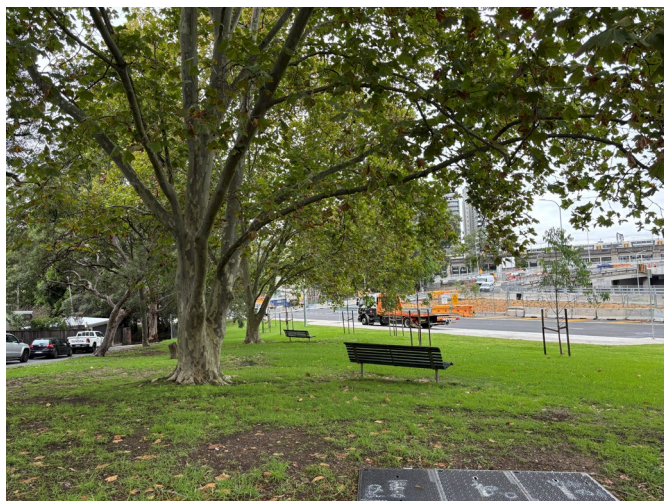
Source: Colliers Urban Planning

2.4 Surrounding Development

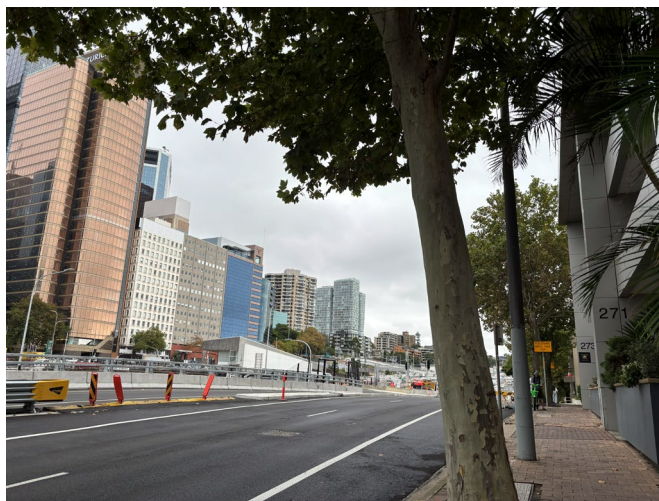
Although the site is located within the Alfred Street Precinct which is primarily characterised by commercial uses, the surrounding context of the site is varied and includes the following:

- **North:** To the immediate north of the site is 275 Alfred Street which is proposed to be redeveloped, as described in **Section 1.2.3**. Further north is 283 Alfred Street, which is a three-storey commercial building. Beyond that is low density residential development, involving various individual heritage items within the Whaling Road HCA.
- **East:** To the immediate east of the site is Little Alfred Street which provides vehicular access to the properties within the Alfred Street Precinct as well as the street address for a mix of low-rise residential terraces to the east (located within the Whaling Rod HCA). Further east is Anderson Park and Neutral Bay.
- **South:** To the immediate south of the site is 263-269 Alfred Street and 4 Little Alfred Street. The development at 263-269 Alfred Street comprises a mix of commercial and residential development. Multi-dwelling housing is also located at 263-269 Alfred Street which contains a street frontage to Little Alfred Street to the east. Further south and across from Whaling Road is a pocket park surrounded by residential heritage buildings also within the Whaling Road HCA. Further south is the suburb of Kirribilli.
- **West:** To the immediate west of the site is Alfred Street, and beyond that is the Warringah Freeway. On the western side of the Warringah Freeway is the North Sydney CBD, including the North Sydney Train Station and the Victoria Cross Metro Station.

Images of the surrounding development are shown in **Figure 5** below.



Area of open space to the south of the site



North Sydney CBD, looking north-west from the site



5 Little Alfred Street, to the east of the site.



The Alfred Street Precinct, viewed from Mount Street.



4 Little Alfred Street, to the south of the site.



Little Alfred Street, looking south.



263 Alfred Street, looking north



283 Alfred Street, looking south



Neutral Street, looking north

Figure 5 *Surrounding development*

Source: Google Maps

2.5 Emerging development

North Sydney is an area undergoing considerable change influenced in part, by access to the high-speed Metro, and is subject to substantial redevelopment.

An overview of the nearby approved and future proposals in North Sydney is illustrated on **Figure 6** and listed in Table 2-1.



Figure 6 Surrounding Future Development

Source: Nearmap / Edited by Colliers Urban Planning

Table 2-1 Surrounding Future Development

No.	Address	Proposal	Status
1	107 Mount Street, North Sydney	DA58/2022 - Demolition of existing commercial office building and construction of a new 37-storey commercial tower.	Approved – March 2023
2	63-83 Walker Street, North Sydney	DA97/2021 - Demolition of existing buildings and construction of 26-storey commercial building.	Approved – April 2022
3	146 Arthur Street, North Sydney	SSD-61000021 – Demolition of existing buildings and construction of a 46-storey build-to-rent development.	Approved – October 2025
4	153-157 Walker Street, North Sydney	SSD-8259909 – Demolition of existing buildings and construction of a 51-storey mixed use tower, comprising residential apartments, hotel accommodation and ground-floor retail.	Under Assessment
5	110-122 Walker Street, North Sydney	DA19/2021 - Demolition of existing structures, basement excavation and construction of a 53-storey commercial tower	Approved – June 2022
6	100 Walker Street, North Sydney	DA32/2022 - Demolition of an existing commercial building and construction of a 48-storey commercial building	Approved – August 2022
7	105-153 Miller Street, North Sydney	SSD-83956216 - adaptive re-use and alterations and additions to a commercial building for a 21-storey tertiary institution with ground floor retail.	Approved – March 2026

No.	Address	Proposal	Status
8	173-179 Walker Street, North Sydney	SSD-67175465 – demolition of existing buildings and construction of two residential flat buildings (12 storeys and 30 storeys).	Approved – December 2025
9	15 Blue Street, North Sydney	SSD-86299960 – demolition of existing buildings and construction of a 30-storey mixed use tower.	Pending Lodgement
10	5 Blue Street, North Sydney	SSD-86270706 – demolition of existing buildings and construction of a 29-storey mixed use development comprising residential accommodation, commercial premises, and the upgrade of Blue Street Plaza.	Pending Lodgement
11	275 Alfred Street (part of Alfred Street Precinct)	SSD-86992219 - Demolition of the existing office building and construction of a 39-storey shop top housing development containing: - 184 apartments - 10 basement levels containing 172 carparking spaces - Retail ground floor uses	Under assessment

2.6 Proposed development

2.6.1 Objectives of the Proposal

The proposal involves two components: proposed development and proposed rezoning. Both components of the proposal are driven by the following principles:

- Demonstrate the strategic and site-specific merit of accommodating the proposed mixed-use development on the site;
- Respond to the housing challenges facing Sydney by boosting the provision of housing, including affordable housing, in an accessible location;
- Demonstrate that the site is capable of accommodating an uplift in planning controls, while maintaining appropriate amenity outcomes to adjacent residential development; and
- Deliver an activated ground plane with retail tenancies and a through-site link, improving the vibrancy and accessibility of the block (referred to as the 'Alfred Street Precinct').

2.6.2 Proposed Development (SSD-103541730)

As mentioned above, the proposal was declared as SSD via the Order administered on 10 October 2025, which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site is to be declared as SSD via the HDA pathway. SSD-103541730 seeks consent for the:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces;
 - Commercial and retail tenancies on Levels 1 and 2;
 - Residential flat building on the upper levels (Levels 3-36), comprising 95 apartments (including 21 affordable dwellings)
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.

A more detailed description of proposed works is provided in the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

2.6.3 Proposed Amendment to the North Sydney LEP

To facilitate the proposed built form sought under SSD-103541730, concurrent amendments are sought to the North Sydney LEP pursuant to the concurrent rezoning process facilitated by the HDA pathway.

Specifically, the proposed amendments to the North Sydney LEP comprise:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to RL 166m;
- Amend the maximum floor space ratio from 3.5:1 to 12:1; and
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing and managed by a CHP for a period of at least 15 years.



Figure 5 Artist Impression or Concept Plan

Source: OCG

3.0 Methodology

The assessment of social impacts in this report has been prepared in accordance with the SIA Guideline. SIA involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

This methodology is designed to ensure that the social environment of communities is considered as part of project decision-making. Social impacts vary in their nature and can be positive or negative, tangible or intangible, physically observable, or psychological (fears and aspirations). Social impacts can be quantifiable, partly quantifiable or qualitative. They can also be experienced or perceived differently by different people and groups within a community, or over time.

Ultimately, there can be two main types of social impacts (both positive and negative) that may arise as a result of the proposed development. First, direct impacts can be caused by the proposal which may cause changes to the existing community, as measured using social indicators, such as population, health and employment. Secondly, indirect impacts that are generally less tangible and more commonly related to matters such as community values, identity and sense of place. Both physically observable as well as psychological impacts need to be considered.

3.1 Assessment objectives

This SIA seeks to identify how people will be impacted by the proposal, through:

- Identifying, analysing and assessing any likely social impacts, whether positive or negative, that people may experience at any stage of the proposal lifecycle, as a result of the proposal
- Investigating whether any group in the community may disproportionately benefit or experience negative impacts and proposing commensurate responses consistent with socially equitable outcomes
- Developing social impact mitigation and enhancement options for any identified significant social impacts.

3.2 Assessment structure

The stages in the preparation of the SIA are shown in **Table 3**.

Table 3-1 *Assessment structure*

Element	Location
Introduction of the proposed development and approach	Section 1.0
Overview of site context and proposed development	Section 2.0
Methodology	Section 3.0
Review of relevant policy context at local, state and federal level	Section 4.0
Social baseline analysis of the existing socio-economic environment, involving: • Social locality definition • Demographic analysis, including current and forecast characteristics • Current social and community infrastructure	Section 5.0
Findings of stakeholder and community consultation undertaken identifying community and stakeholder values, concerns and aspirations	Section 6.0
Social impact assessment, involving: • Identification and evaluation of the potential social impacts of the proposed development • Enhancement, management, mitigation and residual impacts	Section 7.0
Concluding comments	Section 8.0

3.3 Social factors for assessment

The SIA Guideline classifies social impacts using a suite of social factors, which forms the core basis of this assessment:



Way of life

How people live, get around, work, play and interact with one another each day



Community

Its composition, cohesion, character, how it functions, resilience, and people's sense of place



Accessibility

How people access and use infrastructure, services and facilities (private, public, or not-for-profit)



Culture

Both Aboriginal and non-Aboriginal - people's shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings



Health and wellbeing

People's physical, mental, social and spiritual wellbeing – especially for people vulnerable to social exclusion or substantial change, psychological stress (from financial or other pressures), access to open space and effects on public health



Surroundings

Access to and use of natural and built environment, including ecosystem services (shade, pollution control, erosion control), public safety and security, as well as aesthetic value and amenity



Livelihoods

Including people's capacity to sustain themselves through employment or business



Decision-making systems

The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

3.4 Social significance rating approach

The assessment includes an assessment of the **social significance** of each impact across the suite of factors, including the **likelihood** of each identified impact, along with the envisaged **duration, extent, and potential to mitigate/enhance**.

Magnitude of impact generally considers the following dimensions:

- Extent – Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations)?
- Duration – When is the social impact expected to occur? Will it be time-limited (e.g., over particular proposal phases) or permanent?
- Severity or scale – What is the likely scale or degree of change? (e.g., mild, moderate, severe)?
- Intensity or importance – How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change?
- Level of concern/interest – How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Each impact has ultimately been assessed and assigned an overall **significance rating**, which considers both the **likelihood** of the impact occurring and the **consequences** should the impact occur. The assessment also sets out recommended **mitigation, management and monitoring measures** for the identified impacts.

Table 3-2 Defining magnitude levels for social impacts

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/ improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/ improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: (NSW DPHI, 2025)

Table 3-3 Defining likelihood levels of social impacts

Likelihood level	Meaning
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: (NSW DPHI, 2025)

Table 3-4 Social impact significance matrix

		Magnitude				
		Minimal	Minor	Moderate	Major	Transformational
Likelihood level	Almost certain	Low	Medium	High	Very high	Very high
	Likely	Low	Medium	High	High	Very high
	Possible	Low	Low	Medium	High	High
	Unlikely	Negligible	Low	Low	Medium	High
	Very unlikely	Negligible	Negligible	Low	Medium	Medium

Source: (NSW DPHI, 2025)

3.5 Information sources

Following are the key data sources and policy documents used to prepare this SIA. A full list of sources used in this SIA is provided in Section 10.0.

- ABS Census of Population and Housing (Australian Bureau of Statistics, 2016 & 2021)
- Housing 2024 – NSW Housing Strategy
- North Sydney Community Facilities Strategy
- North Sydney Community Strategic Plan
- North Sydney Disability Inclusion Plan
- North Sydney Local Housing Strategy

- NSW Housing Targets
- Profile ID population Projections
- Transport for NSW Population Projections

Relevant technical reports (in alphabetical order) used to inform the SIA include:

- Architectural Plans prepared by OCG
- Community Engagement Report prepared by Colliers Urban Planning
- Economic Impact Assessment prepared by Colliers Urban Planning
- Environmental Impact Statement prepared by Colliers Urban Planning
- Noise and Vibration Impact Assessment prepared by Arup
- Transport Impact Assessment prepared by Arup
- View Impact Assessment prepared by Colliers Urban Planning

3.6 Assumptions and limitations

Assumptions applied to complete this SIA include:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- All potential social impacts to the local community and special interest groups that can reasonably be identified have been included in this report.

4.0 Strategic Policy Context

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies. The following key documents have been reviewed:

The following section identifies high-level social drivers for the site, based on a review of federal, state and local policies and strategies.

State Government Policies:

- Apartment Design Guide (ADG)
- Draft Sydney Plan (DPHI, 2025)
- Future Transport Strategy (Transport for NSW)
- Greater Sydney Region Plan – A Metropolis of Three Cities
- Housing SEPP 2021
- Housing 2041 – NSW Housing Strategy
- Multicultural NSW Strategic Plan
- North District Plan
- Northern Sydney Local Health District Strategic Plan
- NSW Ageing Well Strategy
- NSW Disability Inclusion Plan
- NSW Housing Targets 2024–2029
- NSW Women’s Strategy

- NSW Youth Strategy
- TfNSW Guide to Traffic Impact Assessments (2024)
- TfNSW Cycleway Design Toolbox (2020).

Local Government Policies (North Sydney Council)

- North Sydney Community Facilities Strategy
- North Sydney Community Strategic Plan
- North Sydney Development Control Plan (2025)
- North Sydney Disability Inclusion Action Plan
- North Sydney Local Environmental Plan 2013
- North Sydney Local Housing Strategy
- North Sydney Local Strategic Planning Statement (LSPS)
- North Sydney Public Domain / Streetscape Strategies
- North Sydney Reconciliation Action Plan
- North Sydney Social Inclusion Strategy 2024.

Summary of findings

- State and local policy strongly support delivering additional housing supply, including affordable housing, in well-connected locations such as the North Sydney CBD fringe.
- Strategic land use and transport policies consistently encourage mixed-use, high-density development in areas close to rail, metro and key employment centres.
- Local and state social infrastructure frameworks emphasise the importance of community facilities, open space and health services that keep pace with population growth and support wellbeing.
- Inclusion and equity strategies prioritise accessible, safe and socially connected environments, guiding expectations for design quality and community benefit.
- Overall, the proposal aligns with policy directions promoting housing diversity, sustainable density, walkable neighbourhoods and socially inclusive communities in North Sydney.

Table 4-1 Strategic policy drivers

Policy theme	Key implications for the site and assessment
Housing supply, affordability and diversity	• Strong policy support for additional housing in well-connected centres - Housing 2041 prioritises new dwellings in locations with good access to transport, services and jobs, reinforcing the suitability of high-density mixed-use development on the North Sydney CBD fringe (Housing 2041, 2020, pp. 18–21). • Clear direction to improve affordability and support for inclusive communities - Housing 2041 and the Housing SEPP promote affordable housing in high demand areas, with SEPP requirements for infill affordable housing, minimum design standards and retention for 15 years under a community housing provider (Housing 2041, 2020, pp. 28–31; SEPP Housing 2021, cl. 15–22). • Explicit dwelling target for North Sydney LGA - the NSW Housing Targets 2024–2029 allocate 5,900 new dwellings to the North Sydney LGA, signalling a need for substantial uplift in capacity. Strategically located high density development, particularly in well serviced locations such as the CBD fringe, is expected to play a key role in meeting this target (DPHI, 2024, pp. 6–7).

Policy theme	Key implications for the site and assessment
	- Quality and amenity standards integral to high density housing - the Apartment Design Guide requires high performance in solar access, ventilation, and open space to ensure new supply delivers high quality living outcomes (ADG, 2022, Parts 3–4). - Local strategy locates higher density near the CBD. The North Sydney Local Housing Strategy plans for additional dwellings to 2036 and identifies the CBD fringe for mixed use intensification, aligning directly with the proposed development (NS LHS, 2020, pp. 42–48). - Zoning supports mixed use residential development – the MU1 zone under the North Sydney LEP enables residential uses in locations with strong access to employment and services, providing a supportive statutory framework (NSLEP 2013, cl. 2.2).
Land use planning, density and CBD fringe renewal	- The Greater Sydney Region Plan promotes concentrating growth in accessible locations, intensifying development in strategic centres and aligning new high-density housing with transport and jobs (Greater Sydney Region Plan, 2018, pp. 26–31). - The North District Plan identifies North Sydney as part of the Harbour CBD and a key employment and residential centre, encouraging renewal and higher density development in well-connected locations (North District Plan, 2018, pp. 14–18, 40–45). - The Draft Sydney Plan supports implementing housing targets and delivering higher density housing in areas with existing infrastructure capacity, including inner urban precincts such as North Sydney (Draft Sydney Plan, DPHI, 2025, pp. 22–27). - The LSPS reinforces the role of North Sydney CBD as a major employment centre and supports additional mixed use and residential development on its periphery to create a more liveable, walkable and vibrant CBD fringe (North Sydney LSPS, 2020, pp. 16–22). - The North Sydney LEP and DCP guide built form, street activation and mixed use outcomes around the CBD edge, emphasising design quality, public domain improvements and sensitivity to heritage and established residential areas (NS DCP, 2025, Part B and Part C1). - Local place strategies encourage densification that supports local centres, enhances activation and complements the character and amenity of adjacent residential neighbourhoods.
Transport accessibility, connectivity and movement	- The Future Transport Strategy prioritises integrating land use and transport to improve access to jobs and services, promoting high density housing in areas serviced by rail, metro and frequent bus routes (Future Transport Strategy, TfNSW, 2022, pp. 32–39). - Walkability, safe cycling access and reduced car dependence are promoted as foundations of well-designed mixed use centres, particularly in inner Sydney (Future Transport Strategy, 2022, pp. 44–46). - TfNSW guidance supports development in accessible locations close to public transport, encouraging modal shifts away from private vehicles and prioritising safe pedestrian travel (Guide to Traffic Impact Assessments, TfNSW, 2024, pp. 10–15). - Local streetscape and public domain strategies emphasise improving pedestrian permeability, connecting neighbourhoods to the North Sydney CBD and enhancing active transport links across the Alfred Street Precinct (North Sydney Public Domain Framework, 2023, pp. 12–20). - The DCP promotes design that facilitates safe pedestrian movement and supports improved street level activity and access for mixed use and residential buildings (NS DCP 2025, Part C).
Liveability, social infrastructure and community wellbeing	- State strategies emphasise access to essential services, quality public spaces, health care and community facilities as foundations of liveable communities, particularly in areas of population growth (NSW Ageing Well Strategy, 2021, pp. 10–15). - Planning for diverse communities including older people, young people and multicultural communities requires accessible, adaptable and socially connected neighbourhoods (Multicultural NSW Strategic Plan, 2021, pp. 8–11). - Ensuring access to suitable health care and community support services is central to wellbeing, with Northern Sydney Local Health District strategies identifying the need for well-connected and accessible local environments that support healthy lifestyles (NSLHD Strategic Plan 2022–2027, pp. 14–18). - The North Sydney Community Strategic Plan prioritises community wellbeing, connected neighbourhoods, accessible open space, arts and culture, and strong social infrastructure to support population growth (NS CSP 2032, pp. 20–30). - The North Sydney Community Facilities Strategy highlights the need to ensure adequate social infrastructure capacity to meet projected growth, particularly in higher density areas (NS CFS, 2023, pp. 18–25). - Local public domain strategies encourage activation, improved open space, cultural programming and streetscape enhancements to foster social connection and community life in high density areas.
Social inclusion, equity and access for	State inclusion policies emphasise equitable access to housing, services, public spaces and opportunities for participation for people of all ages, abilities, incomes and cultural backgrounds (NSW Women's Strategy, 2023, pp. 12–16).

Policy theme	Key implications for the site and assessment
diverse communities	• The NSW Disability Inclusion Plan promotes accessible environments and inclusive communities, with expectations for new development to incorporate universal design principles and remove barriers to participation (NSW Disability Inclusion Plan, 2021, pp. 18–24). • The Ageing Well Strategy highlights the importance of ageing in place, access to transport, community facilities and safe public spaces for older residents (Ageing Well Strategy, 2021, pp. 22–27). • The North Sydney Disability Inclusion Action Plan sets out local commitments to accessible design, inclusive places and community participation, supporting equitable access across the LGA (NS DIAP, 2022, pp. 9–15). • The North Sydney Reconciliation Action Plan supports culturally safe places, recognition of First Nations communities and inclusive engagement in planning processes (NS RAP, 2023, pp. 6–12). • Local diversity and inclusion strategies reinforce the need for safe, welcoming and accessible neighbourhoods that support multicultural communities, women, young people and families. • The North Sydney Social Inclusion Strategy seeks to build a connected and socially inclusive community where everyone is valued guided by four key principles of inclusion, diversity, collaboration and advocacy.

5.0 Social locality and baseline

This section provides an overview of the subject site and its current social context, in relation to a defined social locality or ‘area/s of social influence,’ reflecting geographies of primary and secondary social impact. The baseline analysis assesses the existing social characteristics of the community within the identified study area/s to better understand the potential community characteristics and specific communities that may experience impacts as a result of construction and operation of the proposal.

It describes the following:

- Community profiles – key demographic characteristics including age, income, employment, cultural and linguistic diversity, household structure, relative levels of advantage and disadvantage, and transport and access, including journey to work travel patterns.
- Community assets – both tangible (social infrastructure) and intangible (human and social capital, community cohesion, community values and connection to place).

5.1 Social locality definition: Area/s of social influence

For the purposes of the SIA, social localities have been defined, taking into consideration the need to factor in both local social impacts and those likely to occur on a broader scale. The areas of social influence have been determined for the proposal based on the consideration of:

- The construction activities and operational uses of the proposal.
- The likely scale and extent of potential direct and indirect impacts and benefits of the proposal on the social factors identified in the SIA Guideline. This includes indirect impacts that are generally less tangible and more commonly relate to matters such as community values, identity and sense of connection to place.
- Cumulative impacts that may impact affected communities as a result of other transport, construction and major urban renewal processes underway within or proximate to the corridor or localities.
- The potentially affected built or natural features that have social value or importance located on or near the construction sites, and the social characteristics of the areas likely to be affected by the proposal, as informed by the social baseline study and other technical assessments that inform the EIS.
- The community and stakeholder groups that would be most likely affected by the direct and indirect impacts, based on stakeholder and community engagement activities, and other available information sources.

Based on the above, this assessment has considered the following ‘areas of social influence’ as shown in **Table 8**.

Table 5-1 Social locality definition

Study Area	Relevance to SIA	Definition in this SIA
Primary Social Locality (PSL)	• Likely to be localised social impacts relating to the immediate surrounds of the site, for example impacts associated with the construction of new buildings (i.e., amenity values, access, noise, air quality) • Longer term impacts such as potential noise, light, traffic and/or increased activity in the area may occur within the close proximity to the proposed development	SA1s 12104141604, 12104141607, 12104141612, 12104141613 and 12104141620
Secondary Social Locality (SSL)	• Understand the broader impacts and benefits that the proposed development will likely have on the surrounding community	Defined as the Suburbs of North Sydney and Neutral Bay (SA2s)

These social localities are shown over the page in **Figure 7** and **Figure 8**.



Figure 7 Primary Social Locality

Source: Nearmap, QGIS, Colliers



Figure 8 Secondary Social Locality

Source: Nearmap, QGIS, Colliers

5.2 Existing community profile

This section provides a summary of the existing demographic characteristics of PSL based on ABS 2021 Census data and benchmarked to the SSL as well as Greater Sydney where relevant.

Summary

- The PSL comprised of a smaller and advantaged communities than the SSL and Greater Sydney. It has more lone-person households, more Australian-born residents, lower median incomes, and higher rates of long-term health conditions and need for assistance. The area has a high share of renters and apartment dwellers, with employment concentrated in Professional, scientific and technical services and Financial and insurance services.
- PSL population is expected to grow from 2,130 residents in 2026 to 2,190 residents by 2041

Table 5-2 Overview of demographics

Category	Key findings
Population and age structure	The PSL has a similar age profile to the SSL. According to the 2021 Census, the PSL had approximately 1,970 residents, compared with 29,660 residents in the SSL. The median age in the PSL (39.1 years) is comparable to the SSL (39.4 years) but higher than Greater Sydney (37.3 years). The PSL also contains a larger proportion of residents aged over 70 (19.5%) compared with both the SSL (13.3%) and Greater Sydney (10.3%). Conversely, the share of residents aged under 25 years in the PSL (17.7%) is on par with the SSL (18.0%) but significantly lower than the Greater Sydney average (30.7%).
Household and family characteristics	PSL comprised of smaller households. Lone-person households accounted for a substantial share of households in the PSL (53.1%), significantly higher than the SSL (42.3%) and Greater Sydney (23.3%). Family households comprised of a relatively smaller share in the PSL (41.7%) compared to the SSL (53.0%) and Greater Sydney (72.6%).
Cultural and linguistic diversity	More Australian born residents. In the PSL, 64.0% of residents were born in Australia, slightly higher than in the SSL (59.0%) and Greater Sydney (61.1%). A further 36.0% of PSL residents were born overseas, including 14.1% from other major English-speaking countries. By comparison, 41.0% of SSL residents were born overseas, with 15.1% originating from other major English-speaking countries. Commonly spoken languages in the PSL include Mandarin, Spanish and Cantonese.
Income and employment	The PSL has relatively lower median income. The PSL has lower median household income at \$105,550 compared to \$125,800 in the SSL and \$108,750 in Greater Sydney. 50.6% of households in the PSL were high-income households, although this share was lower than in the SSL and Greater Sydney. A significant share of PSL residents were employed in Professional, scientific and technical services (22.3%) and Financial and insurance services (14.1%)
Dwellings and tenure	Medium to high density dwellings were the most common dwelling type across the PSL with a significant share of residents living in rented dwellings. 74.0% of PSL residents lived in flats, units and apartments compared to 82.6% in the SSL and 30.7% in Greater Sydney. In the PSL 54.0% of households lived in rented dwellings similar to the SSL (57.0%) but significantly higher than Greater Sydney (36.1%). The PSL had an average household size of 1.8 persons per household compared to 1.9 persons per household in the SSL and 2.7 persons per household average for Greater Sydney.

Category	Key findings
Health/ need for assistance	Higher share of PSL residents lived with some long-term health condition and required need for assistance. Some 45.8% PSL residents indicated they had at least one long-term health condition, a rate exceeding both the SSL and Greater Sydney averages. Mental health conditions and arthritis were the most commonly reported issues. Additionally, 7.6% of PSL residents required assistance with core activities, compared with 2.9% in the SSL and 5.5% across Greater Sydney.
Socio-economic advantage/ disadvantage	The PSL comprised of a relatively advantaged socio-economic community. The PSL is characterised by a relatively advantaged community, with a significant proportion of residents experiencing higher economic status. The SSL similarly reflects high socio-economic conditions and is also considered a relatively advantaged community.

5.3 Potential future community

Population projections show that the PSL is expected to experience lower rates of population growth compared to the SSL between 2021 and 2041. An estimated 2,190 additional people are expected to reside in the PSL by 2041.

Table 5-3 shows the estimated resident population projections between 2021 and 2041.

Table 5-3 Estimate resident population projections

Area		2021	2026	2031	2036	2041
PSL	Population no.	1,990	2,130	2,160	2,170	2,190
	Average annual change		1.4%	0.3%	0.1%	0.2%
SSL	Population no.	66,950	71,470	75,250	78,280	81,240
	Average annual change		1.3%	1.0%	0.8%	0.7%
Greater Sydney	Population no.	5,261,800	5,706,910	6,048,260	6,378,850	6,703,400
	Average annual change		1.6%	1.2%	1.1%	1.0%

Source: ABS ERP 2024, Transport for NSW 2024

5.4 Existing social infrastructure

It is important to consider the provision of key social infrastructure to support the project – such as hospitals, emergency services, schools, and other social and health services. The workforce on site and future residents will place demand on existing infrastructure and services, and any impacts associated with local social infrastructure networks must be identified.

An overview of the existing social infrastructure accessible within and to the social locality is shown in **Table 5-4** and **Figure 8**.

Table 5-4 Key local social infrastructure

Infrastructure type	Overview
Childcare	5 childcare facilities are located within 500m distance west of the Subject Site and include: - Guardian Childcare & Education Walker Street - Guardian Childcare & Education Arthur Street - Lavender Bay Preschool - KU Greenwood Children's Centre - Toybox Early Learning - North Sydney
Education	Cammeraygal Montessori School is located 420m south west of the Subject Site.

Infrastructure type	Overview
Health	4 medical centres are located west of Subject Site within 500m and include: 1 Greenwood Medical Centre 2 North Sydney Plaza Medical Centre 3 Walker Street Doctors 4 Walker Street Doctors
Community and cultural	There are 5 Embassies and one post office located within a distance of 500m west of the Subject Site and include: 1 Consulate of Colombia 2 Consulate-General of The Republic of Fiji 3 Consulate-General of Nepal 4 Consulate-General of The Kingdom of Tonga 5 US Consulate General Sydney
Sport and recreation	Kirribilli Tennis Centre is located 160m south of Subject Site.
Parks and open space	There are 18 Parks and Reserves located within 500m distance of Subject Site and include: 1 Anderson Park 2 Clark Park 3 Warringa Park 4 Doris Fitton Park 5 Wendys Garden 6 Doris Street Reserve 7 Walker Street Road Reserve 8 Margaret Street Road Reserve 9 Spruson Street Road Reserve 10 St Peters Park 11 Willow Tree Park 12 Neutral Street Road Reserve 13 Holdsworth Road Reserve 14 Colindia Avenue Road Reserve 15 Constable Reserve 16 Oberon Park 17 John Thomas Woodward Memorial 18 Winslow Street Road Reserve

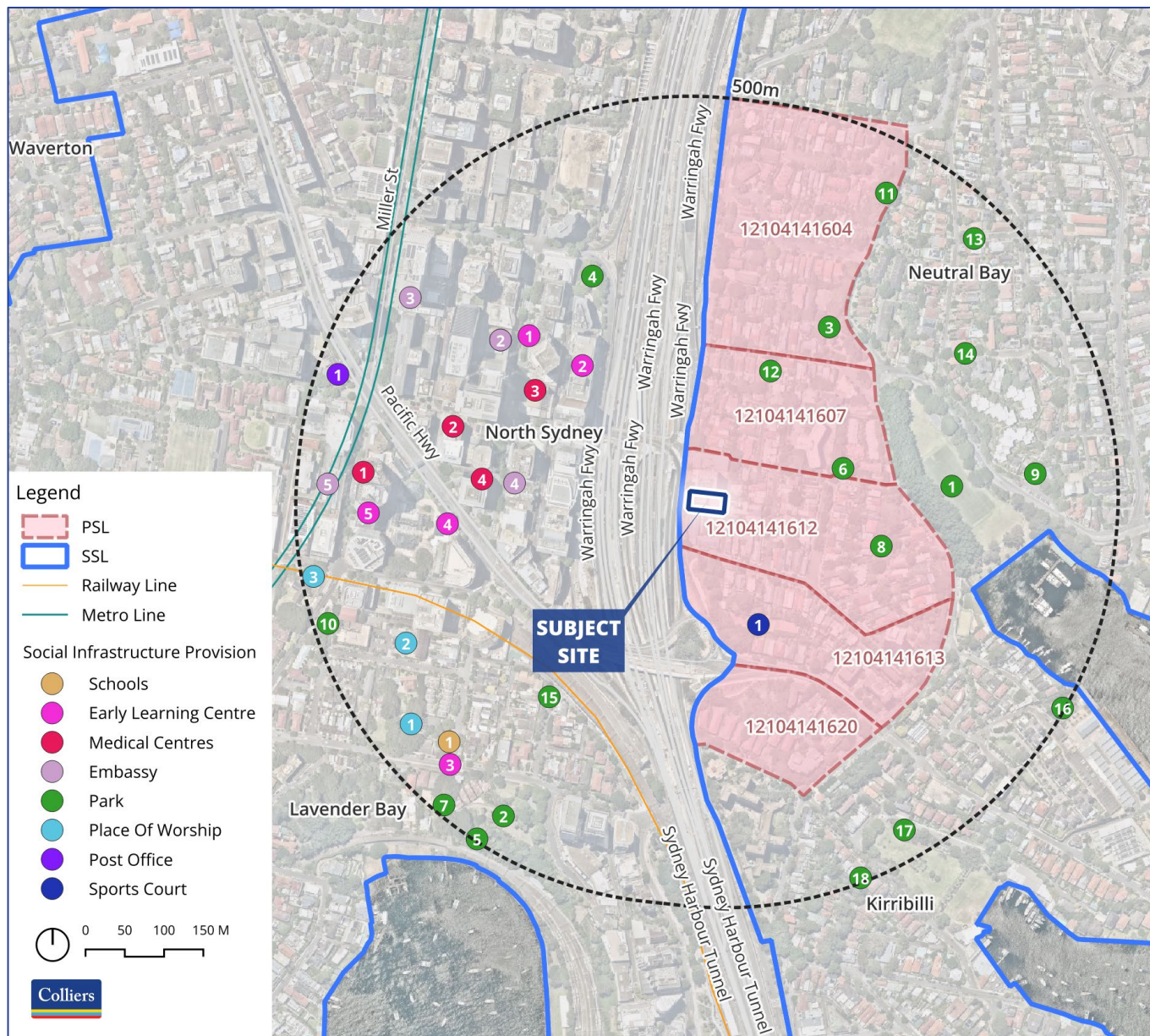


Figure 8 Social Infrastructure Map

Source: Nearmap, QGIS, Colliers

Table 5-5 Social Infrastructure Provision Key

Childcare/Early Learning Centre		Park	
1	Guardian Childcare & Education Walker Street	1	Anderson Park
2	Guardian Childcare & Education Arthur Street	2	Clark Park
3	Lavender Bay Preschool	3	Warringa Park
4	KU Greenwood Children's Centre	4	Doris Fitton Park
5	Toybox Early Learning - North Sydney	5	Wendys Garden
School		6	Doris Street Reserve
1	Cameragal Montessori School, Lavender Bay Campus	7	Walker Street Road Reserve
Medical Centre		8	Margaret Street Road Reserve
1	Greenwood Medical Centre	9	Spruson Street Road Reserve
2	North Sydney Plaza Medical Centre	10	St Peters Park
3	Walker Street Doctors	11	Willow Tree Park
4	Walker Street Doctors	12	Neutral Street Road Reserve
Sports Field		13	Holdsworth Road Reserve
1	Kirribilli Tennis Centre	14	Colindia Avenue Road Reserve
Embassy		15	Constable Reserve
1	Consulate Of Colombia	16	Oberon Park
2	Consulate-General of The Republic of Fiji	17	John Thomas Woodward Memorial
3	Consulate-General of Nepal	18	Winslow Street Road Reserve
4	Consulate-General of The Kingdom of Tonga	Place Of Worship	
5	US Consulate General Sydney	1	Anglican Church
Post Office		2	Catholic Church
1	North Sydney Post Office	3	St. Peter's Presbyterian Church

6.0 Engagement findings

The following section provides an overview of the community and stakeholder consultation undertaken to inform the SIA. The purpose of this section is to highlight values and aspirations relevant to the proposed development. This section has been largely informed by community engagement conducted specifically to inform this SIA, and by other consultation conducted on behalf of the proponent.

Further detail is provided in the Engagement Report prepared by Colliers Urban Planning.

6.1 SIA engagement overview

The following section outlines the community and stakeholder engagement undertaken to inform this SSDA.

6.1.1 SIA engagement activities and participation

As part of the Community Engagement activities undertaken as part of the preparation of the EIS, a link to an SIA Survey was included. The SIA Survey included 18 questions that sought demographic information about survey respondents, as well as sought to understand the values of the local community and their thoughts on the proposed development.

The SIA Survey link was included in a Community Information Notice distributed to 1,040 dwellings.

6.1.2 SIA survey outcomes

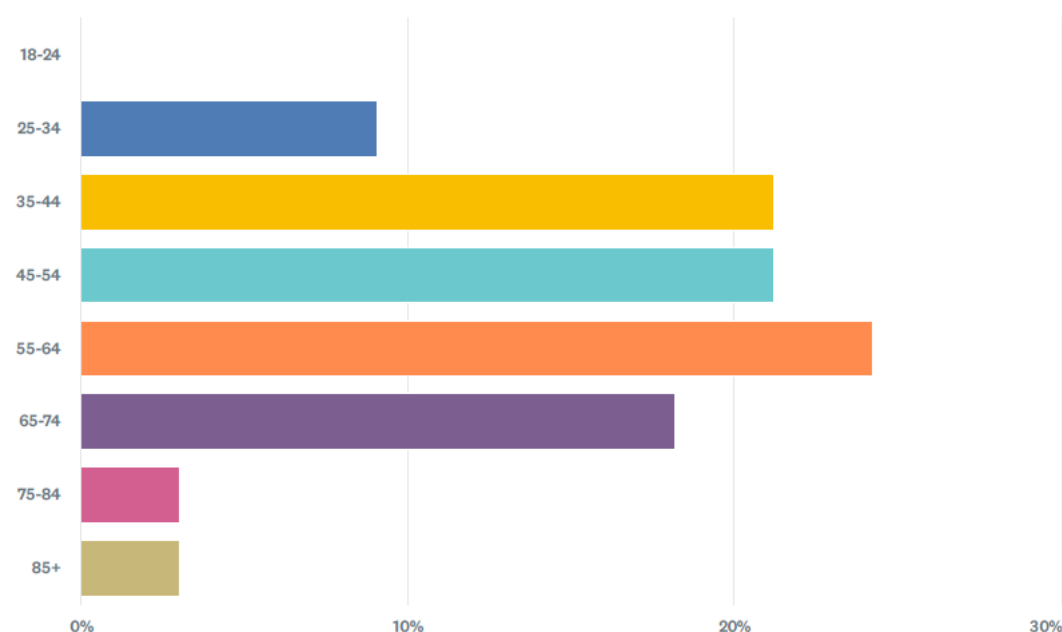
A total of 33 Surveys were completed, with respondents generally identifying as local residents. Overall, feedback from the community acknowledged the need for more housing, and affordable housing but there was strong opposition to the proposed height and impacts associated with the proposed height including shadow, privacy impacts and visual/character impacts.

The survey responses revealed:

A good range of responses from different age groups, except for responses from the 18-24 age group. The most responses were from people aged between 55-64 years:

Q1 33 responses

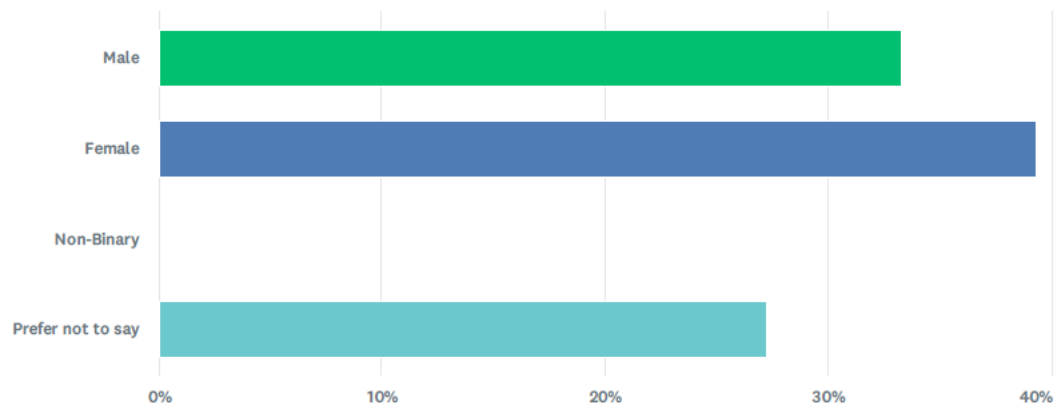
How old are you?



The majority of respondents identified as female:

Q2 33 responses

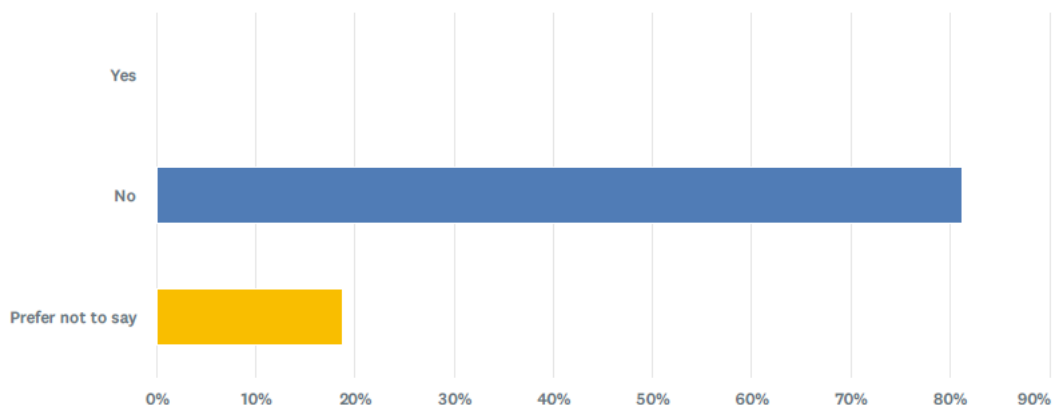
What is your gender?



The majority of respondents did not identify as Aboriginal and/or Torres Strait Islander:

Q3 32 responses

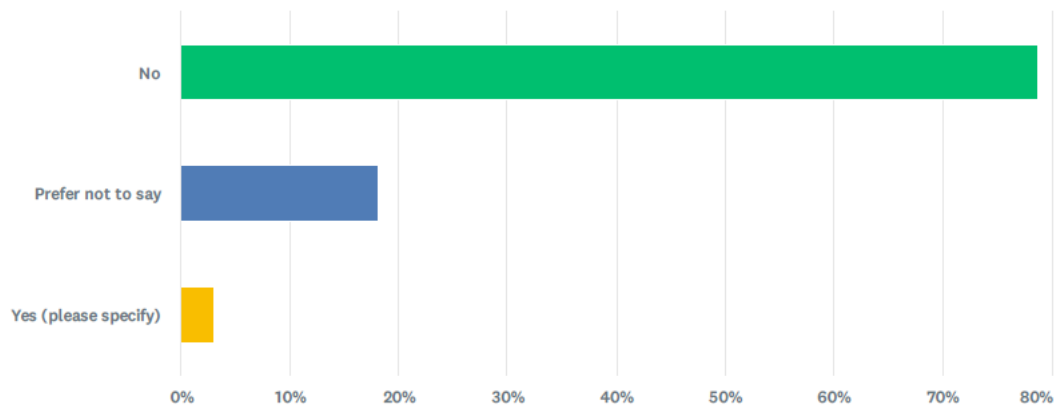
Do you identify as Aboriginal and/or Torres Strait Islander?



The majority of respondents identified that they did not speak a language other than English at home (97%), with one respondent noting they did (Japanese):

Q4 33 responses

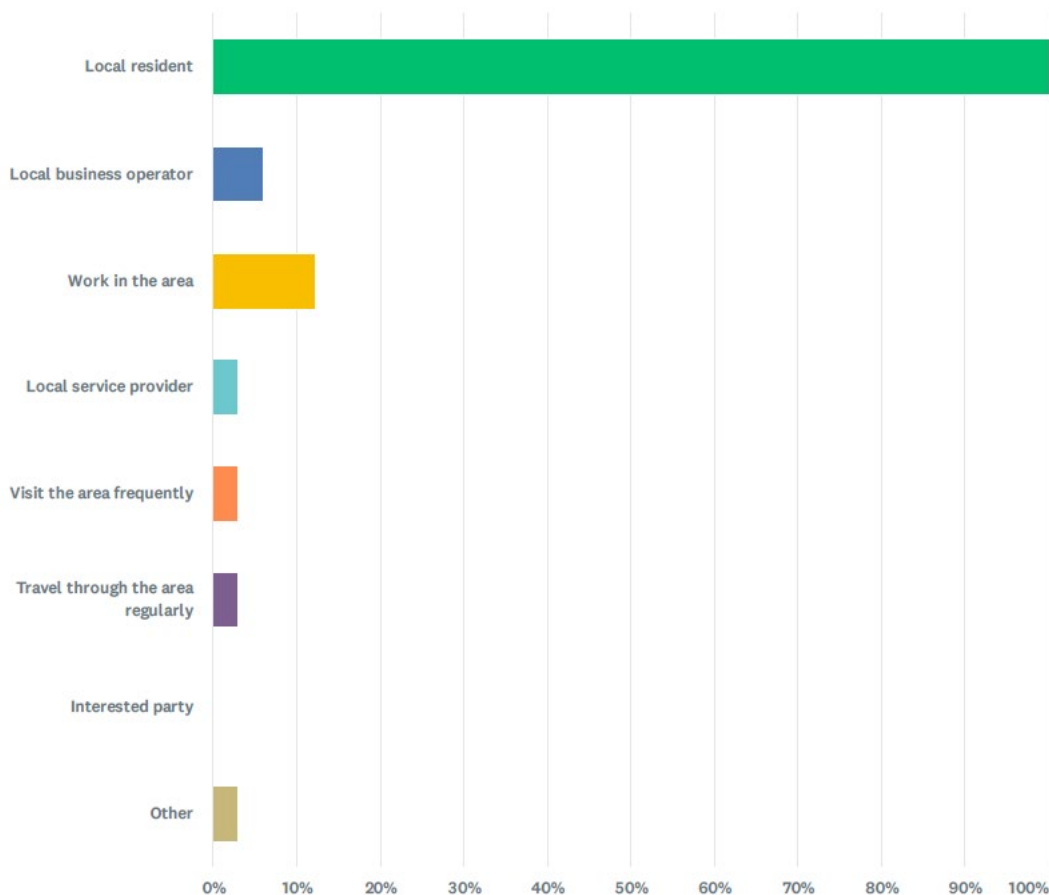
Do you speak a language other than English at home?



The majority of responses were from local residents, with other respondents noting they also worked in the area, operated a business in the area, provided services to the community, visited the area frequently and travelled through the area frequently:

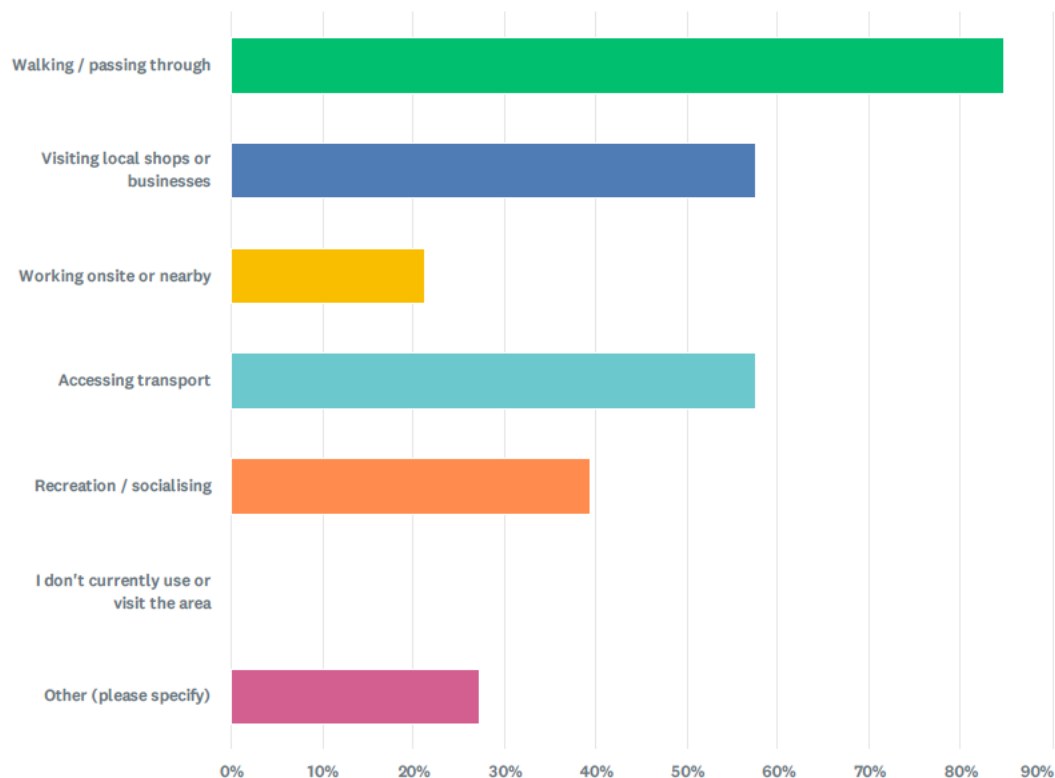
Q5 33 responses

What is your connection to the North Sydney area? (Select all that apply)



When asked how they used the area around the site, the majority of respondents noted they walked/passed through the area; visited local shops or businesses; or accessed transport. A number noted they live in the area:

How do you currently use the area around the site? (Select all that apply)

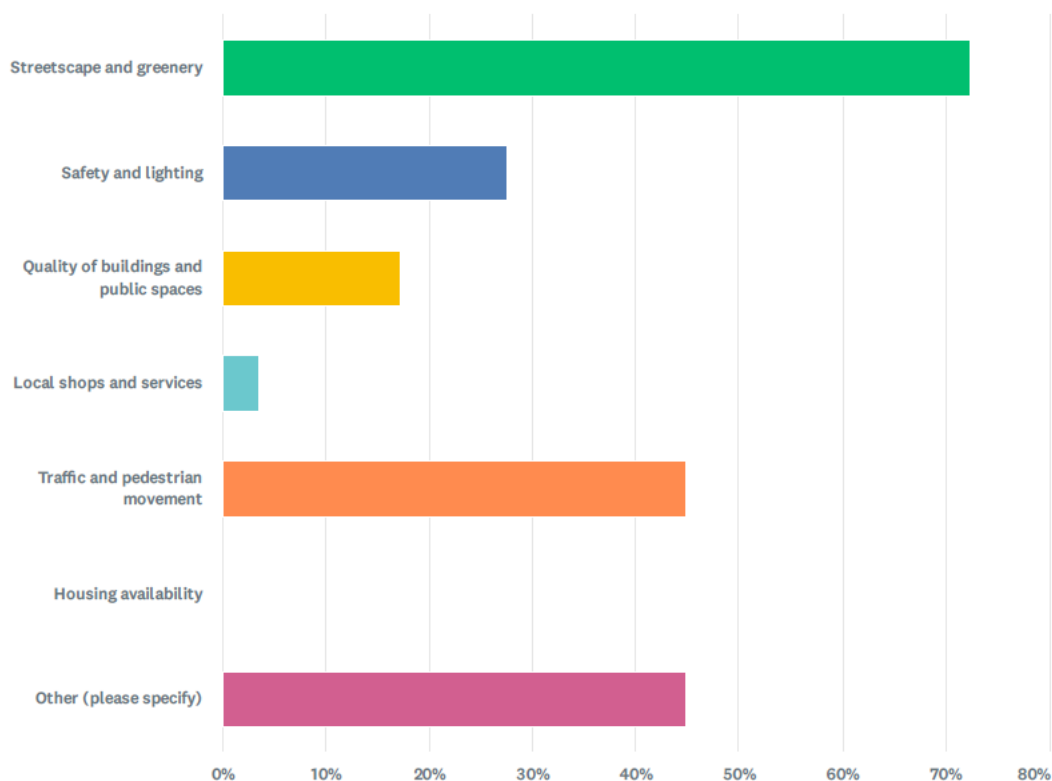


When asked about what respondents valued most about the North Sydney area, the responses included:

- Proximity to the Harbour and Foreshore
- Proximity to Transport
- Schools
- Heritage
- Their home
- Low rise nature of development
- Proximity to amenities
- Quiet
- Access to open spaces and recreation
- Sense of community

When asked about what improvements to the local area respondents would like to see, the following responses were collected:

What would you most like to see improved in the local area? (Select up to three)



Responses to 'other' included:

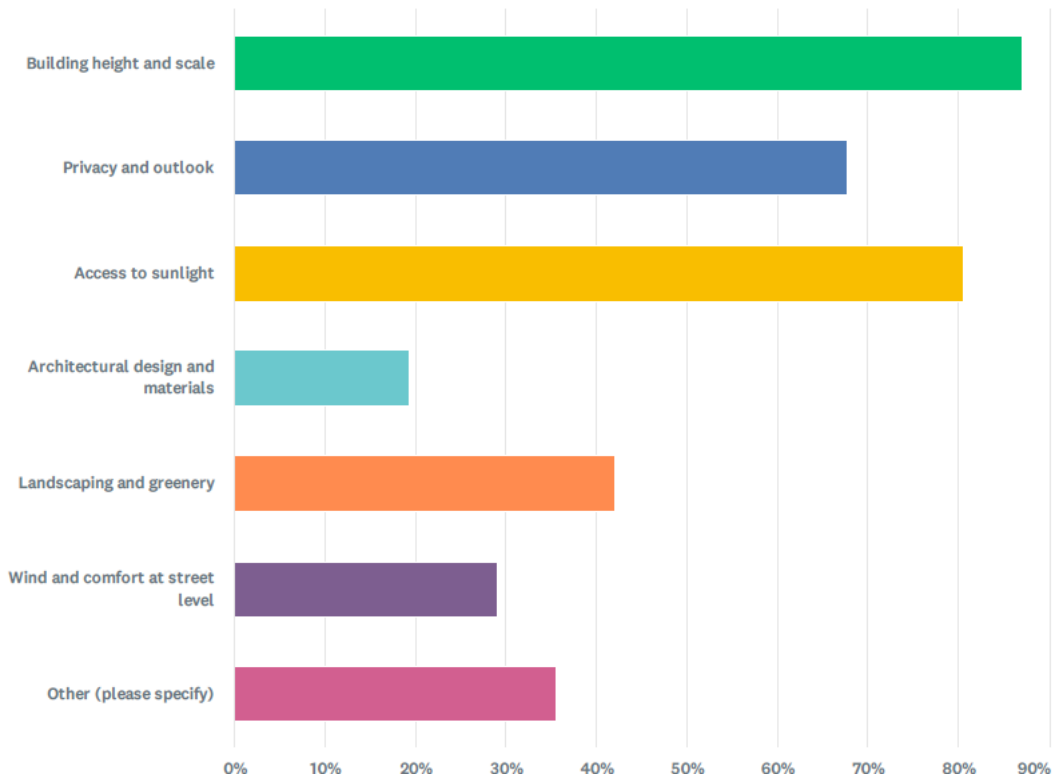
- No need for more shops or services
- Absence of tall buildings
- Less development
- Another high school
- Public school/school options
- Retention of the village atmosphere
- Parking

The survey asked what type of ground floor retail respondents would like to see on the site. The following responses were received:

- Supermarket (8.0%)
- Cafes, restaurant, coffee shop (8.0%)
- Pickleball court (4.0%)
- Medical Centre (4.0%)
- None (68.0%), noting the area is already well serviced.

When asked about what matters most in terms of the design of new buildings in the area, the following responses were received:

What matters most to you in the design of new buildings in your area? (Select up to three)



Responses to 'other' included:

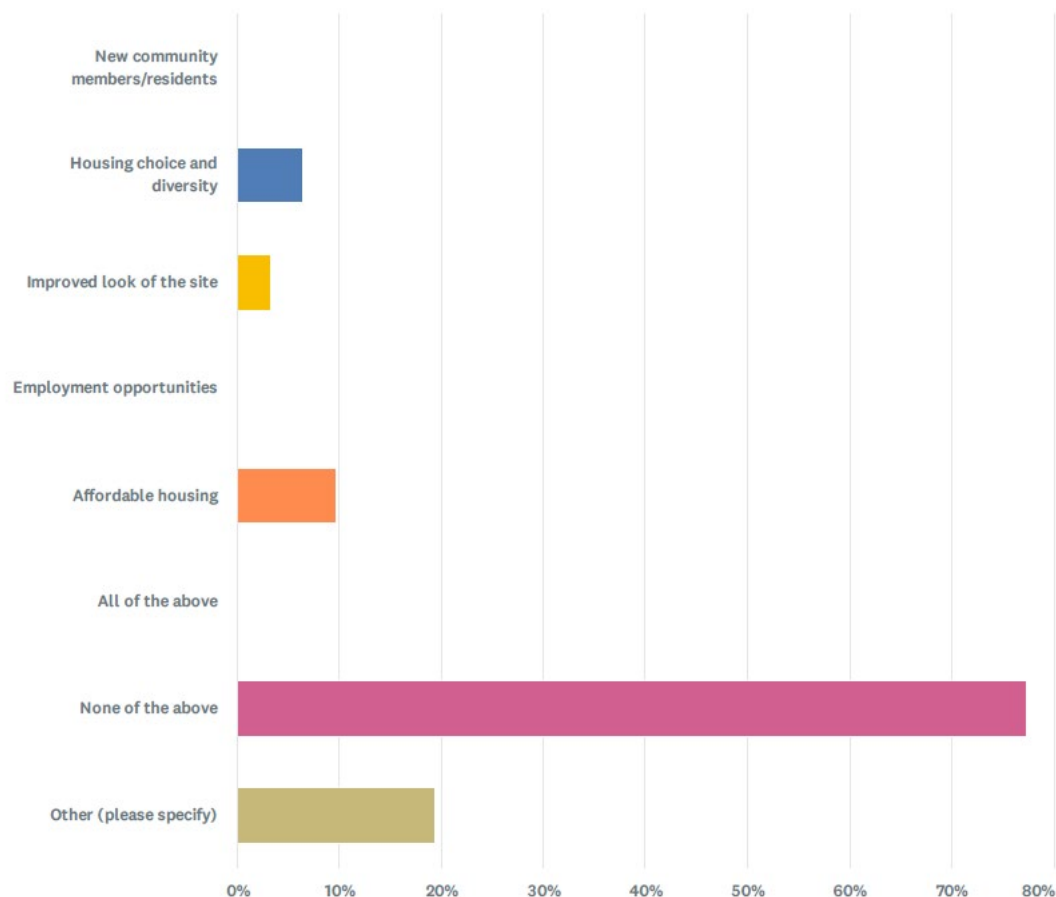
- Access to sunlight to individual dwelling
- Low traffic generation
- Low noise generation
- Privacy impacts
- Parking impacts
- Local area disruption
- Streetscape with multiple buildings proposed

Survey respondents were asked what positive opportunities or benefits they thought the proposal would bring to the area. The majority (70.4%) responded none. Of the other responses, the following benefits were identified:

- Additional housing
- Removal of offices
- Affordable housing

When asked about what parts of the proposal would benefit the community, the majority of responses were 'none of the above'. Some respondents noted some benefits including housing choice and diversity, improved site presentation and affordable housing.

What parts of the proposal do you think most benefit the community? (Select all that apply)



Responses to 'other' included:

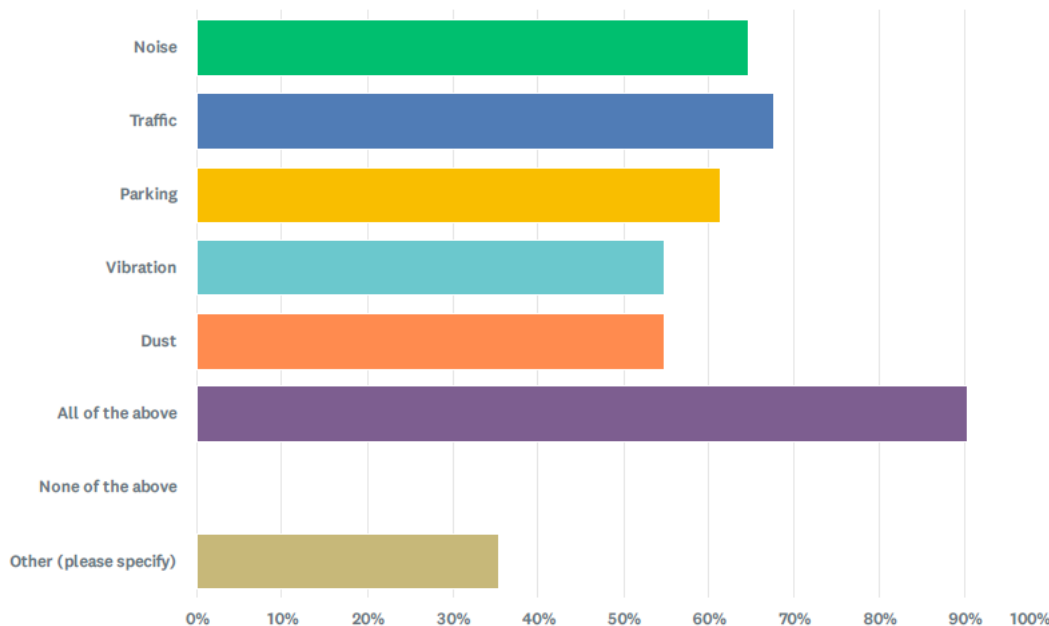
- Removal of offices.

When asked about elements of the proposal that might be negative for the area, the following responses were received:

- Overshadowing
- Privacy/overlooking
- Traffic
- Pedestrian safety
- Construction related impacts (noise, trucks, parking, duration of construction)
- Street accessibility
- Parking impacts
- Impact on heritage area
- Impact on local infrastructure (schools).

When asked about construction related impacts, the following responses were received:

Which of the following impacts are you concerned about during construction?
(Select all that apply)



Other responses noted:

- Historic/existing issues with Warringah Freeway Upgrade works and communication associated with the works
- Traffic and parking
- Deliveries
- Safety (pedestrian and vehicle)
- Overlooking
- Transition from high to low density
- Disruption over a long period of time with the proposed development and adjacent developments.
- Cumulative impacts with concurrent Freeway Upgrades.
- Environmental impacts

Question 17 asked what respondents would like to see if the project is ultimately approved:

- the majority noted they would like it if the proposal did not proceed (42.3%)
- 34.6% responded that they would like to see a building of the same height as existing, or significantly lower
- A suggestion for the adaptive reuse of the existing building and it being turned into residential units
- New public amenity including seating, a vege garden, pickleball court
- Condition reports and repairs
- More trees and vegetation
- Long term affordable housing
- Limited parking
- Food and beverage uses on the ground floor.

6.2 Other engagement outcomes

Colliers Urban Planning have prepared an Engagement Report that details the engagement activities undertaken for the proposal.

Feedback from the community recorded in that report, gathered through a community information webinar, stakeholder meetings, email enquiries and a 1800 number identified the following themes:

- Height, bulk and scale

- Solar access and overshadowing
- Privacy and view impacts
- Heritage impacts
- Traffic, parking and access
- Precinct evolution and cumulative development
- Public domain and retail
- Construction impacts.

7.0 Social Impact Assessment

The following section sets out the assessment of material social impacts arising from the proposed development and recommended responses, including measures to enhance social benefits and mitigate potentially negative impacts, across the suite of factors set out in the SIA Guideline. The assessment has been based on the information available to date, and is a desktop study, informed by a review and analysis of available documents relevant to the proposal and outcomes of community engagement to inform the SIA.

7.1 Scoping

The Social Impact Scoping Study represents the first stage of the social impact assessment process and provides an early identification of the likely positive and negative social impacts associated with the proposed development. It applies the NSW SIA Guideline to establish the scope of further assessment by examining the project context, social baseline, policy alignment and preliminary stakeholder considerations.

Positive impacts identified

- Increased supply of well-located housing: Delivery of new dwellings in close proximity to major transport, employment and services, supporting sustainable, transit-oriented living.
- Provision of affordable rental housing: Inclusion of 15 percent affordable housing managed by a Community Housing Provider, improving access for moderate-income and key-worker households.
- Improved pedestrian permeability and activation: An activated ground plane and through-site link enhance walkability, passive surveillance and local convenience.
- Local economic benefits: Construction phase employment and increased patronage for nearby businesses, with ongoing jobs through future retail activity.

Negative impacts identified

- Construction-related disruption: Temporary impacts such as noise, dust, vibration, truck movements and temporary access changes for nearby residents and workers.
- Overshadowing, privacy loss and visual impacts: Long-term changes to amenity for nearby low-rise homes and heritage dwellings, including altered outlooks and greater overlooking from the tower form. Rated as high negative.
- Cumulative character change: Multiple concurrent developments within the Alfred Street Precinct contribute to broader shifts in scale, streetscape character and resident experience, also rated as high negative.
- Increased demand on community infrastructure: Additional pressure on nearby open spaces, community facilities and local services, particularly given the older demographic in the Primary Social Locality.
- Changes to sense of place and community identity: Precinct-wide renewal may influence how long-term residents perceive neighbourhood character, with mixed views anticipated about increased density and activity.

Several adverse impacts, including overshadowing, privacy and cumulative character change, are rated as high negative, triggering the requirement for a full Social Impact Assessment under the NSW SIA Guideline.

7.2 Key impacted communities

Considering the project and site context and background, community profile and strategic drivers, the following individuals and communities are likely to be impacted by the proposal.

Highly impacted and sensitive receivers' stakeholders

- Immediate residential neighbours
 - Residents living directly adjoining the site on: Little Alfred Street (east and west interfaces), Bray Street (north of the precinct), Ormiston Avenue (north and north-east of the precinct)

- Landowners and occupants within the Alfred Street Precinct
 - Landowners and future occupants of 283 Alfred Street, 275 Alfred Street, 263 to 269 Alfred Street, 4 Little Alfred Street

Other local stakeholders within the Primary and Secondary Social Localities

- Residents of the Primary Social Locality (PSL): Households living within the SA1s that frame the immediate precinct: SA1s 12104141604, 12104141607, 12104141612, 12104141613 and 12104141620
- Residents of the Secondary Social Locality (SSL): Broader residential communities within the suburbs of North Sydney and Neutral Bay
- Residents of the Whaling Road Heritage Conservation Area: Households located directly east and north-east of the site within the heritage conservation area boundaries.

Future stakeholders

- Construction workforce: Workers situated on and around the Alfred Street Precinct throughout the construction period.
- People seeking housing in the local area: Future tenants and owners who will occupy new dwellings within the redevelopment.
- Future retailers and commercial tenants: Businesses that will operate within the ground floor retail tenancies along Alfred Street and the proposed through-site link.
- Future visitors: People accessing retail tenancies, the through-site link and the surrounding precinct once operational.

Institutional stakeholders

- North Sydney Council
- NSW Department of Planning, Housing and Infrastructure (DPHI)
- Transport for NSW (TfNSW)
- NSW Department of Education / School Infrastructure NSW

7.3 Overview of impact assessment findings

The Social Impact Assessment identifies a combination of positive and negative social impacts associated with the proposed development at 271–273 Alfred Street, North Sydney. The assessment has been informed by the defined social localities, the social baseline, the strategic policy context, engagement undertaken to date and the Social Impact Scoping Study and has been prepared in accordance with the NSW Department of Planning, Housing and Infrastructure Social Impact Assessment Guideline (2025).

Overall, the proposal is expected to deliver clear social benefits, particularly through the provision of well-located housing, including affordable housing, in proximity to public transport, employment and services. These benefits align strongly with state and local housing, transport and social inclusion objectives and are expected to be experienced over the long term during the operational phase.

The assessment also identifies material negative social impacts, primarily relating to changes in residential amenity and the experience of change for nearby communities. The most material negative impacts relate to:

- Overshadowing, privacy and visual change affecting nearby residential properties
- Cumulative change to local character and sense of place within the Alfred Street Precinct

These impacts were identified as high negative and remain material following further assessment. These, along with traffic and parking concerns, were noted as key areas of concern in the SIA Survey responses.

Temporary construction-related impacts on amenity, access and daily routines are also anticipated. While these impacts are time-limited, they are expected to be experienced more intensely due to the proximity of sensitive residential receivers and the likelihood of overlapping construction activity within the precinct.

Incremental demand on local social infrastructure and open space is expected to occur as a result of population growth associated with this and other nearby developments. While this impact is assessed as low to moderate in isolation, it contributes to the broader cumulative experience of density and change.

Cumulative social impacts are a key consideration for this proposal. Multiple impacts, including construction disruption, changes to amenity, shifts in sense of place and increased infrastructure demand, are likely to be experienced in combination with other developments within the Alfred Street Precinct. These cumulative effects are most likely to be felt by residents closest to the precinct and those living near heritage interfaces.

Mitigation and enhancement measures have been identified to manage negative impacts and enhance positive outcomes.

Table 7-1 Summary of social impacts

Description of impact	Stakeholders affected	Proposal phase	Social impact category	Pre mitigated social significance rating	Mitigated residual social significance rating
Increased supply of well-located housing in proximity to transport, services and employment. The proposal delivers new dwellings within walking distance of major public transport nodes, improving access to well-located housing in an area with strong employment, services and connectivity. This supports sustainable travel and reduces reliance on private vehicles.	• Future residents of the development. • People seeking well-located rental and ownership housing within the North Sydney LGA. • Residents living the Primary Social Locality (PSL) including those in apartment buildings immediately surrounding Alfred Street and Little Alfred Street. • Workers in the North Sydney CBD fringe who may seek housing close to employment	Completion	• Way of Life • Community • Accessibility	Almost certain + Moderate = High (positive, ongoing)	High (positive, ongoing)
Provision of affordable housing managed by a Community Housing Provider. The proposal includes affordable rental dwellings retained for 15 years, improving access to secure, well-located housing for moderate-income households and key workers currently facing affordability pressures in North Sydney.	• Moderate-income households who are priced out of North Sydney's rental market. • Key workers employed in nearby employment clusters (e.g. North Sydney CBD), who benefit from living closer to shift-based or long-hour roles. • Future tenants housed through a Community Housing Provider allocation process. • Residents of surrounding apartment buildings in the PSL who may benefit from	Completion	• Accessibility • Community • Livelihoods • Health and Wellbeing	Almost certain + Moderate = High (positive, ongoing)	High (positive, ongoing)

Description of impact	Stakeholders affected	Proposal phase	Social impact category	Pre mitigated social significance rating	Mitigated residual social significance rating
	a more diverse resident profile and housing mix.				
Activation of the ground plan and improved pedestrian permeability through a through-site link. The development introduces an activated street interface and a publicly accessible link that enhances walkability, passive surveillance and local convenience for residents, workers and visitors.	- Residents living on Alfred Street and Little Alfred Street who move through the precinct, and within the PSL. - Workers in nearby commercial buildings within the Alfred Street Precinct. - Visitors and customers of future ground-floor retail uses. - Pedestrians travelling between the North Sydney CBD fringe, Alfred Street, and nearby open spaces (Anderson Park and Milson Park)	Completion	- Way of life - Surroundings - Accessibility	Likely + Minor = Medium (positive, ongoing)	Medium (positive, ongoing)
Local construction employment and increased economic activity. Construction will generate short-term employment and support local suppliers. Longer term employment benefits will be generated through new retail spaces and building management and operations.	- Construction workers engaged across Alfred Street Precinct. - Local cafes, small businesses and retailers on Alfred Street, North Sydney CBD fringe, and Kirribilli/North Sydney interface that may experience increased patronage. - Future retail tenants located within the building's activated ground plane. - Suppliers and service providers supporting	During construction and ongoing.	- Livelihoods - Community	Almost certain + Minor = Medium (positive, Temporary and ongoing)	Medium (positive, Temporary and ongoing)

Description of impact	Stakeholders affected	Proposal phase	Social impact category	Pre mitigated social significance rating	Mitigated residual social significance rating
	construction and future site operations.				
	Nearby residents, particularly of Little Alfred Street who are closet to construction activity and truck movements.				
Temporary construction impacts on amenity, access and daily routines. Nearby residents, workers and pedestrians may experience noise, dust, vibration, truck movements and temporary access changes, affecting day -to-day routines, particularly given the proximity of residential dwellings.	- Residents of Little Alfred Street who are closest to construction activity and truck movements. - Residents of Bray Street and Ormiston Avenue who may be affected by construction noise and changed access. - Residents of the Whaling Road Heritage Conservation Area using local streets near the site. - Workers in nearby buildings who rely on Alfred Street and Little Alfred Street for pedestrian access.	Construction	- Surroundings - Way of life - Health and Wellbeing	Almost certain + Minor = Medium (negative, temporary)	Medium
Overshadowing, privacy and visual change for nearby residential properties. The tower will alter outlooks and introduce potential overlooking and overshadowing, particularly for low-rise dwellings nearby. This may change how residents use private open space and influence perceived amenity.	- Residents of apartment buildings and terraces on Little Alfred Street with direct line-of-sight to the proposed tower. - Residents of Bray Street and Ormiston Avenue who overlook the site. - Residents living within the Whaling Road Heritage Conservation Area, particularly those whose	Ongoing	- Surroundings - Way of Life - Community - Health and wellbeing	Likely = Moderate = High (negative, ongoing)	Medium

Description of impact	Stakeholders affected	Proposal phase	Social impact category	Pre mitigated social significance rating	Mitigated residual social significance rating
	dwellings face west towards the Alfred Street Precinct. Future residents of adjacent Alfred Street Precinct developments who share outlook and amenity interfaces.				
Incremental demand on community infrastructure, open space and social services. New residents will increase use of local parks, health services and facilities. These demands are moderate but add to cumulative pressures in an already high-density locality.	- New residents of the development who will use local parks, services and facilities. - Existing households in the PSL who already rely heavily on Anderson Park and Milson Park for recreation. - Older residents living in nearby apartment buildings who may rely on nearby health and community services.	Ongoing	- Accessibility - Health and wellbeing - Community	Possible + Minor = Low (negative, ongoing)	Low
Cumulative change to local character due to three concurrent developments within the Alfred Street Precinct. Multiple redevelopment projects will collectively increase building scale, activity and movement across the precinct, creating layered visual and amenity changes for nearby residents.	- Residents of Little Alfred Street, Bray Street and Ormiston Avenue who experience combined construction and built form change from multiple developments. - Residents of the Whaling Road Heritage Conservation Area who may be sensitive to precinct-wide changes to scale and character.	Construction and ongoing	- Surroundings - Community - Way of life	Likely + Moderate = High (negative, ongoing)	High

Description of impact	Stakeholders affected	Proposal phase	Social impact category	Pre mitigated social significance rating	Mitigated residual social significance rating
	- Future residents within neighbouring sites at 283 Alfred Street, 275 Alfred Street, 263–269 Alfred Street and 4 Little Alfred Street. - Businesses and workers operating in the Alfred Street Precinct experiencing precinct-wide construction and activation changes.				
Changes to sense of place and community identity associated with long-term precinct renewal. The evolving built form, demographic profile and activity patterns may alter how residents identify with and experience the area, with some welcoming renewed vibrancy and others perceiving loss of familiar character.	- Long-term residents of the PSL and SSL who have strong attachments to the established character of the Alfred Street Precinct. - Residents adjacent to the Whaling Road Heritage Conservation Area who value the small-scale Victorian and Federation streetscape. - Residents of apartment buildings in Little Alfred Street and Alfred Street who experience shifts in population density and precinct identity.	Ongoing	- Community - Culture - Decision making systems	Possible + Moderate = Medium (negative, ongoing)	Medium

A detailed assessment of each social impact is provided over the following sections.

7.4 Positive impacts

7.4.1 Increased supply of well-located housing

The proposal will deliver 95 new dwellings in a highly accessible inner-urban location within walking distance of North Sydney Station and Victoria Cross Metro. This represents a positive social impact through increasing housing supply in proximity to public transport, employment, services and open space, supporting sustainable travel patterns and reduced reliance on private vehicles.

The proposal includes a mix of one, two, three, and four bedroom dwellings to support the future population of the North Sydney area. The *Economic Impact Assessment* (EIA) prepared by Colliers Urban Planning highlights minimal housing growth in the area with a consistent declining trend in housing approvals. The additional housing mix and type provides opportunities for a diversity of households and residents, and to address the shortfall in new housing.

The majority of dwellings proposed are three-bedroom providing housing able to accommodate families which may attract a more diverse household type in an area where lone person households are more common.

The social baseline identifies strong demand for housing in the Primary and Secondary Social Localities, characterised by high rates of renting, smaller household sizes and a comparatively older population. The addition of new housing in this location responds directly to these conditions and aligns with state and local policy directions seeking to concentrate growth in well-serviced locations.

This impact is expected to be experienced primarily during the operational phase and will provide ongoing benefits to future residents, as well as broader benefits to the local community through improved housing choice and increased residential activity supporting local services.

Impacted communities

- Future residents of the development, including singles, couples and downsizers seeking proximity to transport and services
- People seeking housing within North Sydney LGA, including renters and purchasers
- Existing residents within the Primary Social Locality, who may benefit indirectly from increased activity and service viability

Key evidence

- Policy context: Housing 2041, the Draft Sydney Plan and the North District Plan support additional housing in accessible centres, particularly near heavy rail and metro infrastructure.
- Social baseline: The PSL has a high proportion of renters, apartment dwellers and older residents, indicating demand for well-located, lower-maintenance housing.
- Engagement: Feedback provided from the community during the consultation process included an acknowledged need for additional housing and affordable housing in the area.

Enhancement measures

- Ensure compliance with the Apartment Design Guide to maximise residential amenity.
- Clearly communicate dwelling mix and tenure in project materials to manage expectations.

Likelihood	Magnitude	Social significance rating	Residual rating with enhancement
Almost certain	Moderate	High (positive)	High (positive)

7.4.2 Provision of affordable housing

The proposal includes a commitment to provide 15 per cent of residential GFA as affordable housing, managed by a registered Community Housing Provider for a minimum of 15 years. This represents a significant positive social impact by improving access to secure, well-located housing for moderate-income households and key workers who are otherwise priced out of the North Sydney housing market.

The EIA highlights that housing affordability is a significant challenge within the North Sydney LGA and that there is a high share of households in rental stress. The EIA identifies that along with low levels of new dwellings and low vacancy rates, there have been significant increases in rental costs in the North Sydney LGA (+27.6% for units). There is limited affordable housing within the North Sydney LGA compared to Greater Sydney.

The proposal includes a total of 21 affordable housing units in a highly accessible location. The affordable housing units include one, two and three bedroom dwellings providing opportunities for a range of household types (e.g. lone person, couple and family households).

As noted in Chapter 7.4.1, many existing households in the area are lone person households, with a smaller number of family households. The proposed mix of affordable units proposed contributes to a diverse population.

Affordable housing in this location supports social inclusion, workforce participation and distributive equity, particularly given the proximity to major employment centres and public transport.

Impacted communities

- Moderate-income households and key workers employed in North Sydney and surrounding areas.
- Future tenants allocated through the CHP.
- Broader community, through improved housing diversity and social mix.

Key evidence

- Policy context: Housing SEPP 2021, Housing 2041 and NSW Housing Targets strongly support affordable housing delivery in accessible locations.
- Social baseline: Median incomes in the PSL are lower than the SSL, and housing costs are high relative to incomes.
- Project commitments: Affordable housing requirement embedded through the concurrent rezoning process – with a total of 21 dedicated affordable housing units proposed.
- Engagement Outcomes: General community support for the inclusion of affordable housing with some community members identifying a preference of an increase in affordable housing units.

Enhancement measures

- Prepare an Affordable Housing Management Plan in partnership with the nominated CHP, including clear planning for transition/relocation if affordable housing units are to return to market housing at the end of 15 years.
- Provide transparent information on eligibility and allocation processes.
- Integration of affordable housing units within the development, with all residents having access to communal open spaces.

Likelihood	Magnitude	Social significance rating	Residual rating with enhancement
Almost certain	Moderate	High (positive)	High (positive)

7.4.3 Ground plane activation and improved pedestrian permeability

The proposal includes active retail uses at ground level and a publicly accessible through-site link, improving pedestrian permeability within the Alfred Street Precinct. This is expected to enhance walkability, passive surveillance, local convenience and street-level vibrancy.

The ground plane has been designed as a continuous and permeable public domain that aims to draw movement through the site. The through-site link provides direct access from Alfred Street to Little Alfred Street and encourages the wider community onto the site.

Public art is a key feature of the ground floor plane and through-site link with the art conceived and developed in partnership with Country custodians.

The impact will be experienced primarily during operation and will benefit residents, workers and visitors moving through the precinct.

Impacted communities

- Residents and workers within the PSL.
- Pedestrians travelling between Alfred Street, the CBD and nearby open spaces.
- Visitors to future retail uses.

Key evidence

- Policy context: North Sydney DCP and public domain strategies emphasise activation and permeability.
- Baseline: The precinct currently functions as a transitional edge between the CBD and residential areas.
- Project design: through-site link connecting Alfred Street to Little Alfred Street positioned and designed to connect directly into the wider public domain network proposed in the precinct plan. The through-site link invites the community onto the site and activate the ground floor plane. Public art inspired by Country is proposed for the through-site link.
- Engagement: Community suggestions for uses on the ground floor plane included a supermarket, food and beverage uses, allied health/medical centre uses. Feedback also requested a passive use of retail that will not generate noise or significant activity at night.

Enhancement measures

- Deliver high-quality public domain materials and landscaping.
- Provide clear wayfinding and lighting.

Likelihood	Magnitude	Social significance rating	Residual rating with enhancement
Likely	Minor	Medium (positive)	Medium (positive)

7.4.4 Construction employment and local economic activity

Construction of the proposal will generate short-term employment opportunities and support local suppliers, with longer-term employment associated with retail and building operations. This represents a positive, though time-limited, social and economic benefit.

The EIA estimates the proposed development will generate construction phase employment of 680 job-years and a total direct value-add to the economy of \$120 million.

On operation, the proposed development is expected to deliver Full Time Equivalent (FTE) employment of 20 jobs and a total value-add to the economy of \$3.2 million per annum.

In addition, the future residential population on the site is anticipated to result in benefits to existing local benefits via retail expenditure. The EIA estimates this additional retail expenditure is likely to be in the order of \$3.9 million per year including spending on food, liquor and groceries, food catering, non-food items and services.

Impacted communities

- Construction workforce.
- Local businesses and suppliers.
- Future retail tenants.

Key evidence

- Economic context: Construction activity contributes to local employment and spending.
- Project scope: Construction and operational uses identified in the EIS.

Enhancement measures

- Prioritise local procurement where feasible.
- Provide advance notice of construction impacts to nearby businesses.

Likelihood	Magnitude	Social significance rating	Residual rating with enhancement
Almost certain	Minor	Medium (positive)	Medium (positive)

7.5 Negative impacts

7.5.1 Temporary construction-related disruption to amenity, access and daily routines

Construction activities will generate temporary impacts including noise, dust, vibration, construction traffic and temporary changes to pedestrian and vehicle access. Given the proximity of residential dwellings, these impacts may disrupt daily routines and reduce amenity for nearby residents and workers during the construction phase.

A *Preliminary Construction Traffic Management Plan* (CPTMP) prepared by Arup accompanies the application. The CTMP includes strategies to minimise impacts on pedestrian and cyclist safety and movements, maintaining public transport and general traffic access, minimising impact to existing traffic on adjacent roads and intersections, minimising the loss of on-street parking, maintaining access to and from adjacent properties, restricting construction vehicle movements to designated routes to and from the site, managing and controlling construction vehicle activity near the site and ensuring construction activity is carried out in accordance with approved working hours.

A *Noise and Vibration Impact Assessment* prepared by Arup accompanies the application. That Assessment strategies to minimise noise impacts associated with construction and notes the preparation of a Noise and Vibration Management Plan (NVMP) prior to construction. A key recommendation is ongoing community consultation prior to the commencement of any works to advise of the contact person and the mitigation and management process and complaints process.

Other strategies include:

- The choice of equipment.
- The erection of hoarding and acoustic barriers.
- Vibration monitoring.
- Notification of works that are anticipated to be noisy.
- A clear complaints process with neighbouring residents having the contact details of the site manager.

In addition, regular respite periods will be provided through worker break times (e.g. lunch), and no work to be permitted on Sundays.

A separate Preliminary Construction Environmental Management Plan (CEMP) prepared by GenUrban Projects Co accompanies the application. The CEMP details the proposed management of the construction process including deliveries, WHS, and environmental Management to minimise impacts on nearby properties relating to noise, vibration, traffic, dust, odour, stormwater and dilapidation.

This impact will also have cumulative effects with the development at the two neighbouring sites. This is discussed further in Section 7.6 Cumulative Impacts.

Impacted communities

- Residents on Little Alfred Street, Bray Street and Ormiston Avenue.
- Residents within the Whaling Road HCA.
- Workers and pedestrians using Alfred Street and Little Alfred Street.

Key evidence

- Baseline: High density of residential receivers close to the site.
- Engagement: Community feedback expressed concern with construction related impacts, including traffic, parking, noise and damage to properties.
- Technical assessments: Noise and Vibration Assessment including preliminary Construction and Environment Management Plan, and traffic management during construction.

Mitigation measures

- Prepare and implement a Construction Management Plan.
- Limit construction hours in accordance with permit requirements.
- Provide regular communication to neighbours.
- Clear complaints process.

- Respite periods (e.g. during worker breaks).

Likelihood	Magnitude	Social significance rating	Residual rating with mitigation
Almost certain	Moderate-Major	Medium (short term)	Low

7.5.2 Overshadowing, privacy and visual change affecting residential amenity

The proposed tower will introduce long-term changes to outlook, overshadowing and privacy for nearby residential properties, particularly low-rise dwellings on Little Alfred Street and within the Whaling Road Heritage Conservation Area. These changes may alter how residents use private and communal spaces and influence perceptions of residential amenity and wellbeing.

As detailed in the *Urban Design Report* prepared by OCG, North Sydney is undergoing significant change, with substantial housing growth being delivered in close proximity to jobs, services and public transport. A number of approved, under-construction and proposed developments within the North Sydney CBD will collectively transform the existing urban character. These developments range in height from RL142 to RL270. The proposed development seeks consent for a height of RL166.5 and is designed to step down from the adjoining proposed development at 275 Alfred Street, which seeks approval for a height of RL173.

Detailed overshadowing studies and solar access assessments have been undertaken to understand the proposal's impacts in the context of existing and planned development. Shadow modelling prepared at two-minute intervals between 9am and 3pm on the winter solstice demonstrates that the proposed building largely sits within the shadow envelope of the approved or proposed development at 275 Alfred Street and the broader North Sydney CBD built form. As a result, the proposal generates only limited additional overshadowing beyond that already anticipated under the evolving urban context.

The *Urban Design Report* identifies 70 residential properties for detailed solar access assessment, including specific analysis of private open space areas. The assessment demonstrates consistency with the solar access requirements of the Apartment Design Guide, with all assessed properties meeting the relevant solar access standards following completion of the proposed development. A more detailed analysis was also undertaken for the properties immediately south of the site, including 263–269 Alfred Street and 4 Little Alfred Street. While some additional overshadowing was identified at 4 Little Alfred Street, these impacts occur on land immediately adjoining the site that is itself subject to ongoing redevelopment considerations.

A detailed review of the five dwellings on Whaling Road identified as potentially sensitive to overshadowing found that private open space areas are unlikely to be materially impacted by the proposal. Existing mature vegetation, built structures and prevailing shadow conditions already influence solar access outcomes at these properties, meaning the proposal would result in minimal additional change. Overall, while some residents may experience changes to outlook and perceived amenity, the detailed analysis indicates that overshadowing impacts are generally minor and occur within the context of substantial planned urban renewal across the North Sydney CBD.

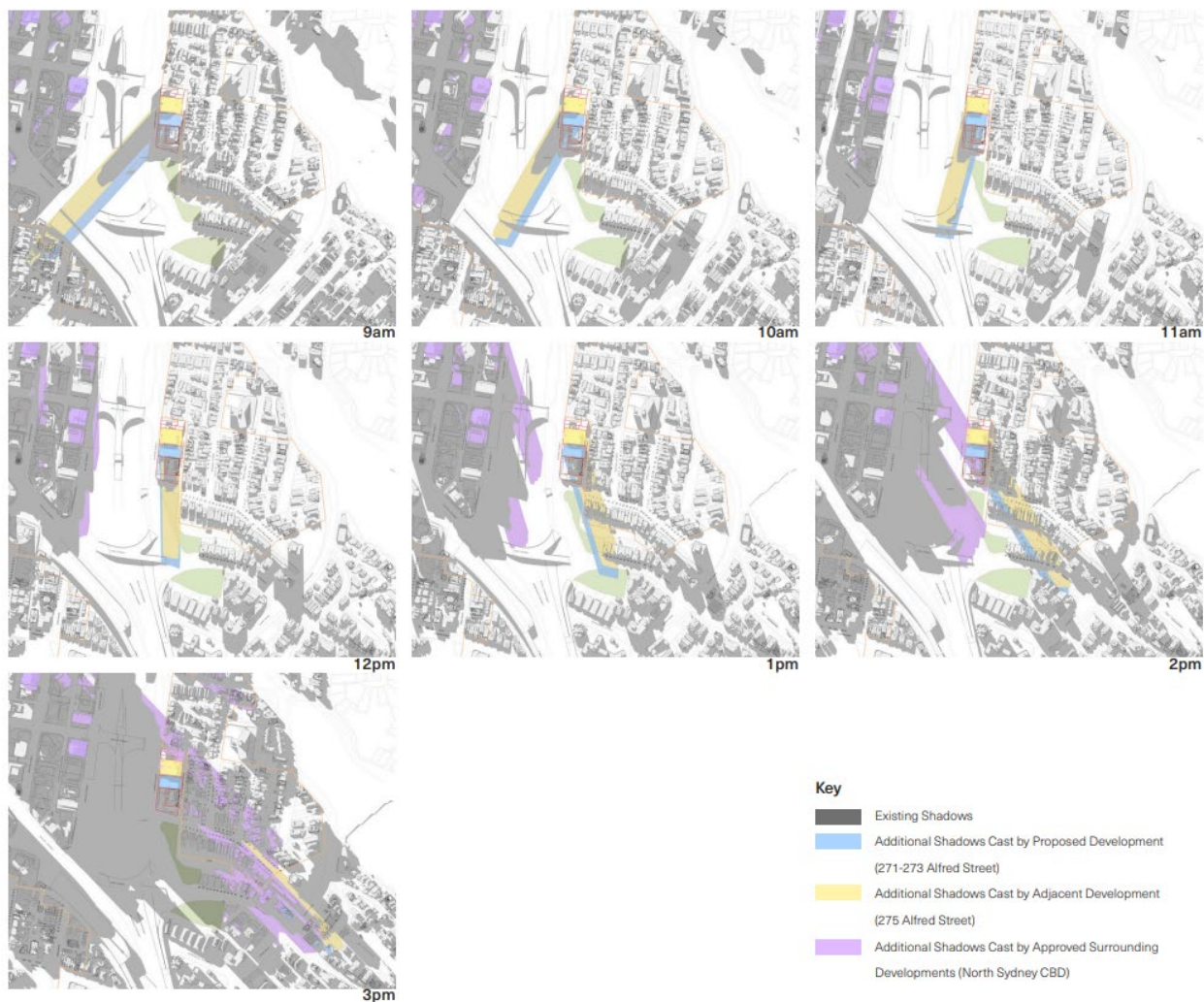


Figure 9 – Shadow studies 21 June

Source: OCG

The View and Visual Impact Assessment (VIA) prepared by Colliers Urba Planning assessed the proposal in the context of views from existing and proposed building s(including the proposed development at 275 Alfred Street) and considered the visual impact of the proposal from a range of viewpoints around the wider area.

The VIA notes that while the proposal results in changes to the built form within a number of private view corridors, the assessment demonstrates that iconic elements (including Sydney Harbour, Sydney Harbour Bridge, the Sydney CBD skyline generally remain visible from existing residential properties and as such, the proposal represents a reasonable planning outcome within the context of the evolving high density commercial area.

In terms of visual impact, the VIA determined that the proposal has the potential for high significance from two nearby Parks (St Leonards Park Harbour View Lawn and Milson Park) and moderately significant visual impacts to residents of Neutral Street and Whaling Road, Doris Fitton Park and the public open space to the south of the site. but that this is not determinative of an unacceptable visual impact.

This impact will also have cumulative effects with the development at the two neighbouring sites. This is discussed further in Section 7.6 Cumulative Impacts.

Impacted communities

- Residents on Little Alfred Street, Bray Street and Ormiston Avenue.
- Residents within the Whaling Road HCA.
- Occupants of neighbouring redevelopment sites.
- Existing residents of dwellings of 95A Ridge Street, 138 Walker Street, 168 Walker Street and future residents of 275 Alfred Street.

- Regular users and visitors to nearby parks, and residents of nearby streets, including St Leonards Park, Doris Fitton Park, Public Open Space to the south of the site, Neutral Street, Whaling Road and Milson Park, with Milsons Park and St Leonards Park being assessed as having the highest significance of visual impact.

Key evidence

- Baseline: Sensitive interface with low-rise and heritage areas.
- Policy context: DCP and heritage controls require careful management of scale transitions.
- Engagement: Key community concern was loss of solar and privacy impacts to outdoor living areas/backyards and visual change to streetscape.
- Technical assessments: Overshadowing studies including consideration of shadow on nearby properties and open spaces in the context of existing and proposed high-density development included in the Urban Design Report; privacy and visual impact analysis considered in the View and Visual Impact Assessment; and the overall design of the proposal as described in the architectural plans and Urban Design Report.

Mitigation measures

- Balconies are sized and positioned to provide usable, weather protected private open space while managing acoustic impacts from the Freeway and minimising overlooking to existing properties.
- The façade incorporates articulation, setbacks and material variation to create visual interest and minimise visual bulk.
- The articulated tower form, 6m upper-level setbacks and 3m wide east to west through-site link and sculpting assist in reducing perceived visual bulk.
- Proposal has been designed to facilitate future and equitable development across the Alfred Street Precinct.

Likelihood	Magnitude	Social significance rating	Residual rating with mitigation
Almost certain	Moderate-Major	High (negative)	Medium (negative)

7.5.3 Increased demand on local social infrastructure and open space

New residents will incrementally increase demand on nearby parks, health services and community facilities. While the scale of demand is modest, it contributes to cumulative pressures in an already high-density area.

A combined approximate number of new dwellings in the Alfred Street Precinct including 275 Alfred Street (184 Dwellings), 271-273 Alfred Street (95 dwellings) using the average number of people per dwelling in the suburb of North Sydney of 1.9 will result in an anticipated increase in population in the precinct of approximately 532 people.

The subject proposal includes a range of on-site amenity for residents, to reduce demand on local infrastructure, including a wellness centre; gym; and communal terrace area.

Public spaces are provided through ground floor activation and the proposed through-site link.

This impact will also have cumulative effects with the development at the two neighbouring sites. This is discussed further in Section 7.6 Cumulative Impacts.

Impacted communities

- New residents.
- Existing residents of the PSL and SSL, including older residents.

Key evidence

- Baseline: Proximity to Anderson Park and Milson Park; older demographic in PSL suggesting an existing higher need for medical care.
- Policy: Community Facilities Strategy emphasises monitoring capacity, Open Space Strategy identifies some areas of inadequacy in terms of open space in the LGA (not North Sydney).
- Engagement: Community feedback noted increased demand for schools and childcare.

Mitigation measures

- Provide high-quality communal open space within the development.
- Improve pedestrian access to nearby parks.

- In conjunction with the proponents of the two other developments in the precinct, undertake a Social Infrastructure Needs Assessment to establish supply and demand for social infrastructure and open space.

Likelihood	Magnitude	Social significance rating	Residual rating with mitigation
Possible	Moderate	Medium (negative)	Medium (negative)

7.5.4 Changes to sense of place and community identity

Long-term precinct renewal may alter how residents perceive the character and identity of the area. While some residents may welcome increased activity and renewal, others, particularly long-term and older residents, may experience a sense of loss or change.

Feedback provided in the Community Survey strongly identified that existing residents value the low-density and heritage features of existing accommodation in the area, noting that they did not feel this side of the Freeway was suitable for high-density residential developments. A number of community members noted that they are supportive of additional housing, but at a smaller scale than that proposed on this and adjoining sites.

Community feedback noted the positive benefits of removing the existing commercial building from the site.

The View and Visual Impact Assessment considers the visual impact of the proposal in the terms of the existing local character and the emerging character of the area and notes that when viewed for surrounding public viewpoints, the proposal reads as a cohesive component of the established North Sydney CBD skyline and will not alter the prevailing local character. It is noted that the proposal introduces additional scale and visual presence in some views but that this does not overwhelm or diminish the character of nearby lower scale residential areas.

This impact will also have cumulative effects with the development at the two neighbouring sites. This is discussed further in Section 7.6 Cumulative Impacts.

Impacted communities

- Long-term residents within the PSL and SSL.
- Residents near the Whaling Road HCA.

Key evidence

- Baseline: Older population with established attachment to place.
- Engagement: Community values heritage areas and low-density nature of existing dwellings
- Technical assessments: Proposal will read as a cohesive part of the North Sydney CBD skyline.

Mitigation measures

- Reflect local character in public domain design.
- Provide clear communication about staging and long-term outcomes.

Likelihood	Magnitude	Social significance rating	Residual rating with mitigation
Possible	Moderate	Medium (negative)	Low to medium (negative)

7.6 Cumulative impacts

7.6.1 Relevant local developments

It is not the responsibility of the subject development to be responsible for accommodating the demand for social and community infrastructure for the North Sydney area or the LGA. As requested by North Sydney Council in their submission to the SEARs, the subject application has considered the cumulative impacts of the proposal in the context of nearby developments, in the following table.

Of the proposals likely to increase the resident population in the area that have been approved, or are under assessment in the North Sydney area, where social and community infrastructure needs were assessed, the following outcomes were identified:

Address	Proposal	Stage	Infrastructure Needs Assessment Outcomes
275 Alfred Street, North Sydney	39-storey shop-top housing development including ground floor retail, 184 residential units (including 38 affordable housing units), through site link connecting little Alfred Street and Alfred Street, and basement car parking.	Assessment	Social Needs and Community Infrastructure Assessment undertaken by Mecone and identified that the site is located in an area of high amenity and there is sufficient capacity to accommodate additional demand. Report notes that the scale of population generated is negligible in the context of accepted benchmarks for social infrastructure planning.
173-179 Walker Street & 11-17 Hampden Street, North Sydney	Two residential flat buildings over 5 levels of basement car parking and 239 dwellings including infill affordable housing.	Under construction	Area is well serviced by education and community facilities. Noted that Council has identified potential for an additional community facility within the Ward Street Precinct. Demand for open space continue to increase. PSL had limited access to open space. Noted that VPA could contribute to community infrastructure.
146 Arthur Street, North Sydney	42-storey build to rent comprising 390 dwellings.	Approved	No assessment undertaken. SIA noted that the proposal included a range of communal open spaces for the use of residents and that the site was located in a high-amenity area providing good access to a range of existing social infrastructure.
153-157 Walker Street, North Sydney	51-storey mixed use tower comprising residential, hotel accommodation and retail.	Under Assessment	SIA notes that the proposal includes a number of design measures aimed at mitigating potential pressure on existing social infrastructure associated with the incoming residential and visitor population including the provision of on-site amenity to support some social and recreational needs.

			In addition to onsite amenity, it is noted local development contributions could assist in funding new facilities or upgrades to existing facilities to address increased demand and meet future needs.
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The subject proposal anticipates a population of approximately 181 people on the site (based on the average number of people per household of 1.9. This relatively minor increase is unlikely to place significant demand on local infrastructure given the site's location in an area with high access to existing infrastructure (including open space and public transport). Council's Open Space Strategy identifies that the site is within 100-250m from a park or reserve, well within their adopted benchmark of 400m.

Age group	% of population at 2021 Census (LGA)	Potential increase
Babies – preschool (0-4)	4.9	9
Primary School age (5-11)	5.6	10
Secondary school (12-17)	3.9	7
Tertiary ed/young workers (18-24)	6.1	11
Young workforce (25 – 34)	21.3	39
Career/homebuilding (35-49)	24.5	44
Senior Workers (50-64)	16.9	31
Retirees (65-74)	9.3	17
Seniors (75 – 84)	5.5	10
Elderly (85+)	1.7	3
Total		181

Utilising established benchmarks for social and community infrastructure, it is anticipated the following demand for open space, community facilities, health and education services in the LGA:

Type of facility	Benchmark	Dwellings/population	Additional need
Education			
Primary School	1:1,500 dwellings	95 dwellings	0.06 (negligible)
Public High School	1:4,500 dwellings	95 dwellings	0.02 (negligible)
Community Facilities			
Childcare	1 place:5 children 0-4 years	9 children	Approx. 2 places
Youth Centre	1:20,000 people	181 people	0.009 (negligible)

Type of facility	Benchmark	Dwellings/population	Additional need
After school facility	1 place:25 children 5-12 years	10 children	0.4 (negligible)
Aged care housing	1:10,000 centre	30 people	0.003 (negligible)
Library	1:33,000 people	181 people	0.005 (negligible)
Community Centre	1:60,000 people	181 people	0.003 (negligible)
Health/Medical			
Hospital	2 beds: 1,000 people	181 people	0.36 beds
Community Health Facility	1:20,000 people	181 people	0.009
Recreation/Open Space			
Open space	All residents should live within a 400-metre walking distance of a local park.		Satisfied
Sporting areas	Sports field located within 2km of residents		Satisfied – site has access to a number of existing sporting fields within 2km.

Council will benefit from developer contributions should consent be granted for the proposal. Developer contributions can be used to fund new social and community infrastructure projects, or enhance existing infrastructure.

7.6.2 Cumulative change to local character within the Alfred Street Precinct

Cumulative social impacts arise where the effects of the proposal interact with impacts from other existing, approved or reasonably foreseeable developments within the Alfred Street Precinct, resulting in a combined experience that is greater than the effect of any single project considered in isolation.

Within the Alfred Street Precinct, multiple concurrent and sequential redevelopment projects are proposed or underway, including other State Significant Developments to the north and south of the site. The cumulative effects of these projects are particularly relevant given the sensitive interface with low-rise residential areas and the Whaling Road Heritage Conservation Area, as well as the high proportion of long-term and older residents within the Primary Social Locality.

The cumulative social impacts most relevant to this proposal relate to:

- changes to local character and sense of place
- prolonged construction disruption
- cumulative overshadowing, privacy and visual change
- incremental demand on local social infrastructure and open space

These impacts are experienced across both the construction and operational phases and may overlap temporally, spatially and perceptually for affected communities.

Table 7-2 *Summary of potential cumulative impacts*

Cumulative impact	Impacted communities	Likelihood	Magnitude	Unmitigated social significance rating	Mitigated residual social significance rating
Cumulative construction-related disruption to amenity, access and daily routines While construction impacts from the proposal are temporary, the presence of multiple concurrent or sequential developments within the Alfred Street Precinct may extend the overall duration and intensity of disruption. Residents may experience prolonged or repeated periods of noise, dust, vibration, construction traffic and temporary access changes. Even where individual projects comply with construction management requirements, the cumulative effect may reduce residents' capacity to adapt over time, particularly for older residents and those working from home.	Residents on Little Alfred Street, Bray Street and Ormiston Avenue; residents of the Whaling Road HCA; local workers and pedestrians within the PSL	Likely	Moderate	High	Moderate
Cumulative overshadowing, privacy and visual change affecting residential amenity The proposal contributes to a broader pattern of increased building height and density within the Alfred Street Precinct. In combination with other nearby developments, cumulative effects may include increased duration and extent of overshadowing, layered overlooking and broader changes to outlook and visual dominance. For some residents, particularly those in low-rise dwellings and heritage areas, the combined effect may be perceived as more intrusive than the impact of a single development in isolation.	Residents of Little Alfred Street, Bray Street and Ormiston Avenue; residents of the Whaling Road HCA; occupants of neighbouring redevelopment sites	Likely	High	High	High
Cumulative changes to sense of place and community identity The combined effect of multiple redevelopment projects may result in a gradual but noticeable shift in local character, scale, activity levels and community composition. Over time, this may alter how residents perceive and relate to their neighbourhood. Long-term and older residents, and those with strong attachments to the established character of the area,	Long-term residents within the PSL and SSL; residents near the Whaling Road HCA; older residents	Likely	Minor	Medium	Medium

Cumulative impact	Impacted communities	Likelihood	Magnitude	Unmitigated social significance rating	Mitigated residual social significance rating
may experience a heightened sense of loss or reduced attachment to place when cumulative physical and social changes are experienced together.					
Cumulative demand on local social infrastructure and open space While the additional population generated by the proposal alone is not expected to significantly strain local services, the combined effect of multiple residential developments will incrementally increase demand on parks, open space, health services and community facilities. Over time, this may be experienced as crowding at peak times, reduced availability or increased competition for local resources, particularly by residents who rely heavily on nearby facilities.	New residents; existing residents of the PSL and SSL; older residents and people with higher service needs	Possible	Moderate	Medium	Low

8.0 Conclusion

An assessment of the social impact categories, as defined within the SIA Guideline (NSW DPHI, 2025) has been undertaken with consideration to the issues identified through the baseline analysis. Each material impact has been appraised in terms of the significance of the impact, based on the likelihood and magnitude of the change experienced by the community.

8.1 Summary of social benefits and impacts

Key social benefits of the proposed development relate to:

- Increased supply of well-located housing in proximity to transport, services and employment.
- Provision of affordable housing managed by a registered Community Housing Provider.
- Activation of the ground plane and improved amenity and pedestrian permeability through a through-site link.
- Employment generation in construction and ongoing

Key negative impacts identified with the proposed development relate to:

- Temporary construction impacts on amenity, access and daily routines.
- Overshadowing, privacy and visual change for nearby residential properties.
- Incremental demand on community infrastructure, open space and social services.
- Cumulative change to local character due to three concurrent developments within the Alfred Street Precinct.
- Changes to sense of place and community identity associated with long-term precinct renewal.

8.2 Summary of enhancement and mitigation of impacts

Table 13 provides a summary of recommended mitigations and enhancement measures identified within this Social Impact Assessment. Mitigations and enhancements identified within the assessment that have been implemented through the design process, or are not within the proponent’s remit, are not included in the below.

Table 8-1 Summary of mitigations and enhancements

Type	Summary of measure	Source
Enhancement	• Compliance with ADG	• Urban Design Report
	• Mix of dwelling type and size	• Architectural Plans
	• Preparation of an Affordable Housing Management Plan	• View and Visual Impact Assessment
	• Improved public domain and activation of ground plane	• Economic Impact Assessment
	• Improved pedestrian access and wayfinding	• Noise and Vibration Impact Assessment
	• Improved casual surveillance	
Mitigation	• Preparation and implementation of a Construction Management Plan and Construction Traffic Management Plan.	
	• Limit construction hours and no works on Sundays	• Noise and Vibration Impact Assessment
	• Regular respite periods (e.g. to coincide with worker lunch breaks)	• View and Visual Impact Assessment
	• Ongoing communication with nearby neighbours regarding planned noisy activities and any road access interruptions/changes	• Urban Design Report
	• Clear complaints process	• Architectural Plans
	• Primary measures seeking to minimise view and visual impact considered as part of the design development.	
	• Articulation, setbacks and sculpting to reduce the visual bulk of the proposal.	

Type	Summary of measure	Source
	• Inclusion of high quality communal open spaces with a range of uses to satisfy different populations. • Opportunities to reflect the local character at ground level • Clear communication with neighbours regarding staging and timeframes	

8.3 Further SIA recommendations for consideration

Further SIA recommendations are made for consideration to enhance the social benefits of the proposal:

- Consider strategies to bring the community together during construction e.g. through public art for hoardings and or the lobby areas (e.g. local artists/local schools).
- Ensure application of CPTED principles at the detailed design phase to ensure good lighting of ground floor plane and pedestrian through-site link.
- Develop resident systems and programs to foster community cohesion and reduce off-site service demand (e.g. wellness sessions).
- Use of art works, plants/landscaping at ground plane to create a visually interesting and attractive ground floor plane.
- Creation of a tenant advisor group that includes affordable housing residents to ensure they have a voice in decision making processes regarding the management of the building.

8.4 Conclusion

The proposal is supportable from a social planning perspective as it introduces additional housing supply including affordable housing. The proposal also adds vitality to the ground plane through activation of ground floor uses and the proposed pedestrian through site link.

Implementation of the identified mitigation measures can assist in managing negative social impacts, including potential changes to a sense of place, cumulative construction impacts and any increased demands on social infrastructure.

Appendices

Appendix A | Scoping Study

Scoping is the first phase of a social impact assessment, as required by the SIA Guideline. It is the initial consideration of possible social impacts associated with a proposed development.

This stage includes:

- Defining study area boundaries that represent physical, social, and economic areas of interest
- Outlining likely areas of impact including an examination of the surrounding land uses
- Identifying issues of concern relating to the project
- Identifying stakeholders affected by the proposed development and the way in which these stakeholders have been involved in community consultation.

A summary of the scoped social impacts alongside the relevant social factors is provided in **Table 8-2**, grouped by type of assessment recommended for the full SIA.

Table 8-2 Summary of scoped impacts

Scoped social Impact	Affected groups	Impact dimensions	Level of assessment recommended
Increased supply of well-located housing	• Future residents of the development • Residents within the Primary Social Locality (PSL)	<i>Likelihood + Magnitude = Significance</i> • Almost certain + Moderate = High (positive)	Material impact – Full assessment
Provision of affordable housing (15 per cent GFA)	• Moderate income households • Key workers • Future tenants allocated via CHP	<i>Likelihood + Magnitude = Significance</i> • Almost certain + Moderate = High (positive)	Material impact – Full assessment
Ground-plane activation and improved pedestrian permeability	• Residents and workers surrounding Alfred Street and Little Alfred Street • Visitors and pedestrians	<i>Likelihood + Magnitude = Significance</i> • Likely + Minor = Medium (positive)	Considered impact – Full assessment
Construction employment and economic activity	• Construction workforce • Nearby businesses • Future retail tenants	<i>Likelihood + Magnitude = Significance</i> • Almost certain + Minor = Medium (positive)	Considered impact – Full assessment
Overshadowing, privacy and visual change	• Residents on Little Alfred Street, Bray Street and Ormiston Avenue • Residents of the Whaling Road Heritage Conservation Area	<i>Likelihood + Magnitude = Significance</i> • Likely + Moderate = High (negative)	Material impact – Full assessment
Increased demand on open space and community infrastructure	• New residents • Existing residents of the PSL and SSL	<i>Likelihood + Magnitude = Significance</i> • Possible + Minor = Low (negative)	Considered impact – Full assessment
Cumulative character change across Alfred Street Precinct	• Residents adjacent to the precinct • Heritage area residents • Occupants of neighbouring redevelopment sites	<i>Likelihood + Magnitude = Significance</i> • Likely + Moderate = High (negative)	Material impact – Full assessment
Changes to sense of place and community identity	• Long term residents within PSL and SSL • Households near the Whaling Road HCA	<i>Likelihood + Magnitude = Significance</i> • Possible + Moderate = Medium (negative)	Considered impact – Full assessment



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