

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white vertical line runs down the left side of the page, and a thick white horizontal line runs across the top, intersecting the vertical line and the logo's frame.

**URBIS**

**FREECITY,  
153 – 157  
WALKER  
STREET,  
NORTH SYDNEY**

Engagement Outcomes Report

Prepared for  
**FREECITY GROUP**  
24 June 2025



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Associate Director Lyndal Stuart  
Senior Consultant Aleena Castanos / Jordan Smith  
Project Code P0056888  
Report Number Final



## Acknowledgement of Country

---

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming  
Artist Hayley Pigram  
Darug Nation  
Sydney, NSW

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

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

# CONTENTS

<b>Acknowledgement of Country</b> .....	<b>1</b>
<b>Executive Summary</b> .....	<b>5</b>
<b>1. Introduction</b> .....	<b>7</b>
1.1. The site.....	8
1.2. Local Context.....	8
<b>2. Community and stakeholder participation strategy</b> .....	<b>11</b>
2.1. Engagement objective and approach.....	11
2.2. Purpose of Engagement (objectives).....	11
2.3. Stakeholders.....	12
2.3.1. Stakeholder categories.....	15
<b>3. Forms of engagement</b> .....	<b>17</b>
3.1. Project newsletter.....	17
3.2. Letters to near neighbours.....	17
3.3. Email distribution of community newsletter and invitation to briefing.....	17
3.4. Stakeholder briefings.....	18
3.4.1. Commercial neighbouring properties.....	18
3.4.2. Residential neighbouring properties.....	18
3.4.3. Councillor briefing.....	18
3.4.4. Neighbouring development.....	18
3.5. Community Enquiry Lines.....	18
3.6. Social Impact Assessment Engagement.....	18
3.7. Online survey.....	19
<b>4. Feedback received</b> .....	<b>20</b>
4.1. What we heard – Stakeholder and Community feedback.....	20
4.2. Detailed feedback summary.....	20
<b>5. Future Community and Stakeholder Engagement</b> .....	<b>33</b>
<b>Disclaimer</b> .....	<b>35</b>
5.1. Wider community.....	38
5.2. Near neighbours.....	39
<b>Appendix A</b> <b>Community newsletter</b>	
<b>Appendix B</b> <b>Newsletter distribution</b>	
<b>Appendix C</b> <b>Residential near neighbour letter – online briefing invitation</b>	
<b>Appendix D</b> <b>Residential near neighbour letter distribution</b>	
<b>Appendix E</b> <b>Commercial near neighbour letter - online briefing invitation</b>	
<b>Appendix F</b> <b>Commercial near neighbour letter distribution</b>	

## FIGURES

Figure 1 Site location plan.....	9
Figure 2 Surrounding community.....	10
Figure 3 IAP2 Public Participation spectrum.....	11



**TABLES**

Table 1 Legal description ..... 5  
Table 2 Response to SEARS – SSD-82599709..... 7  
Table 3 Stakeholder identification.....12  
Table 4 Issues raised and project response .....20

# EXECUTIVE SUMMARY

This Engagement Outcomes Report has been prepared by Urbis Ltd on behalf of Freecity Group (Freecity). The application on behalf of the proponent, Freecity Group (Freecity), seeks development consent for a mixed-use residential and hotel development at 153-157 Walker Street, North Sydney. The legal description of the site is outlined in Table 1. The site is currently occupied by a 13-storey commercial office building at 153 Walker Street and a 14-storey commercial office at 157 Walker Street.

Table 1 Legal description

Property Address	Title Description
153 – 157 Walker Street	Lot 1 in Deposited Plan (DP) 84729 and Strata Plan (SP) 50411.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-82599709).

# THIS IS A RESPONSE TO COMPETING URBAN DEMANDS.

Expanding the local supply of housing and high-quality hotel rooms will future-proof the economic vitality of the North Sydney CBD.

This project presents a unique opportunity to elevate urban living standards, bolster local businesses, and showcase North Sydney as a premier destination for residents and visitors alike.



URBIS

architectus

# 1. INTRODUCTION

The application on behalf of the proponent, Freecity Group (Freecity), seeks development consent for a mixed-use residential and hotel development at 153-157 Walker Street, North Sydney. Specifically, the SSDA seeks development consent for:

- Site preparation, including ground excavation and the demolition of existing structure at the site.
- Construction of a new fifty-one (51) storey mixed-use tower, which will accommodate:
  - Residential apartments, including a build-to-rent housing component.
  - Nine (9) affordable housing apartments equating to 3% of the total dwellings proposed.
  - A hotel that will be operated by one entity with a central management structure.
  - Ancillary lounge and wellness facilities to support hotel visitors and guests.
  - Retail space at Ground Level.
- Three (3) basement levels with car parking facilities and plant rooms to service the proposed development.
- One (1) loading zone at the Lower Ground Level.
- Vehicle access from Little Walker Street.
- Associated building plant, utilities and service connections.

The purpose of the project is to provide high-quality housing, jobs, hotel accommodation and a source of economic activation towards the eastern periphery of the North Sydney CBD. The site, which benefits from immediate access to a range of high-frequency transit services, presents a highly suitable location for mixed-use intensification.

The proposed development will deliver a vertically stratified mixed-use scheme that is consistent with current State priorities for housing and intensification within strategic centres. This project prioritises streetscape activation, employment opportunities and the local visitor economy. In line with local initiatives to revitalise North Sydney’s nighttime economy, the project will make a meaningful contribution towards the creation of a stable after-hours customer base for local businesses.

This project seeks to enable the highest and best use for the site, having regard to prevailing market conditions and long-term structural shifts in the demand for commercial office space. There is limited demand for additional commercial floor space in this location due to persistent high vacancy rates, a surplus pipeline of approved but unconstructed office towers, and enduring workplace shifts that have emerged out of the post-pandemic economy

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 15 May 2025 and issued for the SSDA (SSD-82599709). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2 Response to SEARS – SSD-82599709

SEARs item	Project response
<b>4. Engagement</b>	
<p><i>Demonstrate that engagement and consultation activities with North Sydney Council, Ausgrid, Sydney Water and Transport for NSW have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</i></p>	<ul style="list-style-type: none"> <li>▪ A response to feedback from Transport for NSW, Ausgrid and Sydney Water has been provided within the Services Infrastructure Report and Transport Impact Assessment, which have been prepared to support this SSDA.</li> <li>▪ As part of the early engagement process to inform the EIS for the SSDA, a planning focus meeting was held in-person between the project team (Urbis and</li> </ul>

SEARs item	Project response
<p><i>If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</i></p> <p><i>The site is in proximity to the Western Harbour Tunnel and Warringah Freeway Upgrade Project and engagement with Transport for NSW is especially important to minimise any adverse impacts on these projects.</i></p>	<p>Architectus), Council, and the HDA on 1 May 2025. Urbis' Economic Impact Assessment (EIA) has been prepared in direct response to market-related concerns that were raised by Council during this meeting. Further reference should be made to the response that has been provided in <b>Table 4</b>.</p> <ul style="list-style-type: none"> <li>▪ This document has been prepared in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. It should be reviewed in conjunction with the Environmental Impact Statement (EIS) and Planning Proposal Report that have been prepared by Urbis with reference to a suite of technical reports that have been prepared by qualified specialists.</li> </ul>

## 1.1. THE SITE

The site is located at 153-157 Walker Street, North Sydney, within the North Sydney local government area (LGA). The legal lot entities within the site are Lot 1 in Deposited Plan (DP) 84729 and Strata Plan (SP) 50411.

The site has dual street frontages:

- Walker Street (west), with a frontage length of 45.5 metres.
- Little Walker Street (east), with a frontage length of 45.9 metres.

The site is currently occupied by a 13-storey commercial office building at 153 Walker Street and a 14-storey commercial office at 157 Walker Street. These buildings accommodate low-grade commercial office floorspace and do not utilise the site to its full capacity.

## 1.2. LOCAL CONTEXT

The site is located towards the eastern periphery of the North Sydney CBD, which is undergoing a phase of renewal. The renewal of the North Sydney CBD has become a focus due to the development of the Sydney Metro and associated infrastructure upgrades. This transformation is characterised by a new high-rise development, public domain improvements, and increased human activity in the local area.

As outlined within the EIS and Transport Impact Assessment, the site benefits from access to high-frequency transit services, an extensive active travel network, and the regional road network. The Planning Proposal Report has elaborated further upon this strategic advantage with respect to the *Future Transport Strategy* for NSW and the local strategic planning framework.

The proposal will contribute towards this transformational shift in a manner that supports the reactivation of the North Sydney CBD as a vibrant strategic centre.

The site has direct access to the Warringah Freeway via Berry Street. It is within walking distance (350m north-west) to Victoria Cross Metro Station and to North Sydney Train Station (500m south-west). The immediate urban context surrounding the site is characterised by high density commercial buildings, particularly to the north, west and south.

The site is currently occupied by a 13-storey commercial office building at 153 Walker Street and a 14-storey commercial office at 157 Walker Street.

Figure 1 Site location plan





Source: Urbis GIS, 2024



Source: Urbis GIS, 2024

Figure 2 Surrounding community

-  Near neighbours
-  Wider community

## 2. COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

Freecity commissioned Urbis to implement a community and stakeholder engagement program that achieved participation throughout the development of the SSDA proposal, which is outlined in this section.

### 2.1. ENGAGEMENT OBJECTIVE AND APPROACH

The engagement approach was adapted from the International Association of Public Participation's (IAP2) Public Participation spectrum. The spectrum (Figure 3) describes goals for public participation and the corresponding promise to the public. For this engagement strategy, the engagement objective aligned to the goal of informing or consulting with stakeholders and the community. This means our objective was to either:

- Provide balance and objective information to assist stakeholders in understanding the proposal
- Obtain public feedback on the proposal.

Figure 3 IAP2 Public Participation spectrum

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions	To obtain public feedback on analysis alternatives and/or decisions	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
PROMISE	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

To achieve these objectives, the engagement approach involved:

- Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits and planning process through accessible, tailored and open lines of communication.
- Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.

### 2.2. PURPOSE OF ENGAGEMENT (OBJECTIVES)

The stakeholder and community engagement process for the 153-157 Walker Street, North Sydney proposal aimed to:

- Provide accurate information about the proposed concept plans.
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback.
- Create open and transparent pathways for stakeholder interaction and feedback.

- Document key feedback to inform ongoing design and planning.
- Collate feedback to inform the planning and development of all stages of the project.
- Invite proactive engagement on key community issues and concerns.
- Deliver an independent, transparent, and accountable consultation process.

## 2.3. STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that may be impacted (positively or negatively) by, have interest in or influence over a project. To ensure a coordinated approach, Urbis Engagement collaborated with Freecity to engage with various stakeholder groups for the proposal. The Stakeholder matrix in Table 3 Stakeholder identification outlines the stakeholders, engagement objective and forms of engagement.

Table 3 Stakeholder identification

Stakeholder	Engagement objective	Forms of engagement
<b>Government Authorities</b>		
<b>NSW Department of Planning, Housing and Infrastructure (DPHI) – Housing Delivery Authority (HDA)</b>	Inform and consult on the proposal and planning pathway.	<ul style="list-style-type: none"> <li>▪ Meetings</li> <li>▪ Emails</li> </ul>
<b>North Sydney Council</b> <ul style="list-style-type: none"> <li>▪ Director of Planning and Environment and relevant team</li> </ul>	Obtain feedback and provide information on the proposal, and consider technical matters.	<ul style="list-style-type: none"> <li>▪ Meetings</li> <li>▪ Emails</li> </ul>
<b>North Sydney Council</b> <ul style="list-style-type: none"> <li>▪ Mayor and Councillors: <ul style="list-style-type: none"> <li>– Mayor Zoë Baker (St Leonards Ward)</li> <li>– Deputy Mayor Godfrey Santer (St Leonards Ward)</li> </ul> </li> <li>▪ Cammeraygal Ward <ul style="list-style-type: none"> <li>– Cr Maryann Beregi</li> <li>– Cr Efi Carr</li> <li>– Cr Angus Hoy</li> <li>– Cr Jessica Keen</li> <li>– Cr Shannon Welch</li> <li>– St Leonards Ward</li> <li>– Cr Nicole Antonini</li> <li>– Cr Chris Holding</li> <li>– Cr James Spenceley</li> </ul> </li> </ul>	Obtain feedback on the proposal as their constituents and areas of management may be impacted by the proposal.	<ul style="list-style-type: none"> <li>▪ Emails and ongoing correspondence relevant to the SSDA</li> <li>▪ Key stakeholder briefings (requested by Cr Efi Carr)</li> <li>▪ Project newsletter</li> </ul>

Stakeholder	Engagement objective	Forms of engagement
<p><b>Members of Parliament</b></p> <ul style="list-style-type: none"> <li>▪ Ms Felicity Wilson, State Member for North Sydney</li> <li>▪ Ms Kylea Tink, Federal Member for North Sydney (North Sydney electorate abolished as of May 2025 federal election)</li> </ul>	<p>Obtain feedback on the proposal as their constituents and areas of management may be impacted by the proposal.</p>	<ul style="list-style-type: none"> <li>▪ Ongoing email correspondence relevant to the SSDA</li> <li>▪ Key stakeholder briefings if requested</li> <li>▪ Project newsletter (provided via email)</li> </ul>
<b>Relevant agencies</b>		
<p><b>Transport for NSW</b></p> <ul style="list-style-type: none"> <li>▪ Warringah Freeway Upgrade team and Sydney Metro</li> </ul>	<p>Consult on potential impacts relevant to:</p> <ul style="list-style-type: none"> <li>▪ Construction of the Warringah Freeway Upgrade (should construction programs coincide).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Project newsletter</li> <li>▪ Key stakeholder briefings (as required)</li> </ul>
<b>Aboriginal stakeholders</b>		
<p><b>Traditional owners and occupiers</b></p> <ul style="list-style-type: none"> <li>▪ Corroboree Aboriginal Corporation</li> <li>▪ Guntawang Aboriginal Resources Incorporated</li> <li>▪ Didge Ngunawal Clan</li> <li>▪ Wailwan Aboriginal Group</li> <li>▪ Metropolitan Local Aboriginal Land Council</li> <li>▪ Dharug Custodian Aboriginal Corporation</li> <li>▪ Thomas Dahlstrom</li> <li>▪ Butucarbin Aboriginal Corporation</li> <li>▪ Kamilaroi Yankuntjatjara Working Group</li> <li>▪ Ginninderra Aboriginal Corporation</li> <li>▪ Wurrumay Culture Heritage Consultants</li> <li>▪ Ngambaa Cultural Connection</li> </ul>	<ul style="list-style-type: none"> <li>▪ Connecting with Country workshops</li> </ul>	<ul style="list-style-type: none"> <li>▪ Workshops to determine how Indigenous knowledge, values, and perspectives is integrated into the design process, ensuring that projects are culturally sensitive, sustainable, and respectful of First Nations heritage.</li> </ul>

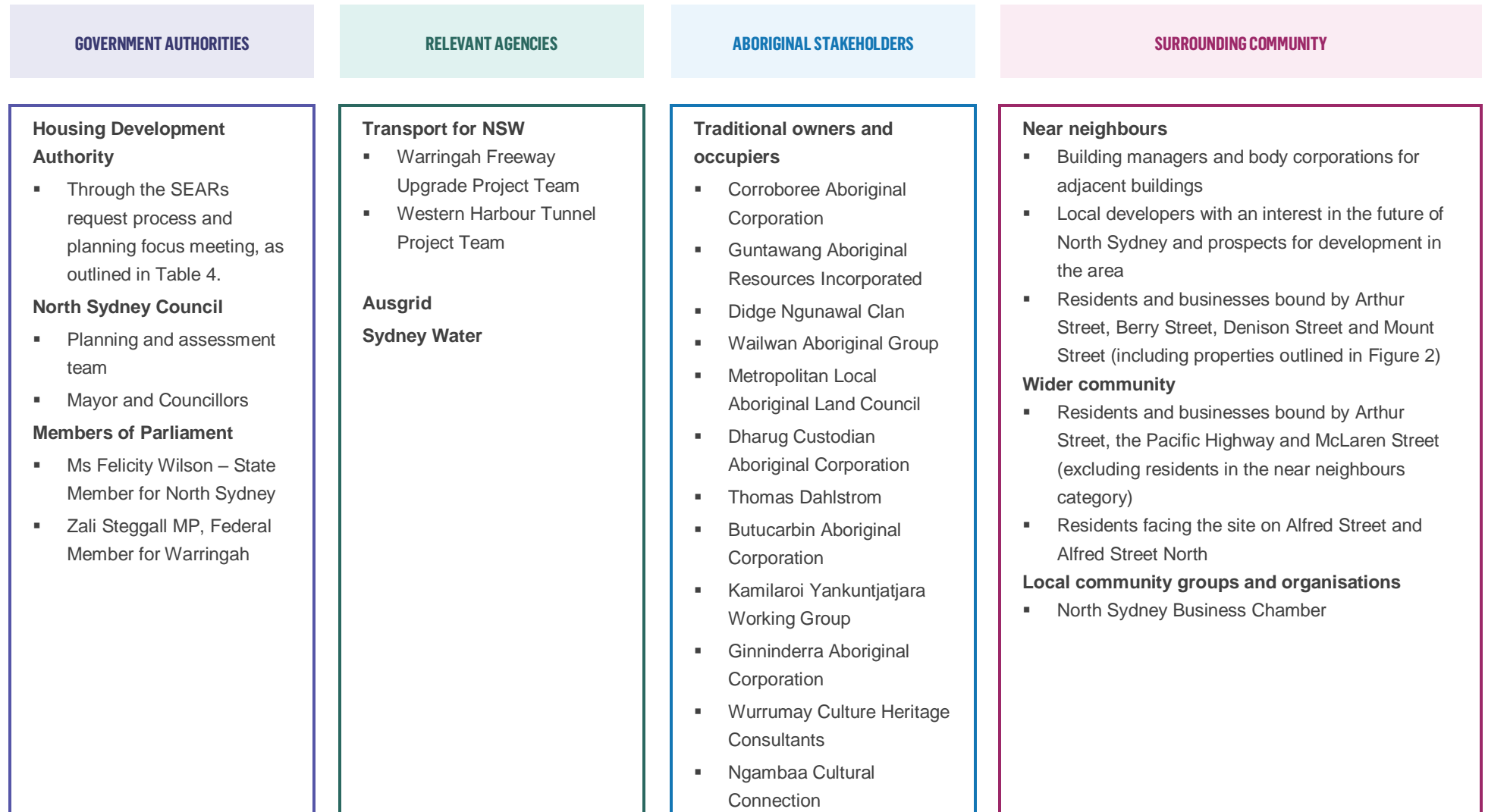
Stakeholder	Engagement objective	Forms of engagement
<b>Surrounding communities</b>		
<p><b>Near neighbours</b></p> <ul style="list-style-type: none"> <li>▪ Residents and businesses bound by the Warringah Freeway, Berry Street, Denison Street and Mount Street</li> <li>▪ Residents adjoining the northern side of Berry Street</li> <li>▪ Developers of neighbouring sites currently in planning</li> </ul>	<p>Obtain resident feedback on the proposal as they may be impacted by:</p> <ul style="list-style-type: none"> <li>▪ Increased height, bulk and scale impacts including solar access, overshadowing and visual amenity impacts, particularly loss of views towards Sydney Harbour</li> <li>▪ Construction impacts including safety and access, construction traffic, noise, vibration and dust.</li> <li>▪ Potential increase in traffic on local roads once operational.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Project newsletter</li> <li>▪ Letter including invite for online briefing to residents and strata and building managers for near neighbour residential and commercial towers</li> <li>▪ Email to developers of neighbouring sites currently in planning</li> <li>▪ Online or face-to-face briefing</li> <li>▪ Social Impact Assessment (SIA) survey</li> </ul>
<p><b>Community organisations</b></p> <ul style="list-style-type: none"> <li>▪ North Sydney Business Chamber</li> </ul>	<p>Provide clear and transparent information to support understanding of the proposal's impacts and benefits. Potential impacts include:</p> <ul style="list-style-type: none"> <li>▪ Potential impact on local businesses including construction access for workers and business generated from foot traffic</li> <li>▪ Positive impact on local economy through increasing residents and visitors to the area</li> <li>▪ Loss of commercial space in the commercial centre.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Project newsletter</li> <li>▪ Key stakeholder briefings (as required)</li> </ul>
<p><b>Wider community</b></p> <ul style="list-style-type: none"> <li>▪ Residents and businesses bound by the Warringah Freeway, the Pacific Highway and McLaren Street</li> <li>▪ Residents adjoining Alfred Street North</li> </ul>	<p>Provide transparent and clear information to support understanding of the proposal's impacts and benefits. Potential impacts included:</p> <ul style="list-style-type: none"> <li>▪ Increased height, bulk and scale impacts including visual amenity impacts, particularly changes to the skyline</li> <li>▪ Construction impacts including safety and access and construction traffic</li> </ul>	<ul style="list-style-type: none"> <li>▪ Project newsletter</li> <li>▪ Social Impact Assessment (SIA) survey</li> </ul>

Stakeholder	Engagement objective	Forms of engagement
	<ul style="list-style-type: none"> <li>▪ Potential increase in traffic on local roads once operational.</li> </ul>	

### 2.3.1. Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in Figure 4. The community stakeholders were identified due to their proximity to the site, potential concerns about the project impacts, and general interest in the project.

Figure 4. Stakeholder Categories



## 3. FORMS OF ENGAGEMENT

This section outlines the engagement activities that were implemented during the consultation process. Feedback received via these forms of engagement is captured in Section 4 below.

### 3.1. PROJECT NEWSLETTER

On 12 May 2025, a community newsletter was distributed to 5,113 properties within the local area including residential and commercial properties. This newsletter sought to:

- Provide detailed information on the proposal and its objectives.
- Provide information on the enquiry channels where the community could give feedback or ask questions and complete the online Social Impact Assessment survey.

A copy of this newsletter and a record of its distribution are provided in Appendix A.

**Note:**

- Distributors were unable to locate the letterboxes for 15 properties and left one copy of the community newsletter in the lobby or main entrance.

### 3.2. LETTERS TO NEAR NEIGHBOURS

Near neighbours received a letter on 12 and 13 May 2025, inviting them to attend an online briefing. The letter was distributed to both residential and commercial properties.

On 13 May 2025, Urbis Engagement doorknocked approximately 18 commercial neighbouring properties to:

- Provide a community newsletter.
- Provide a letter invitation to an online briefing session.

The door knock catchment is outlined in Figure 2 (near neighbours).

Letters to neighbouring residential apartment buildings, which outlined an invitation to attend an online briefing, were also distributed with the project newsletter. A copy of the letter is included in Appendix D.

**Note:**

- Thirteen (13) commercial properties were inaccessible because they had no reception area or were locked to public access. Where a number was listed on the commercial building, follow up phone calls were made and requests for email address contact to provide an invite to briefing.
- Follow up emails were distributed to 24 properties on 13 May 2025, with a copy of the community newsletter and the letter invitation for an online briefing.
- On Friday 16 May, 17 follow up phone calls were made to neighbouring commercial buildings with 6 successful engagements. During these phone calls the project team confirmed if they had received the project newsletter and advised of the upcoming briefing.

### 3.3. EMAIL DISTRIBUTION OF COMMUNITY NEWSLETTER AND INVITATION TO BRIEFING

On 9 May 2025, Urbis Engagement contacted all Councillors at North Sydney Council, Felicity Wilson MP, State Member for North Shore, Zali Steggall MP, Federal Member for Warringah via email. The email provided information on the SSDA and concurrent Planning Proposal and outlined the community consultation process and also invited elected officials to an online briefing. The community newsletter was attached to this email.

Urbis Engagement also contacted local businesses (where emails were publicly available) including the inaccessible buildings listed above. The community newsletter was attached to this email and an invitation to

attend a briefing was provided to relevant building managers / strata managers to ensure other occupants had access to the newsletter.

The newsletter was also emailed to the North Sydney Chamber of Commerce, Western Harbour Tunnel Project Team and Warringah Freeway Upgrade Project Team. To date, there has been no response from these stakeholders.

## **3.4. STAKEHOLDER BRIEFINGS**

Stakeholder briefings were offered to both residential and commercial neighbouring properties, North Sydney Council and the developers of neighbouring site currently in planning stages. At the time of writing this report three briefings have been held in total.

### **3.4.1. Commercial neighbouring properties**

On 20 May 2025, Urbis Engagement hosted a 30-minute stakeholder briefing with two commercial neighbours of the site.

The briefing consisted of a 20-minute presentation from the project team, followed by 10 minutes of question-and-answer time. Following this, attendees were encouraged to participate in a short survey to inform the Social Impact Assessment that has been prepared by Urbis to accompany this SSDA.

### **3.4.2. Residential neighbouring properties**

On 22 May 2025, Urbis Engagement hosted a 30-minute stakeholder briefing with 3 residential neighbours of the site.

The briefing consisted of a 20-minute presentation from the project team, followed by 10 minutes of question-and-answer time. Following this, attendees were encouraged to participate in a short survey to inform the Social Impact Assessment that has been prepared by Urbis to accompany this SSDA.

### **3.4.3. Councillor briefing**

On 2 June 2025, Urbis Engagement hosted a 30-minute stakeholder briefing with Councillor Efi Carr. The briefing consisted of a 20-minute presentation from the project team, followed by 10 minutes of question-and-answer time.

### **3.4.4. Neighbouring development**

A stakeholder briefing was requested by Stockland, the developer of a neighbouring currently progressing through the planning and development process, at 110 Walker Street. The briefing took place on 24 June 2025. The briefing was attended by representatives of Freecity Group, Urbis' Urban Planning and Engagement teams, the project architects (Architectus) along with Stockland's architects (Hassell).

## **3.5. COMMUNITY ENQUIRY LINES**

The community were invited to contact the project team via an 1800 phone number and engagement email address.

The email inbox and phone line has been managed and monitored by Urbis Engagement throughout the consultation process to provide the community with the opportunity to give feedback and ask questions.

At the time of submitting this report, 2 email enquiries and 1 phone enquiry had been received.

## **3.6. SOCIAL IMPACT ASSESSMENT ENGAGEMENT**

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention of that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

### **3.7. ONLINE SURVEY**

Urbis developed an online survey on behalf of Freecity for the purpose of gaining feedback and insight from stakeholders and members of the community via a Social Impact Assessment (SIA).

The SIA survey was promoted through the community newsletter distributed on 12 May 2025, and through the online briefing to near neighbours on 20 May 2025 and 22 May 2025.

The purpose of the survey is to understand the needs of the local area to identify potential positive or negative impacts of the proposal and recommend appropriate management measures.

To date there are 9 responses, including 6 incomplete responses and 3 completed responses.

Feedback received from SIA engagement activities is captured in the Social Impact Assessment Report lodged with this SSDA.

## 4. FEEDBACK RECEIVED

### 4.1. WHAT WE HEARD – STAKEHOLDE AND COMMUNITY FEEDBACK

The following sections outline the feedback received throughout the consultation period. Given the low level of community response, no recurring themes have been identified. Feedback has been detailed below.

### 4.2. DETAILED FEEDBACK SUMMARY

The table below outlines all feedback received throughout the consultation period and the project response.

Table 4 Issues raised and project response

Stakeholder	How was this group was consulted?	Feedback	Project Response
<b>Government Authorities and Agencies</b>			
<b>North Sydney Council:</b> <ul style="list-style-type: none"> <li>▪ Planning Assessment Team</li> <li>▪ Freecity</li> <li>▪ Urbis</li> <li>▪ Architectus</li> </ul>	<p>An initial meeting was held informally between the project team (Applicant, Urbis and Architectus) and Council on 16 December 2024 via Microsoft Teams.</p>	<p>Prior to the Planning Focus Meeting (above), the Applicant briefed Council on their intent to redevelop the site for residential purposes.</p> <p>Council raised strategic land use concerns regarding its preference for employment-generating floorspace to be provided at the site.</p> <p>Council expressed its preference for ongoing engagement with the Applicant in this regard.</p>	<p>The proposed development seeks approval for a land use outcome that is strategically sound. A thorough response to the stance presented by Council has been presented, and further critique from Council regarding this matter is respectfully refuted by the Applicant and project team. Further reference should be made to the response below, which follows feedback that was provided by Council during the 'Focus Meeting' that was held on 1 May 2025.</p>
<b>Housing Development Authority (HDA) and North Sydney Council</b>	<p>As part of the early engagement process to inform the EIS for the SSDA, a planning focus meeting</p>	<p>The HDA confirmed that the SSDA and associated Planning Proposal would be exhibited concurrently.</p>	<p>The Economic Impact Assessment (EIA) that has been prepared by Urbis to support this SSDA has demonstrated that, due to structural shifts in commercial office market conditions, the previously approved commercial tower is no longer viable.</p>

<p><b>(Council) – Planning Focus Meeting</b></p> <p><b>North Sydney Council:</b></p> <ul style="list-style-type: none"> <li>▪ Planning Assessment Team</li> <li>▪ Economic Analyst / Strategic Planner</li> <li>▪ Urban Design</li> </ul>	<p>was held in-person between the project team (Urbis and Architectus), Council, and the HDA on 1 May 2025.</p> <p>The meeting provided an opportunity to clarify procedural matters and discuss Council’s strategic planning priorities ahead of SEARs being issued.</p>	<p>Council reiterated its strategic preference for employment-generating uses in the North Sydney CBD, raising concerns about the cumulative impact of residential-led development on commercial floor space capacity.</p> <p>Key issues that were raised by Council included the potential loss of employment opportunities, broader CBD capacity constraints, and residential amenity in a high-density commercial setting.</p> <p>Council also raised concerns regarding potential site isolation if adjoining land to the north is not included in a coordinated development outcome. The project team was advised that a clear rationale for the proposed site boundary would be required as part of the planning documentation.</p> <p>Clarification was requested by both Council and the HDA regarding the proposed hotel component, including its function, staffing, and relationship to the broader land use mix. Ongoing engagement with Council is expected as the proposal progresses through the assessment process.</p>	<p>The EIA further demonstrated that the downtrend in demand for commercial office floorspace in the North Sydney CBD is:</p> <p>A material threat to the long-term vibrancy and resilience of the North Sydney CBD as a strategic centre.</p> <p>Particularly pronounced relative to other strategic centres in Greater Sydney.</p> <p>Likely to persist in the longer term due to cultural changes in commercial workplaces (such as a growing preference for flexible work arrangements).</p> <p>Due (in part) to an overly saturated local market where there is a substantial undeveloped pipeline of approved commercial office towers and a highly competitive landscape for securing commercial tenants.</p> <p>Freecity acquired the site after the commercial tower approval was granted in August 2024. In light of site acquisition costs, it would be reasonable to expect that this approval would have been progressed to construction if market conditions were favourable.</p> <p>The proposed development under this SSDA makes use of a site that is not currently utilised to its full capacity and cannot be under the current mix of permitted land uses that apply under the <i>North Sydney Local Environmental Plan 2013</i>.</p> <p>Further reference should be made to:</p> <ul style="list-style-type: none"> <li>▪ The EIA that has been prepared by Urbis.</li> <li>▪ The EIS that has been prepared by Urbis.</li> <li>▪ The Planning Proposal that has been prepared by Urbis.</li> </ul> <p>The Architectural Design Report that has been prepared by Architectus, which has addressed Council’s concerns regarding site isolation. Other technical documents that have been prepared to accompany this SSDA.</p>
---	---	---	--

		Council expressed interest in the Applicants early economic modelling and long-term demand forecasting for commercial office floorspace in the North Sydney CBD.	
<p>Transport for NSW (TfNSW)</p> <ul style="list-style-type: none"> <li>▪ Western Harbour Tunnel</li> <li>▪ Warringah Freeway Upgrade</li> </ul>	<p>Transport consultants, JMT Consulting have been engaged to develop a Traffic Impact Assessment.</p> <p>On 14 May 2025, Urbis Engagement emailed TfNSW, the Western Harbour Tunnel and the Warringah Freeway Upgrade offices providing a copy of the newsletter, inviting any feedback on the proposal.</p>	<p>To date, no response has been received from Western Harbour Tunnel Project Team and the Warringah Freeway Upgrade Project Team.</p> <p>Feedback was received as part of the SEARs process. A response has been provided in the Traffic Impact Assessment that will be submitted at part of the SSD lodgement.</p>	<p>Refer to the Traffic Impact Assessment that has been prepared by JMT Consulting. A response to TfNSW’s initial feedback that was issued prior to the issuance of SEARs has been provided.</p> <p>Transport for NSW will have the opportunity to review and provide further feedback on the proposal post-lodgement, via the formal exhibition period. A response to any further feedback that is received from TfNSW will be provided as part of the Response to Submissions Report.</p> <p>The project team will continue to engage with and communicate with Transport for NSW, including the Western Harbour Tunnel Project Team and the Warringah Freeway Upgrade Project Team throughout the planning process, and if approved, construction phases.</p>
Ausgrid	<p>Utilities consultants, Collective Engineering have been engaged to develop a Service Infrastructure Report .</p>	<p>Feedback was received as part of the SEARs process. A response has been provided in the Service Infrastructure Report that will be submitted at part of the SSD lodgement.</p>	<p>Refer to the Service Infrastructure Report that were prepared by Collective Engineering. A response to Ausgrid’s initial feedback that was issued prior to the issuance of SEARs has been provided.</p> <p>Ausgrid will have the opportunity to review and provide feedback on the proposal post-lodgement, via the formal exhibition period. A response to any further feedback that is received from Ausgrid will be provided as part of the Response to Submissions Report.</p>
Sydney Water	<p>Utilities consultants, Collective Engineering have been engaged to develop a</p>	<p>Feedback was received as part of the SEARs process. A response has been provided in the Service</p>	<p>Refer to the Service Infrastructure Report that has been prepared by Collective Engineering. A response to Sydney Water’s initial</p>

	Service Infrastructure Report.	Infrastructure Report that will be submitted at part of the SSD lodgement.	<p>feedback that was issued prior to the issuance of SEARs has been provided.</p> <p>Sydney Water will have the opportunity to review and provide further feedback on the proposal post-lodgement, via the formal exhibition period. A response to any further feedback that is received from Sydney Water will be provided as part of the Response to Submissions Report.</p>
<b>Elected Officials</b>			
<p>North Sydney Council:</p> <ul style="list-style-type: none"> <li>Mayor and Councillors</li> </ul>	<p>On 9 May 2025, Urbis Engagement contacted North Sydney Councillors to provide updated information on the proposal, the community consultation process and offer of a briefing. The community newsletter was attached to this email.</p>	<p>To date, 2 (two) councillor responses have been received.</p> <p>Councillor Efi Carr responded and accepted the offer of briefing. This was held on 2 June 2025. Feedback at the briefing from Councillor Efi Carr questions included:</p> <ul style="list-style-type: none"> <li>What has been the resident feedback to date?</li> <li>What is parking provided and access to transport?</li> <li>Have studies been undertaken to assess overshadowing and solar access to neighbouring properties?</li> <li>Does this development allow for affordable housing to take place?</li> </ul>	<p>Freecity Group will continue to consult with and provide project updates to elected officials and offer the opportunity to comment/ provide feedback or request further information as the project progresses.</p> <p>During the briefing, the project team provided the following responses to the questions:</p> <p>Key feedback received from residents has been in relation to the timeframes for approval, construction and operation and the likelihood of the proposal being approved. The proposal would be assessed by DPHI on its merit.</p> <p>The proposed development under this SSDA does not exceed the bulk, height or scale of the approved commercial tower at the site under DA-393/22. It was clarified that a number of potential impacts, effectively, had already been assessed and deemed to be acceptable by the New South Wales Land and Environment Court (including in relation to view loss and solar amenity matters).</p> <p>Further analysis will be finalised for lodgement. The proposed massing strategy has been formulated to achieve a suitable outcome for the local area with respect to solar amenity and visual impact. Detailed Shadow Diagrams and a Visual Impact Assessment have since been prepared to demonstrate this, alongside a suite of other specialist reports.</p>

		<ul style="list-style-type: none"> <li>Will Council need to utilise the funds through a VCA to allocate affordable housing?</li> <li>Councillor Sharon Welch also responded and advised that she would forward the email to The Director of Planning.</li> </ul>	<p>The residential apartments will be offered at market rate. Freecity will provide a monetary contribution to Council towards the provision of affordable housing. As identified in Freecity's Expression of Interest (EOI) for the HDA approval pathway, the proposed contribution towards affordable housing equates to 3% of the total residential GFA that will be delivered.</p> <p>A condition of consent is expected to this effect.</p>
<p><b>Parliament</b></p> <ul style="list-style-type: none"> <li>Felicity Wilson MP, State Member for North Shore</li> <li>Zali Steggall MP, Federal Member for Warringah</li> </ul>	<p>On 9 May 2025, Urbis Engagement contacted the Ms Felicity Wilson, State Member for the North Shore and Ms Zali Steggall, Federal Member for Warringah to provide information on the proposal and the community consultation process. The community newsletter was attached to this email.</p>	<p>To date, no response has been received.</p>	<p>Freecity will continue to consult with and provide project updates to these elected officials and offer the opportunity to comment/ provide feedback as the project progresses.</p>
<p><b>Traditional Owners</b></p>			

<p>For a list of stakeholders refer to Table 3</p>	<p>Connecting with Country workshops and Walk on Country undertaken by AMAC Group</p>	<p>For further information on the workshops and feedback provided please refer to the Connecting with Country Report.</p>	<p>As a result of these sessions, the following design responses have been integrated or are in active development:</p> <ul style="list-style-type: none"> <li>▪ <b>Materiality and Landscape Response:</b> <p>Sandstone podiums and landscape elements reflect the stone country of Cammeraygal land. Planting palettes and thresholds are informed by native vegetation and seasonal shifts.</p> <p>Language of Water erosion of sandstone edges and architectural interpretation of natural forms</p> <p>Air and Light as Cultural Gesture Operable façades, landscaped voids, and breezeways reflect cultural respect for openness, movement, and interconnection with natural systems.</p> <p>Ground Plane and Public Domain: Ground-level design reflects Country through soft landscapes, welcoming thresholds, and the potential for storytelling through future interpretation or art commissions.</p> </li> <li>▪ <b>Narrative and Form:</b> <p>The building’s sculptural massing intentionally avoids repetition, instead evolving responsively in reference to landform, wind patterns, and view lines — echoing Indigenous understandings of place and identity.</p> </li> <li>▪ <b>Cultural Narrative Development:</b> <p>Stakeholders have identified the potential for the rock engravings at Balls Head and Berry Island to inform future cultural interpretation and narrative layering in the design. These discussions remain active, and the design team is committed to ongoing collaboration to realise this opportunity meaningfully and respectfully.</p> </li> <li>▪ <b>Continual Engagement:</b></li> </ul>
--	---	---	--

			The project remains open to deeper integration of cultural knowledge through future engagement stages, particularly as the public domain and interiors evolve.
<b>Surrounding community and local developers</b>			
<p><b>Neighbouring development</b></p> <p>Stockland (110 Walker Street)</p>	<p>Project newsletter and email.</p> <p>Briefing attended by Freecity and Stockland on 24 June 2025.</p>	<p>A briefing meeting attended by Freecity and Stockland was held on 24 June 2025. At this meeting, a presentation was provided with an overview of the proposal, design and planning pathway. Discussion relates to Stockland's interest in the following matters:</p> <ul style="list-style-type: none"> <li>▪ Visual impact analysis</li> <li>▪ Privacy</li> <li>▪ The design's response to wind</li> <li>▪ Shared amenities for the residential apartments and hotel</li> <li>▪ Star rating of the hotel</li> <li>▪ Shared commitment to street-facing design and activation</li> <li>▪ Shared commitment to rejuvenation of the daytime and nighttime economy of North Sydney</li> <li>▪ Affordable housing contribution</li> </ul>	<p>We appreciate Stockland's interest in this project and welcome further feedback from Stockland, including in relation to its asset at 110 Walker Street. On behalf of Freecity, we submit the following response to Stockland with respect to the matters that were discussed on 24 June 2025:</p> <p><b>In relation to visual impact and view loss:</b></p> <ul style="list-style-type: none"> <li>▪ A Visual Impact Assessment (VIA), dated 20 February 2023, was prepared by Ethos Urban Pty Ltd (Ethos Urban) to support DA393/22. This VIA demonstrated that the approved (discontinued) commercial tower was suitable for the site and surrounding local area from a visual impact perspective, including in relation to a selection of public and private domain viewpoints.</li> <li>▪ The approved bulk, height and scale of development at the site under DA393-22 is not exceeded by the proposal. Visual impact, and more specifically, view loss, is an externalised assessment matter that has a strong relationship with observable building mass. In this case, the massing proposed under this SSSA has already been assessed and deemed to be acceptable via the approved (discontinued) commercial tower scheme.</li> <li>▪ We welcome Stockland's input during the Public Exhibition stage and appreciate that this acknowledgment of massing precedent will be respected insofar as view loss is concerned.</li> <li>▪ As outlined within the EIS, a full VIA will be provided as part of the Response to Submissions Package for this project. Urbis'</li> </ul>

			<p>VIA team have submitted a covering letter for consideration in the interim.</p> <ul style="list-style-type: none"> <li>▪ There are no formally documented or protected views across the site that would be affected by the proposed development.</li> </ul> <p><b>In relation to privacy considerations</b></p> <ul style="list-style-type: none"> <li>▪ The project will achieve the required building separation distance under the <i>NSW Apartment Design Guide (ADG)</i> between 110 Walker Street and the proposed tower form. This separation distance is recommended by the ADG for the purposes of maintaining privacy. The massing strategy does not present any privacy concerns in relation to the western aspect of the proposed tower form that are not reasonable to anticipate.</li> <li>▪ The design specifies winter gardens and orients window angles to face views of Sydney Harbour, rather than the Walker Street frontage at the lower levels. Additionally, the proposed design includes fewer balconies at the higher levels of the building.</li> <li>▪ We trust that the points above will allay any concerns regarding privacy that are relevant to Stockland's asset at 110 Walker Street.</li> </ul> <p><b>In relation to wind concerns:</b></p> <ul style="list-style-type: none"> <li>▪ A (desktop) Pedestrian Wind Environment Assessment has been prepared to support the EIS. While it is generally expected that comparable wind conditions will be capable of full resolution through detailed design development after this SSSA is approved, physical wind tunnel modelling will be undertaken in relation to the proposed development prior to determination. The results from this modelling, along with any necessary design mitigations, will be confirmed at the RTS stage (after Public Exhibition) of the assessment lifecycle.</li> </ul>
--	--	--	---

			<ul style="list-style-type: none"> <li>▪ The proposed tower form does not exceed the height, bulk or volumetric scale of the approved (discontinued) commercial tower at the site. It also employs a similar massing response to wind conditions with a 'skirt' positioned above the podium form to minimise wind disruption to trafficable pedestrian spaces. Subject to final verification through wind tunnel modelling, it is reasonable to anticipate that subsequent wind conditions will not be unprecedented.</li> </ul> <p><b>In relation to the 'star rating' of the hotel:</b></p> <ul style="list-style-type: none"> <li>▪ As Stockland would appreciate, this will be confirmed in due course once a hotel operator is secured. Notwithstanding, the design scheme has been formulated to target the premium visitor market (tourists and executive business travellers).</li> <li>▪ The hotel component of the proposed development responds to the deficient supply of high-grade hotel accommodation in the North Sydney CBD. Stockland's asset at 110 Walker Street will benefit from immediate proximity to the proposed hotel, in addition to the existing hotel at 88 Walker Street. This could assist towards attracting premium corporate tenants in the future.</li> <li>▪ There are specific communal spaces for residents and the hotel. Shared use arrangements may be entered into by the future hotel operator, however this cannot be confirmed at this point in the project lifecycle as Stockland would appreciate.</li> </ul> <p><b>In relation to streetscape activation:</b></p> <ul style="list-style-type: none"> <li>▪ The proposed podium form will activate the streetscape with retail floorspace and lobby entrances. This will achieve a significant improvement from the existing frontage along Walker Street.</li> <li>▪ With reference to the Architectural Design Report that has been prepared to support the EIS, Stockland can be assured that a high-quality frontage to Walker Street will be achieved.</li> </ul>
--	--	--	--

			<p><b>In relation to the after-hours economy:</b></p> <ul style="list-style-type: none"> <li>▪ This is discussed at length within the Planning Proposal Report that seeks to introduce ‘Shop Top Housing’ as an additional permitted land use at the site.</li> <li>▪ Delivering a permanent residential population and short-stay accommodation at the CBD edge will contribute to this shift by creating a sustained local catchment for retail, dining and cultural uses; enhancing the public realm through passive surveillance and continuous occupancy; and reducing reliance on inbound commuter patterns that limit after-hours activity.</li> <li>▪ Further reference should be made to Urbis’ Economic Impact Assessment with reference to the point above.</li> </ul> <p><b>In relation to the proposed affordable housing contribution:</b></p> <ul style="list-style-type: none"> <li>▪ As outlined within the EIS, a 3% monetary contribution towards the delivery of affordable housing is proposed.</li> <li>▪ It is expected that a condition of consent will be imposed in relation to the above.</li> </ul> <p><b>With respect to market conditions:</b></p> <ul style="list-style-type: none"> <li>▪ With respect to commercial office market conditions, the proposed development will avoid further saturation in the local market for office floorspace, which would have increased if the approved (discontinued) office tower under DA393/22 was progressed.</li> <li>▪ As Stockland would appreciate, this outcome is preferable with respect to the commercial viability of its asset at 110 Walker Street.</li> </ul>
Neighbouring commercial properties	Project newsletter	One neighbouring commercial property manager contacted Urbis	The project team informed the neighbouring resident that construction and fit out is anticipated to take approximately four (4) years. It is noted that SSDAs progressing under the HDA pathway

		<p>Engagement in response to the newsletter and online briefing offer.</p> <p>This property manager had questions related to completion timeframes, from site set-up to practical completion of all interior fit outs and queries how neighbours could stay updated on the development.</p>	<p>are expected to commence works within twelve (12) months of an approval being granted.</p>
	<p>Stakeholder briefing - see detailed description in section 3.4</p>	<p>Three (3) neighbouring commercial properties registered for the online briefing. However, only two (2) representatives attended the briefing on 20 May 2025.</p> <p>During the online briefing the following questions were raised:</p> <ul style="list-style-type: none"> <li>▪ Zoning and residential, with particular interest in Build to Rent (BTR) scheme and Council's reception to this.</li> <li>▪ Cumulative impact of this development and likely timing of this development and 146 Arthur Street.</li> <li>▪ The likely outcome of determination on 146 Arthur Street.</li> </ul>	<p>During the briefing, the project team provided the following responses to attendee questions:</p> <ul style="list-style-type: none"> <li>▪ The planning pathway for this proposal is through the HDA pathway, which is designed to help deliver more homes in the right places, faster. It is available to large housing projects located in well-connected settings like North Sydney. Under this pathway, the project will be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI), rather than Council, to make the process quicker and more coordinated.</li> <li>▪ A Planning Proposal will be submitted alongside the main application to include 'shop top housing' (apartments above shops) as a permitted land use at the site. The HDA approval pathway is about supporting high-quality, well-located housing that responds to the chronic shortage of housing in NSW.</li> <li>▪ The build-to-rent (BTR) housing project at 146 Arthur Street (SSD-61000021) is further advanced in the planning process than this project. Technical assessments undertaken as part of the EIS for this project have considered:</li> </ul>

			<ul style="list-style-type: none"> <li>▪ Potential environmental impacts to existing development in the local area, including the buildings that adjoin the site to the north and south.</li> <li>▪ Potential environmental impacts to proposed development in the local area, including the BTR housing project at 146 Arthur Street that is being progressed by Aqualand.</li> <li>▪ Potential environmental impacts to approved development in the local area, including the approved commercial tower at 110 Walker Street (DA-19/21) that is being progressed by Stockland.</li> <li>▪ Cumulative environmental impacts, inclusive of the categories that are listed above.</li> <li>▪ The proposed development will deliver a diverse mix of build-to-sell apartments, a new hotel and retail floorspace. This mix of uses presents a balanced response to NSW's chronic housing shortage and the need for local economic activation.</li> <li>▪ Attendees were also informed of the details of the project 1800 number and email address as means of providing further feedback and requesting further information.</li> </ul>
Neighbouring residential properties	Project newsletter – see detailed description in section 3.1 and 3.5	<p>To date, one email enquiry and one phone call have been received.</p> <p>One phone enquiry was received from a residential neighbour to request attendance at the online briefing.</p> <p>One email enquiry was received from a residential neighbour who advised they were unable to attend the online briefing and would like to</p>	Freecity Group will continue to keep neighbouring properties updated as the project progresses.

		be kept informed on future online briefing opportunities.	
	Stakeholder briefing - see detailed description in section 3.4	<p>Three neighbouring residential properties registered for the online briefing.</p> <p>During the online briefing the following questions were raised:</p> <ul style="list-style-type: none"> <li>▪ The anticipated timeframe and duration of construction</li> <li>▪ The likelihood of the proposal receiving approval.</li> </ul>	<p>During the briefing, the project team provided the following responses to attendee questions:</p> <ul style="list-style-type: none"> <li>▪ Construction is anticipated to start from 2027 and will take approximately four (4) years from the date of commencement.</li> <li>▪ The Planning Proposal will be assessed concurrently by DPHI on its merit and will take into consideration the technical assessments and studies which have been undertaken to inform the EIS. The Planning Proposal, EIS and supporting technical studies will be placed on Public Exhibition concurrently. The project team have been informed that all of the submitted material will be exhibited on a single consolidated page on the Major Projects Portal.</li> </ul>
<b>Institutional</b>			
North Sydney Chamber of Commerce	On 14 May 2025, Urbis Engagement distributed a copy of the newsletter, inviting any feedback on the proposal.	To date, no response has been received.	Freecity will continue to inform and consult with the Chamber and offer the opportunity to comment/ provide feedback as the project progresses.

A landmark design outcome that will be observable in

## 5. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

Freecity welcomes feedback on the proposal. Freecity will continue to keep stakeholders and the community informed as the project continues to progress through various stages of planning, assessment, post-approval resolution and construction by:

- Continuing to engage with the community about the project, its impacts, and the approval process
- Providing information on how the community's views have been addressed through a community newsletter
- Enabling the community to seek clarification about the project through the two-way communication channels.



architectus



# DISCLAIMER

This report is dated 24 June 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Freecity Group (**Instructing Party**) for the purpose of Engagement Outcomes (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A COMMUNITY NEWSLETTER



**FREECITY**

## 153-157 WALKER STREET NORTH SYDNEY

MAY 2025

Freecity Group (Freecity) is preparing a State Significant Development Application (SSDA) for a 51-storey mixed-use residential and hotel development at 153 – 157 Walker Street, North Sydney. The SSDA will be lodged with the Department of Planning, Housing and Infrastructure (DPHI) in mid-2025.

This newsletter provides an overview of the proposal and the next steps in this process, including how you can provide feedback and where to find more information about the project.

### ABOUT THE PROJECT:

Freecity is seeking approval for:

- Site preparation including the demolition of existing buildings at the site and ground excavation.
- Construction of a new 51-storey mixed-use tower, which will accommodate:
  - 295 residential apartments
  - A hotel with approximately 150 rooms
  - Lounge and wellness facilities for hotel guests and tenants
  - Retail space located on the ground floor.
- Five levels of basement car parking
- Vehicle access and loading zone via Little Walker Street
- Building plant for associated utilities and service connectors.



Walker Street view - Indicative image only

## WHY THIS PROPOSAL?

The proposed development is located in the heart of the North Sydney Central Business District, which is accessible to Sydney's city centre and key employment, retail and entertainment, health and education precincts on the North Shore including St Leonards and Chatswood.

The shift to hybrid working has reduced the need for extensive office space and buildings designed solely for commercial purposes in North Sydney. Freecity's proposal responds to the housing crisis facing NSW and the need for diverse housing and accommodation options. The proposal also aims to positively contribute to the rejuvenation of North Sydney's tourism and night-time economy, by activating Walker Street with an engaging entrance and retail space, and through the contemporary design of the hotel.

The site is located close to key transport hubs including North Sydney train station, key bus routes, and the recently opened Victoria Cross Metro Station. The site presents an opportunity to provide more homes that are well-located to jobs, transport and services and facilities.



Subject site

## PLANNING PATHWAY

Freecity is seeking approval for its proposal through the SSDA planning pathway.

### JANUARY 2025

The first step in the SSDA process is lodging a request with DPHI for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are provided with the opportunity to request specific information to be addressed within the SSDA.

### WE ARE HERE

Freecity is preparing an Environmental Impact Statement (EIS), which will be submitted to DPHI as part of the SSDA. As part of this, Freecity is engaging with its neighbours and the community. Community feedback will be collated in an Engagement Outcomes Report and included in the submission to DPHI to inform future planning.

### MID 2025: FORMAL SSDA LODGEMENT

A formal SSDA will be lodged. DPHI will publicly exhibit the proposal for a period of four weeks and the community can make formal submissions.

## MANAGING IMPACTS

As outlined above, Freecity is preparing an Environmental Impact Statement (EIS) as part of the SSDA process. The EIS will assess and propose mitigation plans for potential construction and operational impacts.

A range of technical studies will be undertaken as part of the EIS process, and reports will be publicly exhibited. The studies and recommended mitigation measures will assess the following impacts:



**Traffic:** A detailed traffic study will assess potential impacts on local roads, public transport, cycle lanes and bicycle storage, and pedestrian access during construction and operation and propose mitigations.



**Construction:** If the proposal is approved, Freecity will develop and implement a Construction Management Plan outlining how construction will be managed, ensuring impact on neighbours are minimised. This includes screening to block out noise and minimise dust spread and considered construction hours. The community will be notified before construction commences and as the project progresses.



**Construction vehicle access:** If approved, vehicles will access the site directly from the Warringah Freeway, Pacific Highway, Walker Street and Berry Street throughout construction. Traffic movements will be managed outside of peak hour wherever possible.



**Visual:** Technical assessments on solar access, potential overshadowing and visual loss and mitigation of these impacts are being undertaken as part of the EIS.



**Economic:** A technical assessment of the transition from office commercial space to residential and hotel commercial will be undertaken to consider the potential economic impact and benefits.



**Social:** A Social Impact Assessment (SIA) is being prepared to analyse the potential impacts associated for residents, businesses and stakeholders.

## HAVE YOUR SAY

Freecity has commissioned Urbis Engagement to collect your feedback and provide further information.

You can reach the team on:



[engagement@urbis.com.au](mailto:engagement@urbis.com.au)



1800 244 863



### ONLINE SURVEY

Urbis is preparing a Social Impact Assessment (SIA) to inform the EIS.

A SIA is an independent, objective study undertaken to identify and analyse potential social impacts (positive and negative) associated with the construction and operation of the proposed development.

To provide your feedback and access this survey, please scan the QR code here. Alternatively, you can visit <https://urbis.questionpro.com.au/153-157WalkerStreet>

The survey will close on **26 May 2025**.



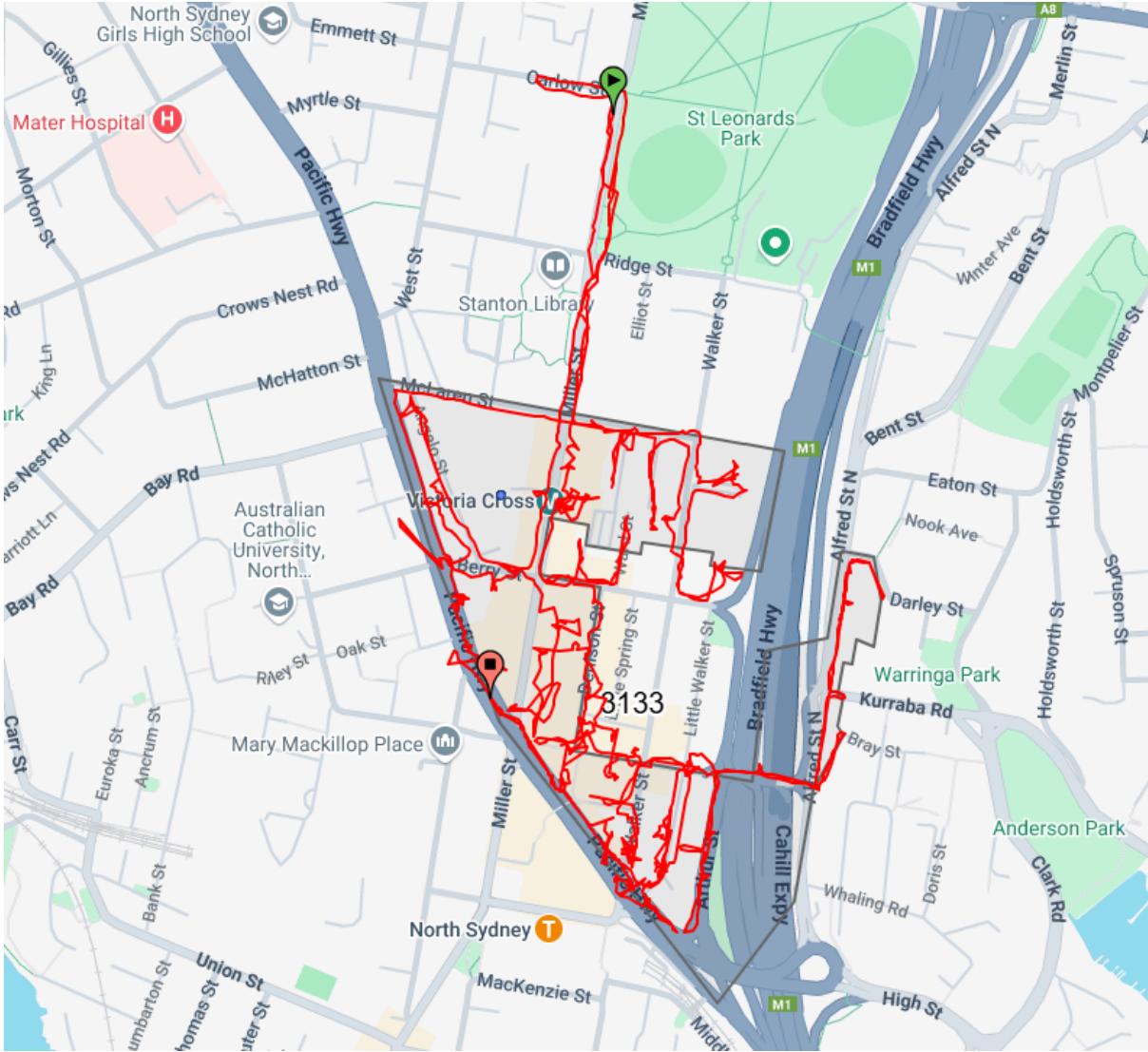
## ABOUT FREECITY

Freecity Group is Australian-owned developer, revolutionising Sydney living through innovative developments, specialising in crafting community-focused environments that enhance the quality of life, work and recreation. Freecity believes in establishing a connection between people and their surroundings and redefining city living through a deep understanding of local landscapes.

# APPENDIX B NEWSLETTER DISTRIBUTION

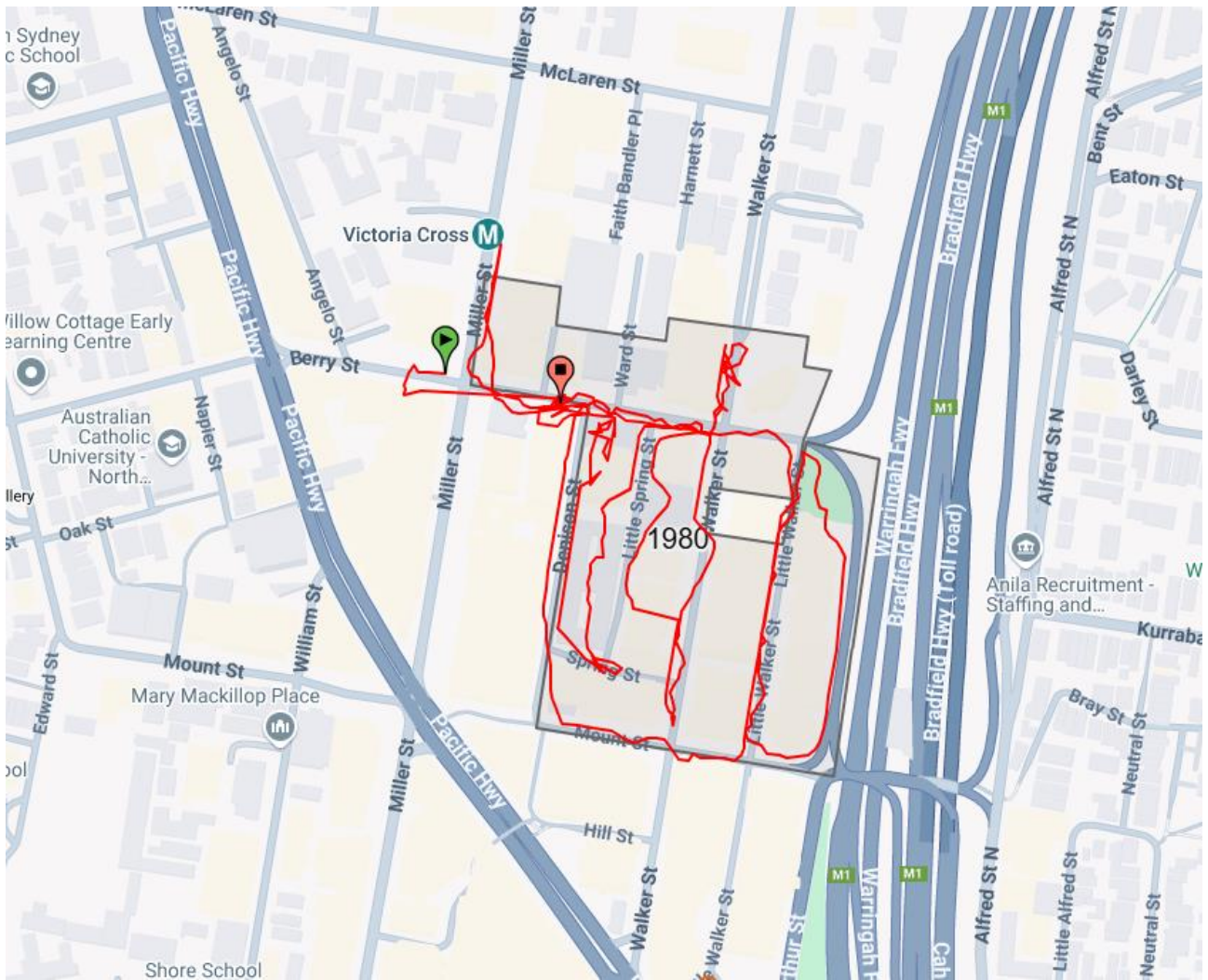
## 5.1. WIDER COMMUNITY

Distribution of newsletter



## 5.2. NEAR NEIGHBOURS

Distribution of newsletter and online briefing invitation to residential properties within this area.



# APPENDIX C RESIDENTIAL NEAR NEIGHBOUR LETTER – ONLINE BRIEFING INVITATION



May 2025

Dear neighbour,

**Re: Proposed mixed-use development at 153-157 Walker Street, North Sydney**

We are writing on behalf of Freecity Group (Freecity) to inform you of a proposal for a mixed-use residential and hotel development at 153-157 Walker Street, North Sydney. Freecity is engaging with the community and stakeholders in advance of making their submission to the Department of Planning, Housing and Infrastructure (DPHI), seeking approval through the State Significant Development planning pathway.

The proposal for 153-157 Walker Street aims to provide well-located homes near jobs, transport, amenity and essential services. Through considered architectural design, the proposal will also positively contribute to activating the tourism and night-time economy in North Sydney by providing a new hotel and retail space that will create a dynamic streetscape on Little Walker Street.

For more detailed information on the project, please see the newsletter enclosed with this letter.

#### **PROVIDE YOUR FEEDBACK**

Freecity is committed to communicating transparently and clearly about the proposal to near neighbours and the North Sydney community. We want to provide you with the opportunity to ask questions and provide your feedback.

Freecity has appointed Urbis to manage its community and stakeholder engagement. Neighbours have the following opportunities to request further information about the proposal, meet the project team and ask questions, and provide feedback.

#### **Your invitation to attend one of the near neighbour briefings**

To provide you with more information, we are hosting an online briefing via Microsoft Teams. The briefing will include a detailed overview of the proposal, followed by a Q&A session, where neighbours will be invited to ask questions about the proposal. The briefing will be held on the following date:

- **Briefing 1:** Wednesday 21 May, 6.30pm
- **Briefing 2:** Thursday 22 May, 6.30pm

Please register your interest in attending the near neighbour briefing via the contact details below. You will receive a confirmation email of your registration which will include a link to the online briefing.

#### **Contact the team**

You can contact Urbis Engagement to request further information on the proposal and provide your feedback. To contact the team, please:

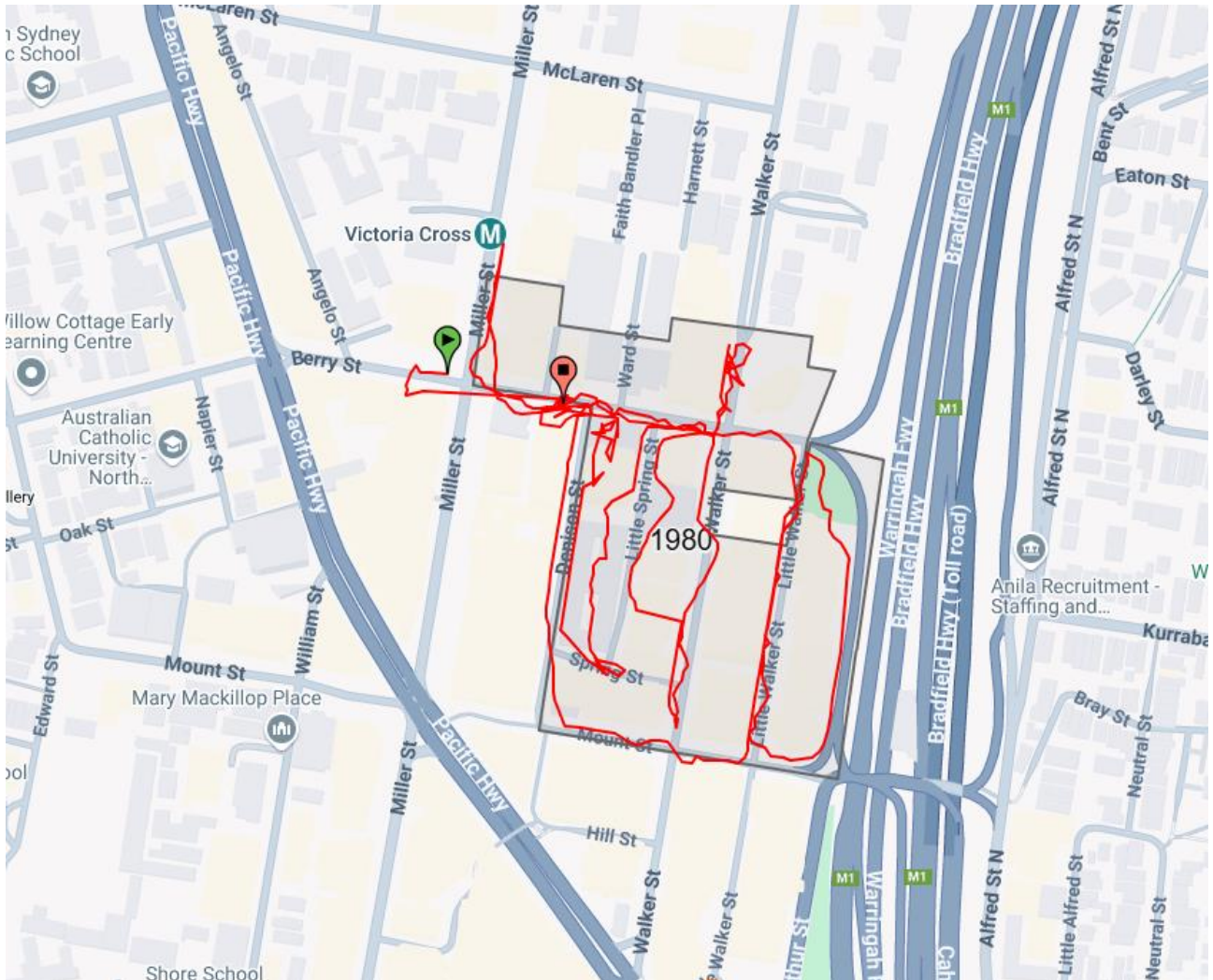
- **Call** 1800 244 863
- **Email** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

Your feedback is valuable to us.

Yours Sincerely

Kind regards,  
Urbis Engagement on behalf of Freecity Group

# APPENDIX D RESIDENTIAL NEAR NEIGHBOUR LETTER DISTRIBUTION



# APPENDIX E COMMERCIAL NEAR NEIGHBOUR LETTER - ONLINE BRIEFING INVITATION



May 2025

Dear Building Manager / Strata Committee,

**Re: Proposed mixed-use development at 153-157 Walker Street, North Sydney**

We are writing on behalf of Freecity Group (Freecity) to inform you of a proposal for a mixed-use residential and hotel development at 153-157 Walker Street, North Sydney. Freecity is engaging with the community and stakeholders in advance of making their submission to the Department of Planning, Housing and Infrastructure (DPHI), seeking approval through the State Significant Development planning pathway.

Freecity is committed to communicating transparently about the proposal to neighbours, including strata managers and building managers of neighbouring buildings. We want to provide you with the opportunity to ask questions and provide feedback about the proposal.

The proposal for 153-157 Walker Street aims to provide well-located homes near jobs, transport, amenity and essential services. Through considered architectural design, the proposal will also positively contribute to activating the tourism and night-time economy in North Sydney by providing a new hotel and retail space that will create a dynamic streetscape on Little Walker Street.

For more detailed information on the project, please see the newsletter enclosed with this letter.

**PROVIDE YOUR FEEDBACK**

Freecity has appointed Urbis to manage its community and stakeholder engagement. Neighbours have the following opportunities to request further information about the proposal, meet the project team and ask questions, and provide feedback.

**Attend a briefing**

To provide you with more information, we are hosting an online briefing for building managers, Strata Managers and Committees via Microsoft Teams. The briefing will include a detailed overview of the proposal, followed by a Q&A session. The briefing will be held on the following date:

- Tuesday, 20 May, 3.30pm

Please register your interest in attending the briefing via the contact details below. You will receive a confirmation email of your registration which will include a link to the online briefing.

**Contact the team**

Freecity has commissioned Urbis Engagement to provide further information on the proposal and collect your feedback. To contact the team, please:

- **Call** 1800 244 863
- **Email** [engagement@urbis.com.au](mailto:engagement@urbis.com.au)

Your feedback is valuable to us.

Yours Sincerely,

Kind regards,  
Urbis Engagement on behalf of Freecity Group

# APPENDIX F COMMERCIAL NEAR NEIGHBOUR LETTER DISTRIBUTION

