

253-265 PACIFIC HIGHWAY NORTH SYDNEY SSDA

Engagement Outcomes Report

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Acknowledgement of Country

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

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ABBREVIATIONS

Table 1 Abbreviations

Abbreviation	Definition
DPHI	Department of Planning, Housing and Infrastructure
SEARs	Secretary's Environmental Assessment Requirements
EIS	Environmental Impact Statement
SSDA	State Significant Development Application
SSD	State Significant Development
DA	Development Application
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
DP	Deposited Plan
FSR	Floor Space Ratio
PP	Planning Proposal

1. INTRODUCTION

Urbis has been commissioned by Legpro45 Pty LTD ATP Legpro45 Unit Trust (Legacy Property) to prepare this Engagement Outcomes Report (Report) in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) as part of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSDA).

The SSDA will be lodged to the Department of Planning, Housing and Infrastructure (DPHI) seeking approval for a proposed mixed-use precinct with in-fill affordable housing (SSDA - 84416958) at 253-265 Pacific Highway (the site).

This report has been prepared with reference to DPHI's *Undertaking Engagement Guide: Guidance for State Significant Projects* and the International Association of Public Participation (IAP2) Public Participation Spectrum.

2. LEGISLATIVE CONTEXT

In NSW, the preparation and evaluation of environmental assessments for state significant developments is legislated through the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act outlines a series of statutory requirements for proponents seeking development approval. The EP&A Act includes specific requirements to provide community members and stakeholders with opportunities to participate in the planning process.

As such, this report has been prepared in line with the following guidelines and requirements:

- The project-specific SEARs (SSD – 84416958) issued for this project
- DPHI’s *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (*Undertaking Engagement Guidelines*)
- DPHI’s *Community Participation Plan* (April 2024)
- The International Association of Public Participation’s (IAP2) Public Participation Spectrum.

2.1. RESPONSE TO SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 29, May 2025 issued for the SSDA (SSD – 84416958). Specifically, this report has been prepared to respond to the SEARS requirement issued below

Table 2 provides the project-specific SEARs that are relevant to the delivery of community and stakeholder engagement for this project.

Table 2 Response to SEARs – SSD - 84416958

SEARs item	Project response
4. Engagement	
<p>Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project.</p> <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&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.</i></p>	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"> ▪ Engagement Outcomes Report (this document, specifically Section 5) ▪ Environmental Impact Statement

2.2. ALIGNMENT WITH UNDERTAKING ENGAGEMENT GUIDELINES

This engagement outcomes report has been prepared in line with DPHI's *Undertaking Engagement Guidelines*, which provide guidance for the effective delivery of engagement to support the development of state significant projects in NSW.

The *Undertaking Engagement Guidelines* provide a series of objectives for effective engagement. These community participation objectives are detailed in Table 3. This table also outlines where each objective has been addressed within this report.

Table 3 Community Participation objectives

	Objective	Where has this been addressed
1	Identify the people or groups who are interested in or are likely to be affected by the project.	The community and key stakeholders are detailed in Section 4
2	Use appropriate engagement techniques. This includes: <ul style="list-style-type: none"> ▪ considering the accessibility of how information is delivered ▪ the avoidance of technical language and jargon so information can be easily interpreted by the audience ▪ the adoption of non-written forms of engagement, where needed. <p><i>Appropriate engagement techniques are particularly important when engaging with specific groups, such as Aboriginal and Torres Strait Islander groups, where engagement should be a discrete, planned activity undertaken by and with experienced Indigenous engagement specialists.</i></p>	For an overview of engagement activities, see Section 5.
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities, see Section 5.
4	Involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design	For details of the approach to engagement with key stakeholders, such as community, council and government agencies, see Section 4.
5	Be innovative in their engagement approach and tailor engagement activities to suit the: <ul style="list-style-type: none"> ▪ context (e.g. sensitivity of the site and surrounds) ▪ scale and nature of the project and its impacts ▪ level of interest in the project. 	For an overview of the project context, see Section 3.
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	See Section 3 for a clear description of the project specifics.
7	Clearly outline how and when the community can be involved in the process.	See Section 5 for details of how community members were

	Objective	Where has this been addressed
8	Make it easy for the community to access information and provide feedback.	invited to participate in the planning process.
9	Seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns.	For an overview of engagement activities, see Section 5.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	Community and stakeholder views are summarised in this Engagement Outcomes Report, see Section 6.
11	Be able to demonstrate how the demography of the area affected has been considered in how and what engagement activities have been undertaken.	For the demographic profile of the local area, see Section 5.

Source: DPHI's Undertaking Engagement Guidelines for State Significant Projects – March 2024

3. PROJECT DETAILS

3.1. PROJECT SITE AND ITS LOCALITY

The site is within North Sydney Council Local Government Area (LGA) and North Sydney Central Business District (CBD). It is approximately 275m from Victoria Cross Metro Station and a short four-minute walk from North Sydney Train Station, connecting the area to major employment hubs including the North Sydney commercial centre and Sydney CBD.

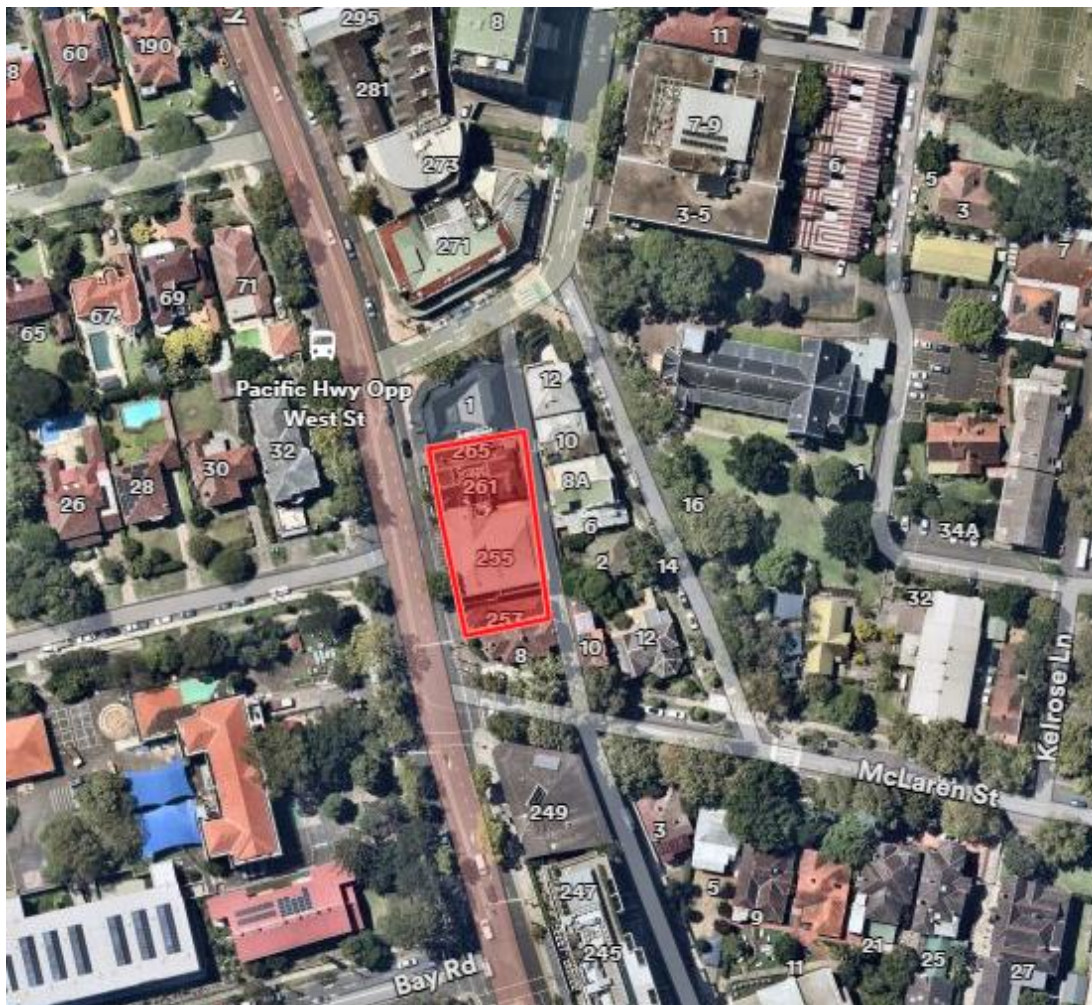
The site is bounded by Pacific Highway to the west, Church Lane to the east, West Street to the north and McLaren Street to the south.

It is predominantly surrounded by a mix of mid-density housing, commercial businesses, and two schools, and is well-connected to services and facilities. There are existing sites to the north that are subject to individual Development Applications (DAs) or approvals for developments around 11 storeys. Neighbours closest to the site are along Church Lane.

The Pacific Highway to the western side of the site is predominantly mid-rise commercial business and residential buildings.

The site currently accommodates a gym, commercial suites, and residential units. The locally heritage-listed Cloisters Antiques store is currently vacant and underutilised, and forms part of the proposed site.

Figure 1 The site and surrounding context



Source: Nearmaps

3.2. PROJECT CONTEXT

The NSW Government recognises the need to build more homes for the State's growing population, boosting housing supply and improving housing affordability.

Under the National Housing Accord, NSW is tasked with delivering approximately 377,000 new well-located dwellings, including approximately 15,800 social and affordable homes, by 2029.

DPHI has released 'In-fill affordable housing' reforms to incentivise and support the delivery of affordable housing under the State Environmental Planning Policy (Housing) 2021.

Under these reforms, the site is eligible for increased height and Floor Space Ratio (FSR) to support the housing supply, addressing the current housing crisis in NSW.

To support housing delivery, Legacy Property's SSDA (SSD – 84416958) seeks approval for:

- Demolition of existing buildings at 253-265 Pacific Highway
- Retention and reuse of the existing local heritage item building at 265 Pacific Highway
- Construction of a part 10, part 13 storey, mixed-use, shop top housing development including:
 - A 2-storey podium with ground and first storey commercial tenancies
 - Ground level communal open space and deep soil landscaping at 265 Pacific Highway
 - A tower above consisting of 35 residential apartments and a communal roof garden
- Excavation of four levels of basement car parking and servicing
- Stratum and strata subdivision of the building.

4. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between March 2025 and April 2025 to raise community and stakeholder awareness of, and invite feedback on, the proposal.

Engagement undertaken during this period was additional engagement to support the amended design (now being submitted as a State Significant Development Application (SSDA)). It was designed to complement the engagement undertaken, summarised below, on the original Planning Proposal design.

Given the updates to the proposed, Legacy Property prioritised additional engagement with the community and stakeholders to ensure they were:

- Informed of all amendments.
- Aware of how feedback on the original design was responded to and addressed.
- Providing the community with information about ongoing communication plans and channels.

This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

4.1. ENGAGEMENT OBJECTIVES AND APPROACH

The engagement objectives and approach have been informed by the International Association of Public Participation's (IAP2's) *Public Participation spectrum* and DPHI's *Community Participation Plan*.

Based on experience with similar projects, the anticipated level of impact on the surrounding community and stakeholders was determined to be moderate, resulting in the overall objective of engagement to be to **inform** and **consult** stakeholders and the community.

Figure 2 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 seek your feedback on drafts and proposals.	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 work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Source: IAP2

4.1.1. Summary of early engagement (to inform the original Planning Proposal)

Throughout 2021, Legacy Property consulted with key stakeholders, neighbours, community groups, and the surrounding community (neighbours and residents) about the original Planning Proposal design. The table below details the 2021 consultation, the stakeholders, the issues they raised, and the project's response at the time. Feedback raised during early engagement included:

- Enquiries about impacts on North Sydney's local character
- Proposal updates outdated buildings with timeless design and contemporary brickwork
- Restores heritage-listed Cloisters Antiques store
- Neighbours enquired about overshadowing and solar access
- Enquiry about increased traffic via Church Lane.

Refer to section 6.3 for detailed outcomes and community sentiment of the early consultation.

Table 4 Stakeholders (2021)

Stakeholder	Detail	Date
Stakeholder meetings	<p>Stakeholders were offered project briefings to discuss the details of the proposal. These briefings were extended to:</p> <ul style="list-style-type: none"> ▪ North Sydney Council ▪ Elected Officials (MPs / Councillors) ▪ Stanton Precinct Committee ▪ North Shore Historical Society ▪ North Sydney Chamber of Commerce ▪ North Sydney Demonstration School – Principal. <p>One briefing was held to inform stakeholders about the original design.</p> <p>A Briefing took place with:</p> <ul style="list-style-type: none"> ▪ North Sydney Council 	18 May – 16 June 2021
Stakeholder emails/ letters	<p>12 letters/emails were issued to invite select stakeholders to a project briefing. Each email included a copy of the community newsletter.</p> <p>Letters and emails were issued to:</p> <ul style="list-style-type: none"> ▪ Elected Officials (MPs / Councillors) ▪ Stanton Precinct Committee ▪ Adjacent Precinct Committees ▪ North Shore Historical Society ▪ North Sydney Chamber of Commerce 	16 June 2021

Stakeholder	Detail	Date
	<ul style="list-style-type: none"> ▪ North Sydney Demonstration School – Principal. 	
Near neighbour door knock	<p>On 16 June 2021, representatives from Urbis door knocked near neighbours to introduce the project, provide a copy of the fact sheet, answer any questions, and collect feedback. Neighbours consulted included:</p> <ul style="list-style-type: none"> ▪ 2 - 8 McLaren St, North Sydney ▪ 2 - 12 Church St, North Sydney 	16 June 2021
Letterbox drop	<p>On 16 June 2021, a fact sheet was distributed by letterbox drop. The fact sheet outlined key features of the proposal and invited stakeholders and the community to provide feedback.</p> <p>It included details of a project email and phone number managed by Urbis to enable the collection of this feedback. These letters were distributed to approximately 263 households and businesses in North Sydney, including:</p> <ul style="list-style-type: none"> ▪ North Sydney Anglican Church ▪ North Sydney General Practice ▪ Dress for a night ▪ North Sydney Police Station ▪ Meetings and Events Australia 	16 June 2021
Business street walk	<p>On 16 June 2021, Urbis representatives conducted a business street walk visiting 4 nearby businesses to introduce the project. A fact sheet was provided, and businesses had the opportunity to ask questions and provide feedback. Businesses included:</p> <ul style="list-style-type: none"> ▪ Union Hotel ▪ Ford, Commercial Office ▪ Matrix ▪ Newquest 	16 June 2021

In line with DPHI's *Community Participation Plan*, the approach to engagement was informed by the objectives shown in 3.

Figure 3 DPHI Community Participation Plan Objectives

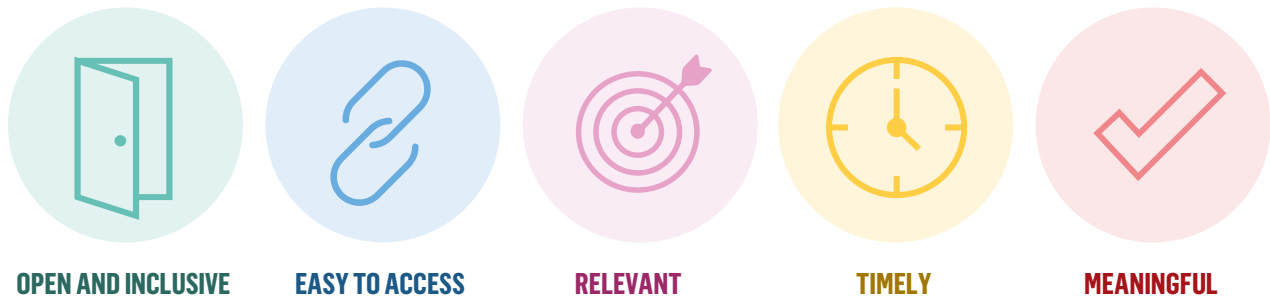




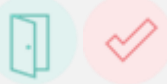



Table 5 Engagement approach and alignment with objectives

Approach	Alignment with objectives
Providing consistent, relevant, jargon-free and up-to-date information on the proposal, impacts, benefits, and the planning report process through accessible, tailored open lines of communication.	
Identify potential impacts on stakeholders and the community, as well as measures to enhance potential positive impacts and minimise potential negative impacts, through genuine and consistent consultation.	
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.	
Responding appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project.	
Facilitating information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.	
Managing expectations by closing the feedback loop and sharing how stakeholder and community views influenced the proposal.	

4.2. COMMUNITY AND STAKEHOLDERS

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. As described in DPHI's *Undertaking Engagement Guides*, the community is anyone (including individuals, community groups, Aboriginal and Torres Strait Islander communities, culturally and linguistically diverse communities, peak bodies or businesses) interested in or likely to be affected by the project.

4.2.1. Stakeholder categories

Within this context, the stakeholders for this project were categorised by group, as shown in the Figure below. 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

GOVERNMENT AUTHORITIES	RELEVANT AGENCIES	SURROUNDING COMMUNITY	PROJECT SPECIFIC STAKEHOLDERS / GROUPS
Department of Planning, Housing and Infrastructure (DPHI) North Sydney Council Federal MP State MP	Transport for NSW Sydney Water Ausgrid NSW Fire & Rescue NSW Police	Adjoining landowners, including residents on: <ul style="list-style-type: none"> ▪ Church Street ▪ Church Lane ▪ McLaren Street ▪ West Street Businesses <ul style="list-style-type: none"> ▪ Dr David H Isaacs Surgery ▪ Progress DNA North Sydney ▪ The Union Hotel ▪ Ford Land Company Pty Ltd ▪ Gold's Gym ▪ Flock Eatery The wider surrounding community (as identified in Figure 5)	North Sydney Business Chambers North Shore Historical Society Stanton Precinct Community North Sydney Demonstration School

Figure 5 The site and surrounding community catchment

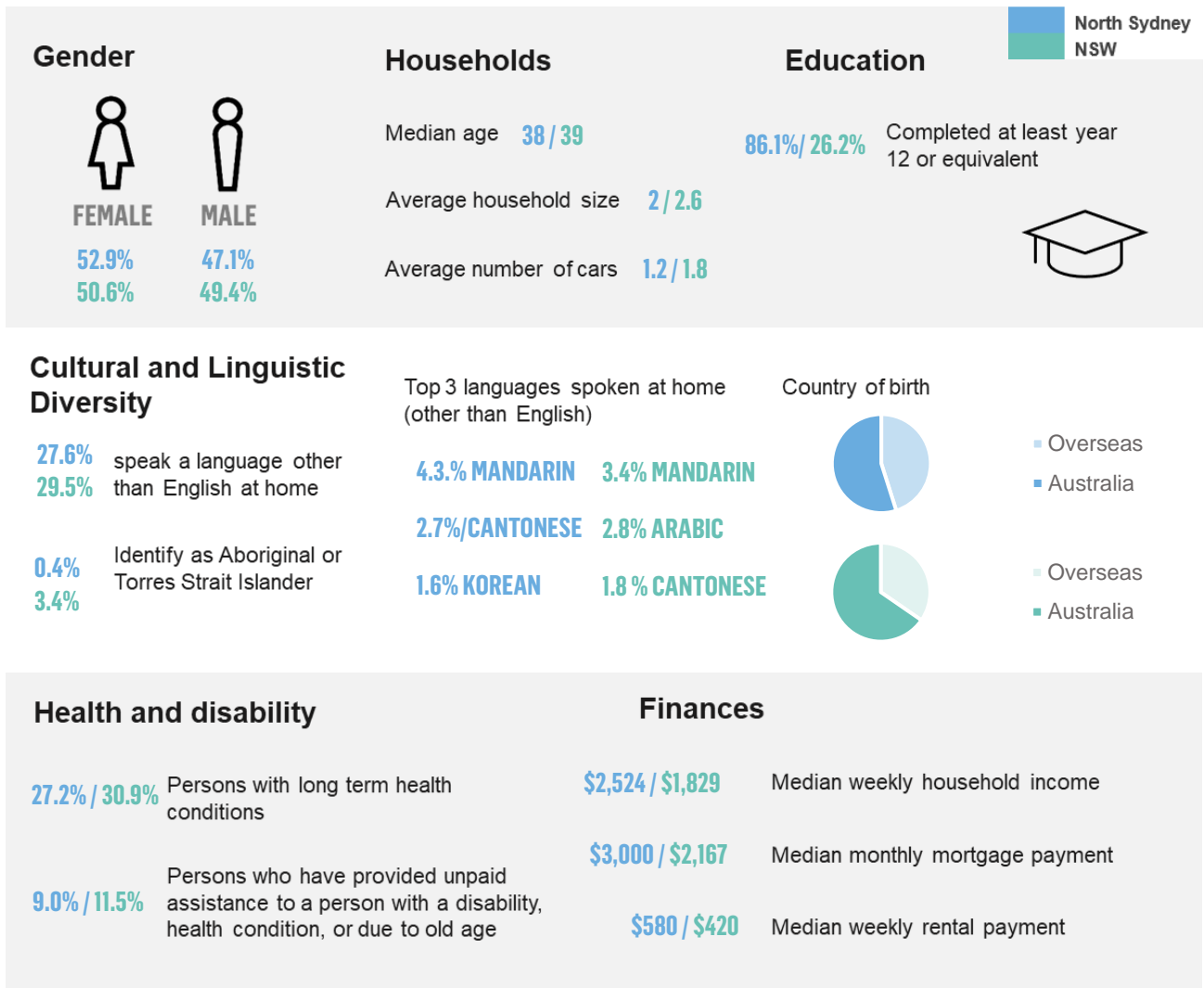


4.2.2. Community profile

This section provides a demographic profile of the local community. This profile has been developed using Census 2021 data for the suburb of North Sydney with analysis encompassing a range of key indicators including age distribution, gender ratio, cultural diversity, income levels, educational attainment, employment statistics, household composition, mobility, and health statistics.

By understanding these demographic nuances, we can better identify the needs, challenges, and opportunities within the local community. This information was used to shape an informed, inclusive, and forward-thinking engagement strategy.

Figure 6 Community profile



Source: ABS Census 2021

4.3. STAKEHOLDER MATRIX

The table below outlines the stakeholders who were involved throughout the engagement process. The engagement activities were informed by the principles of IAP2’s Public Participation Spectrum, as outlined in Section 4.

Table 6 Stakeholder matrix

Stakeholder	Engagement objective	Forms of engagement
Government stakeholders		
Government authority <ul style="list-style-type: none"> ▪ Department of Planning, Housing and Infrastructure (DPHI), specifically the: ▪ Industry Assessment Team 	Consult: obtain feedback on the project.	Meetings Emails Scoping meeting Project briefing
North Sydney Council <ul style="list-style-type: none"> ▪ Council staff ▪ Mayor and Councillors 	Consult: obtain feedback on the project.	Meetings with Council staff Email to Councillors (informing the proposal and offering a project briefing)
Government agencies <ul style="list-style-type: none"> ▪ Transport for NSW (TfNSW) ▪ Sydney Water (SW) ▪ Ausgrid ▪ NSW Fire & Rescue 	Consult: obtain feedback on the project and understand how the project may impact each agencies’ service.	Emails Technical briefings
Parliament <ul style="list-style-type: none"> ▪ State MP ▪ Ms Felicity Wilson ▪ Federal MP ▪ Ms Kylea Tink 	Consult: obtain feedback on the project.	Community newsletter distributed via email Feedback and questions invited via 1800 number and email address Invitation to attend a stakeholder briefing
Community stakeholders		
Adjoining landowners <ul style="list-style-type: none"> ▪ 2 - 8 McLaren Street ▪ 2 - 12 Church Street 	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal’s impacts and benefits.	In-person briefing with Church Lane residents Direct neighbour letter distributed via letterbox Community newsletters distributed via letterbox

Stakeholder	Engagement objective	Forms of engagement
		Feedback and questions via 1800 number and email address
Businesses <ul style="list-style-type: none"> ▪ Dr David H Isaacs Surgery ▪ Progress DNA North Sydney ▪ The Union Hotel ▪ Ford Land Company Pty Ltd ▪ Gold's Gym ▪ Flock Eatery 	Consult: obtain feedback on the project by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	Business street walk to provide an update on the project, answer any questions, and collect feedback Community newsletters distributed via letterbox Feedback and questions via 1800 number and email address
Community groups <ul style="list-style-type: none"> ▪ North Sydney Business Chamber ▪ North Shore Historical Society ▪ Stanton Precinct Committee ▪ North Sydney Demonstration School 	Consult: obtain feedback on the proposal by providing balanced and objective information to assist in understanding the proposal's impacts and benefits.	Email with community newsletter Feedback and questions invited via 1800 number and email address Invitation to attend a stakeholder briefing
Wider surrounding community As identified in Figure 5	Inform: Provide balanced and objective information to assist in understanding the project.	Community newsletters distributed via letterbox Feedback and questions invited via 1800 number and email address

5. ENGAGEMENT ACTIVITIES

This section outlines the engagement activities that were implemented during the consultation process to inform the amended SSDA. A summary of the initial consultation has been outlined in Section 4.

The approach (below) was informed by the outcomes of the initial consultation (to inform the original Planning Proposal).

Figure 7 Engagement activities

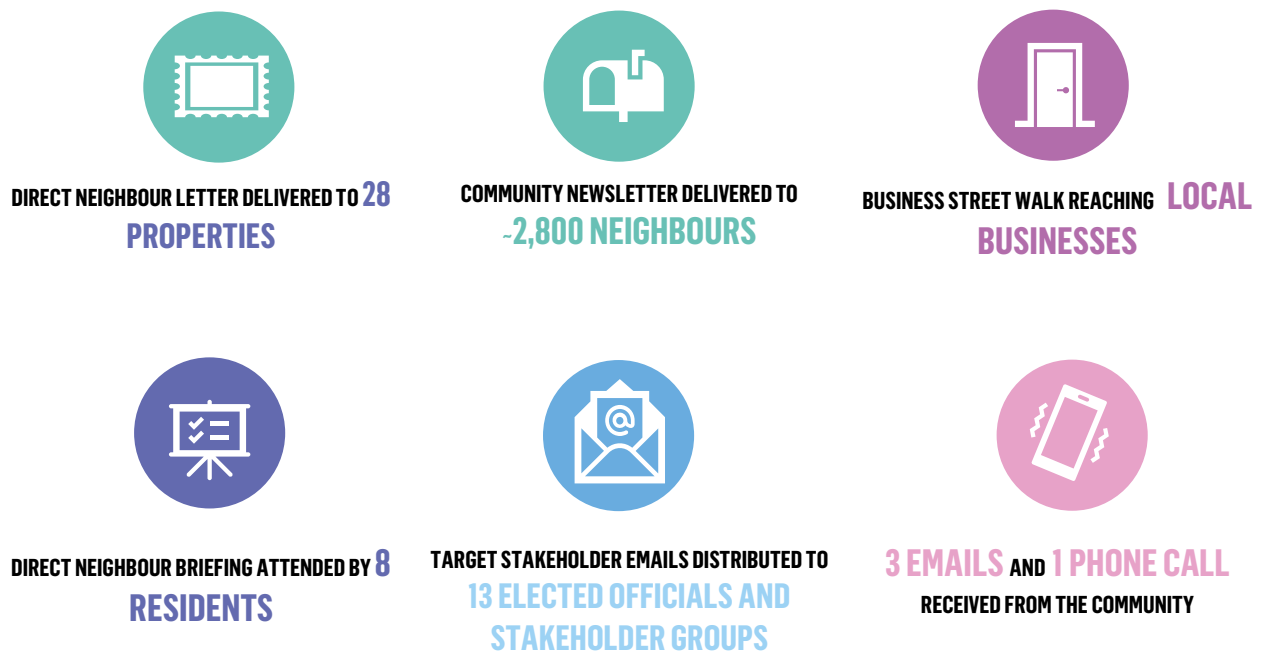







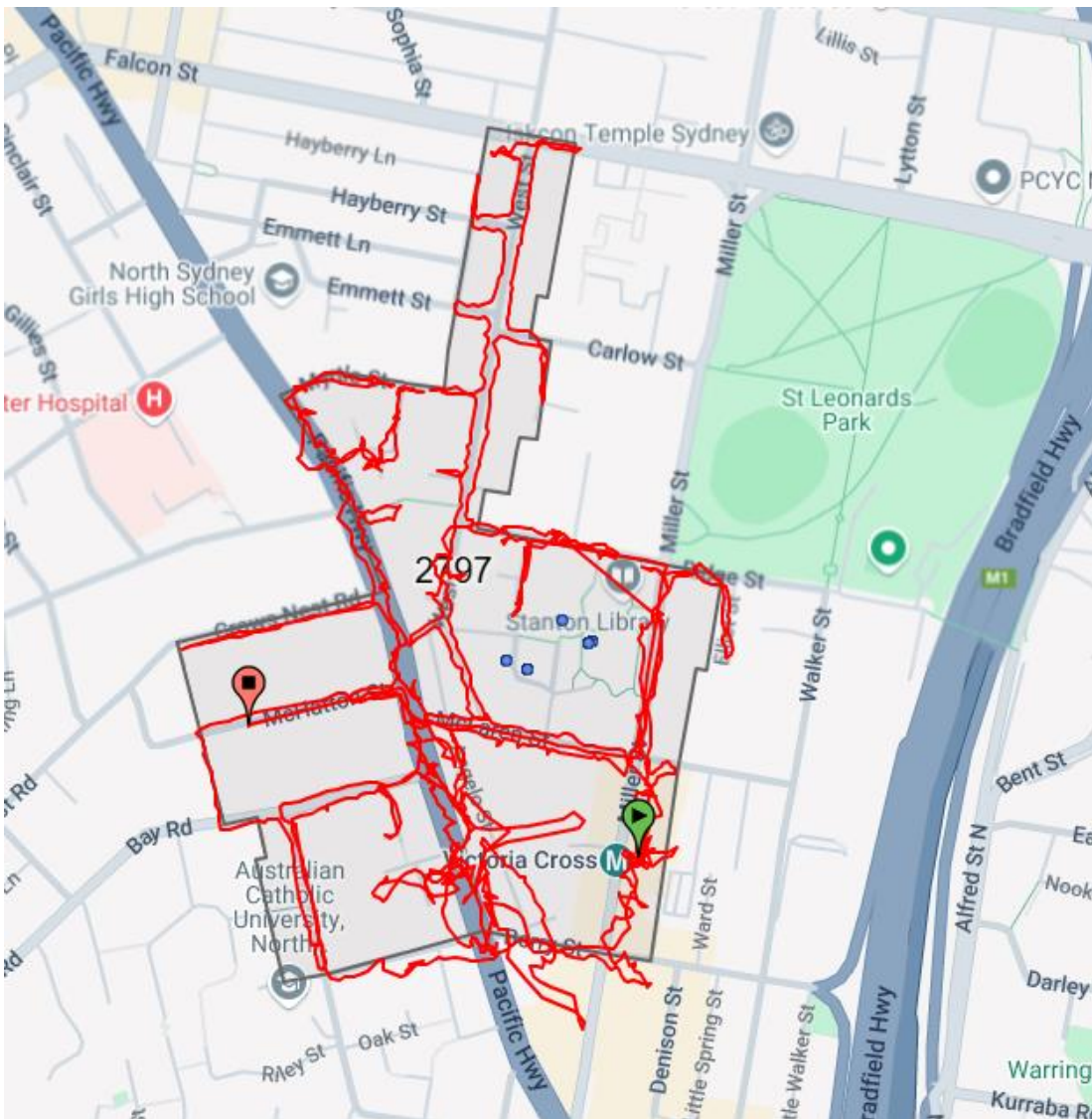
Table 7 Engagement Activity

Engagement activity		Target stakeholder(s)	Details
	Direct neighbour letter	Adjoining landowners	A direct letter was delivered on Thursday, 20 March 2025 to the closest neighbours: Church Street McLaren Street West Street
	Community newsletter	Surrounding community	A project newsletter was distributed on Monday, 24 March 2025 to the surrounding community within 500m radius of the site. This included close to 2,800 residents and businesses.
	Business street walk	Surrounding businesses and tenants	On Monday, 25 March 2025 a doorknock was conducted of properties located on: Church Street McLaren Street West Street Pacific Highway
	Residents briefing	Direct neighbours	Briefing with Church Lane residents Thursday, 20 March 2025 10:00am to 11:00am St Thomas – Parkview Venue Briefing with 6-8 McLaren Street residents Monday, 7 April 2025 9.00am to 9.30am Catarez Café – North Shore Hospital
	Targeted stakeholder email	Elected officials Community groups	An email was sent with information about the project, the community newsletter and an invitation to attend a project briefing.

Engagement activity	Target stakeholder(s)	Details
 <p data-bbox="336 230 571 297">Priority stakeholder briefings</p>	<p data-bbox="655 230 810 297">Government stakeholders</p> <p data-bbox="655 327 884 360">Community groups</p>	<p data-bbox="963 230 1426 376">Key stakeholders and community members with a specific interest in the project were invited to participate in a briefing for the project.</p>
 <p data-bbox="336 432 491 465">Enquiry lines</p>	<p data-bbox="655 432 804 499">Surrounding community</p>	<p data-bbox="963 432 1426 645">A project 1800 number and email address were made available throughout the consultation period, enabling the surrounding community and key stakeholders to ask questions and provide feedback.</p>

5.1.1. Letterbox drop distribution report (GPS)

Figure 8 Letterbox drop – GPS distribution report



6. WHAT WE HEARD

This section provides a detailed summary of issues raised by key stakeholders during the engagement process and outlines how the project responds to this feedback. Refer to Section 6.2 for feedback from the community.

6.1. GOVERNMENT STAKEHOLDER FEEDBACK

This section provides a detailed summary of issues raised by key stakeholders including the NSW Department of Planning, Housing and Infrastructure (DPHI), North Sydney Council and other state government agencies throughout the engagement process, and the project response to this feedback.

Table 8 Key stakeholder feedback

Stakeholder	How this group was consulted	Feedback received	Project response
Government authorities			
NSW Department of Planning, Housing and Infrastructure (DPHI) Planning and assessment team	On 26 March 2025, Legacy Property met with DPHI's planning and assessment team to present the proposal and understand the required planning pathway to proceed. On 15 May 2025, Legacy Property formally requested SEARs from DPHI.	DPHI's planning and assessment team confirmed with legal clarification the proposal was eligible for State Significant Development status and recommended Legacy Property formally request the Secretary's Environmental Assessment Requirements (SEARs). DPHI issued industry-SEARs on 29 May 2025.	As the responsible assessing authority, DPHI will continue to be consulted through the assessment phase of the Environmental Impact Statement (EIS). Legacy Property has addressed feedback from DPHI during the preparation of the EIS.
North Sydney Council <ul style="list-style-type: none"> – Staff and officers, including – Traffic Department – Open Space & Infrastructure – Waste Management Officer – GIS Mapping Officer 	Elephants Foot on behalf of Legacy Property contacted Council's Waste Operations and Education Officer seeking information on Council's waste servicing of the site on Friday, 24 January 2025.	Waste truck <ul style="list-style-type: none"> ▪ Council has confirmed that there are no Council waste collection services in Church Lane at present. The waste truck does not enter the lane, and bins are collected from West Street or McLaren Street. ▪ Council further clarified that the waste truck servicing the area is a 12.5m 	Legacy Property has incorporated Council's waste collection approach into its final design.

Stakeholder	How this group was consulted	Feedback received	Project response
	<p>On Wednesday 19 March a response was received from the Waste Management Officer at Council via email in relation to waste collection services. A follow up response was issued on Monday, 14 April 2025.</p>	<p>Heavy Rigid Vehicle, updating the previous advice of a 10.5m truck.</p>	
	<p>On Friday, 21 February 2025 TTW on behalf of Legacy Property contacted Council by email requesting the latest flood model conducted as part of Council's Floodplain Risk Management Study & Plan.</p> <p>A response was received from Council on Monday, 17 March 2025.</p>	<p>Request for flood model</p> <ul style="list-style-type: none"> Council provided the latest flood model, which was undertaken in 2022 as part of their Floodplain Risk Management Study & Plan. 	<p>Legacy Property will continue to keep Council staff informed and will be available to receive feedback or answer questions as the project progresses.</p>
	<p>On Wednesday, 12 March 2025 TTW on behalf of Legacy Property contacted Council via email seeking advice on construction traffic management.</p>	<p>Construction traffic</p> <ul style="list-style-type: none"> Advice was received from Council's Open Space & Infrastructure team that as a first measure, Council requests a CTMP be submitted for review. 	<p>Legacy Property Legacy Property will prepare a CTMP and issue to Council for review and continue to consult with Council about traffic and access through this process.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
	<p>On Friday, 14 March 2025 TTW on behalf of Legacy Property contacted Council via email in relation to OSD clarification. A response was received from Council on Monday, 17 March 2025.</p>	<p>OSD Clarification</p> <ul style="list-style-type: none"> ▪ Council confirmed that an OSD (On-site Stormwater Detention) tank must be provided to ensure that the maximum discharge does not exceed that of an undeveloped site during a 1-in-5-year, 1-hour storm event. ▪ Additionally, Council clarified that the maximum allowable kerb discharge rate per street frontage must not exceed 20 l/s. 	<p>Legacy Property analysed the potential impacts of flooding on the proposed development and will continue to liaise with Council to ensure compliance and mitigate risk if the development is approved.</p>
	<p>On Friday, 14 March 2025 TTW on behalf of Legacy Property contacted Council via email in relation to Water Quality. On Monday, 17 March 2025, Legacy Property received a response from Council.</p>	<p>Water Quality</p> <ul style="list-style-type: none"> ▪ Council confirmed that no water quality measures are required for site areas smaller than 2,000 sqm, as outlined in the Development Control Plan. 	<p>Legacy Property will continue to consult with Council as the project progresses.</p>
	<p>On Wednesday, 2 April 2025 Legacy Property contacted through email requesting addressing approval for the site.</p>	<p>Addressing approval</p> <ul style="list-style-type: none"> ▪ Council has given initial approval for the addressing of the proposed development at 253, 255-259, 261, and 265 Pacific Highway, North Sydney. The residential component will be addressed as 1 Church Lane, North Sydney, and the commercial component as 255 Pacific Highway, North Sydney. ▪ Council requested a copy of the architectural floor plans and eventually 	<p>Legacy Property will continue to consult with Council to secure final addressing approval as the project progresses.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>the Draft Strata Plan(s) to allocate addressing to all lots. Council noted that final addressing approval will not be granted until the Draft Strata Plan is provided.</p>	
<p>Mayor and Councillor</p> <ul style="list-style-type: none"> - Zoë Baker (Mayor) - Godfrey Santer (Deputy Mayor) - Nicole Antonini (Cr) - MaryAnn Beregi (Cr) - Efi Carr (Cr) - Chris Holding (Cr) - Angus Hoy (Cr) - Jessica Keen (Cr) - James Spenceley (Cr) - Shannon Welch (Cr) 	<p>On Monday 24 March 2025, Legacy Property issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p>	<ul style="list-style-type: none"> ▪ At the time of writing this report, no feedback has been received from Councillors. 	<p>Legacy Property will continue to provide updates to Councillors as the project progresses</p>
<p>Parliament</p> <ul style="list-style-type: none"> - State MP (Ms Felicity Wilson) - Federal MP (Ms Kylea Tink) 	<p>On Monday 24 March 2025, Legacy Property issued an email providing an overview of the proposal, a copy of the community newsletter and an invitation to attend a project briefing.</p>	<ul style="list-style-type: none"> ▪ Email confirmation from MP Wilson's office was received on 3 April confirming that Ms Wilson will be in touch with more information is required. ▪ At the time of writing this report, no feedback has been received from Members of Parliament. 	<p>Legacy Property will continue to provide updates to Members of Parliament as the project progresses.</p>
<p>Relevant agencies</p>			

Stakeholder	How this group was consulted	Feedback received	Project response
TfNSW	<p>On Wednesday, 29 January 2025, Legacy Property began consultation with TfNSW in relation to the Western Harbour Tunnel reserve below the proposed development site. Legacy Property requested tunnel drawings and details to accurately determine the extent of the exclusion zone and ensure compliance with TfNSW requirements. Email correspondence continued with TfNSW from January – March 2025.</p>	<p>Wester Harbour Tunnel reserves</p> <ul style="list-style-type: none"> ▪ TfNSW confirmed that there is an easement over part of the site due to the Western Harbour Tunnel project. ▪ TfNSW confirmed that the Western Harbour Tunnel does not have a 1st or 2nd reserve but follows a 15m exclusion zone above the tunnel crown. The basement excavation to RL 73 does not encroach on the tunnel boundary at RL 59. 	<p>Legacy Property has incorporated feedback from TfNSW into its design, including access and construction.</p> <p>Legacy Property will continue to liaise with TfNSW, ensuring all requirements are met and necessary documentation is provided. Refer to the Traffic Impact Assessment for the details on consultation with TfNSW</p>
	<p>On Wednesday, 12 March 2025 a response was received from TfNSW regarding the establishment of a Works Zone on the Pacific Highway at the western site boundary.</p>	<p>Works zone</p> <ul style="list-style-type: none"> ▪ TfNSW in consultation with Busways strongly objects to a Works Zone on the Pacific Highway at the western site boundary due to the following impacts: <ul style="list-style-type: none"> – Reduced lane capacity from two through lanes to one would negatively impact general traffic flow – Proximity to the signalised intersection would create additional traffic delays – The existing bus stop north of West Street would require buses to merge across two lanes (if the eastern lane was closed for a Works Zone), resulting in safety concerns 	<p>Legacy Property has incorporated feedback from TfNSW into its design, including access and construction.</p> <p>Legacy Property will continue to liaise with TfNSW, ensuring all requirements are met and necessary documentation is provided. Refer to the Traffic Impact Assessment for the details on consultation with TfNSW.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
		<ul style="list-style-type: none"> Therefore, TfNSW recommends that Church Lane be utilised for truck access during construction. 	
	On Friday, 28 March 2025 a response was received from TfNSW regarding the summary of traffic impacts submitted by TTW.	<p>Traffic modelling</p> <ul style="list-style-type: none"> TfNSW confirmed that based on TTW's assumptions, no traffic modelling is required at this stage. TfNSW confirmed that the traffic report would be further reviewed by TfNSW once the SSDA is lodged. 	Legacy Property will continue to consult TfNSW as the project progresses.
Sydney Water	An enquiry was made by Legacy Property to Sydney Water on Friday, 07 February 2025 regarding the availability of pressure and flow relating to Fire Hose Reel installations. A response from Sydney Water was received on Thursday, 13 February 2025.	<p>Fire hose reel installations</p> <ul style="list-style-type: none"> Sydney Water confirmed they do not design its supply specifically for firefighting and that it is up to the developer to ensure their systems meet required standards. It was stated that Legacy Property must proactively manage and reassess its systems to ensure compliance. 	<p>Legacy Property has incorporated feedback from SW.</p> <p>Legacy Property will continue to liaise with SW, ensuring all requirements are met and necessary documentation is provided.</p>
Ausgrid	Erbas, on behalf of Legacy Property, submitted a Proposed Design Scope to Ausgrid. This submission requested confirmation of proposed arrangements for the provision of an adequate electricity supply to the proposal. A response from	<p>Electricity supply</p> <ul style="list-style-type: none"> Ausgrid issued a Design Services Offer on outlining site-specific requirements for the design of the proposal. 	<p>Legacy Property has addressed all items raised by Ausgrid. Further details can be found in the Infrastructure Report submitted as part of the SSDA.</p> <p>Legacy Property will continue to work with Ausgrid to establish electricity connection to the proposal, based on the arrangements outlined in the Design Services Offer.</p>

Stakeholder	How this group was consulted	Feedback received	Project response
	Ausgrid was received on Monday, 12 May 2025.		

6.2. COMMUNITY FEEDBACK

This section outlines feedback received from members of the community during the consultation process covering the period of 20 March – 1 April 2025.

This includes:

- Thematic analysis of key themes (Section 6.2.1)
- Detailed summary of community feedback (Section 6.2.9)

Feedback considerations:

- Church Lane residents, identified as priority stakeholders, were consulted as a first priority. They were invited to a project briefing with the Development Manager and representatives from Urbis, held at St Thomas Church.
- Other community stakeholders were also invited to a project briefing and one (1) set of near neighbours accepted at the time of writing this report.
- Businesses were consulted through a business street walk on 24 March 2025.
- Following the letterbox drop on 24 March 2025, four enquiries were received via email.
- Residents at 6-8 McLaren Street requested a meeting. They were invited to a project briefing with the Development Manager and representatives from Urbis, held at a Café in the Royal North Shore Hospital.

The community feedback summarised below has been collected from the following sources:

- Church Lane resident briefing
- 6-8 McLaren Street resident briefing
- Business street walk
- Community enquiries via the project email address

6.2.1. Summary of key issues

Figure 9 Key themes of community feedback



6.2.2. Traffic and access

Church Lane residents expressed interest in traffic and access, particularly the use of Church Lane for truck access during construction.

Residents favoured truck access from the Pacific Highway side and asked how they could support Legacy Property in its conversations with TfNSW.

Residents also raised how construction vehicles will enter and exit the Lane and whether there is the potential for Church Lane to be blocked, as it had been during previous renovations.

The presence of speeding cyclists in Church Lane was noted, and the possibility of installing speed bumps was discussed.

Residents indicated a preference for using larger trucks to reduce construction time frames and were pleased to hear that Church Lane would be widened in front of the site.

"Why does the truck access have to be from Church Lane? We prefer it from the Pacific Highway side."

"Church Lane was blocked previously by renovations; how will construction vehicles exit the lane?"

"Cyclists speed down Church Lane; can we look into getting speed bumps?"

"We would prefer larger trucks to reduce construction time frames."

"It's good to hear that Church Lane will be widened."

6.2.3. Height and overshadowing

Residents raised questions about the increased height of the proposal, which has changed from 10 to 13 storeys, and expressed concerns about overshadowing, particularly in winter.

Privacy issues were also highlighted, with residents worried about the impact of balconies on their privacy.

They requested renders of the proposed streetscape from various viewpoints to better understand the visual impact.

"The height limit was previously 10 storeys; why has it changed to 13?"

"I don't want to see them, and they don't want to see me."

"We would like to see renders of the proposed streetscape from McLaren Street, Church Street, and the Pacific Highway."

6.2.4. Construction

Questions about construction were prevalent, with nearby residents worried about noise, disruption, and the duration of demolition.

Questions were raised about the depth of excavation, which was confirmed to be 12 metres, and the potential impact on stormwater management.

Residents also enquired about the possibility of securing short-term parking at the church during demolition. In response, Legacy Property is exploring alternative parking arrangements for Church Lane residents during construction

"How long will demolition take? All going well, it could take 6 weeks."

"How deep is the excavation going to be? It will be 12 metres."

"Can we secure short-term parking at the church while demolition is on?"

6.2.5. Design

Nearby residents had questions about the design changes, particularly the addition of balconies, which were not in the original commercial-focused design.

There were questions about the aesthetics of the proposed landscaping and the step back on McLaren Street were also raised.

The inclusion of a bin room and its proximity to residents' properties led to worries about potential smells and the logistics of bin collection.

"Why have you changed the proposal to include balconies?"

"What is the aesthetics of the proposed landscaping?"

"The proposed bin room is 4 metres from my back fence; what about the smell?"

6.2.6. Housing and other uses

Additional questions included the potential for government housing, with residents expressing a preference against 'key worker' housing.

Legacy Property explained that the housing would be for key workers. Questions were also raised about the management of the building, which will be split into three strata for commercial, residential, and affordable housing.

"Who will live in the affordable housing options?"

"Is the building going to be strata-managed?"

6.2.7. Heritage conservation

A number of community enquiries expressed interest in the impact of the proposal on the heritage character of the area. They emphasised the importance of maintaining the heritage architecture and ensuring that new developments are in harmony with the existing buildings around St Thomas Church and Monte Saint Angelo School.

In response, the proposal includes the restoration of the locally heritage-listed Cloisters Antiques store, with appropriate setbacks and an eight-metre buffer from the heritage conservation area to the east. This currently underutilised space will become a communal area for residents, with the heritage architecture restored through this process.

"This beautiful heritage area should not have high-rise buildings."

"There should be a height limit like the existing buildings around St Thomas Church and Monte Saint Angelo School."

6.2.8. Cumulative impact

One enquiry was received about the cumulative impact of multiple developments in the area, leading to increased disruption and congestion. They emphasised the need to consider the lives of existing residents and manage the cumulative effects of construction activities.

"There are already too many Development Applications lodged in the immediate area."

"It would mean three lots of massive building works creating total havoc and disruption for those of us who live right in the middle of this triangle of developments."

6.2.9. Detailed summary of community feedback

The table below provides a detailed summary of issues raised by members of the community during each engagement activity and outlines how the project responds to this feedback. Issues are shown as raised in each activity; they are not ranked by frequency.

Table 9 Community feedback

Stakeholder	How this group was consulted	Feedback received	Project response
Surrounding community			
Adjoining landowners <ul style="list-style-type: none"> ▪ 2 – 8 McLaren Street ▪ 2 – 12 Church Street 	<p>On Thursday, 20 March 2025, Legacy Property hosted a near neighbour briefing at the Park View Building, St Thomas' Anglican Church attended by eight residents on West Street and Church Lane.</p> <p>The residents were given an overview of the proposal, and an opportunity to ask questions about Legacy Property.</p> <p>On Thursday, 20 March 2025, a near neighbour emailed Legacy Property to query the design of the proposal. Legacy Property provided a response. This email exchange was followed by a series of questions and responses from Legacy Property across a number of dates, including:</p> <ul style="list-style-type: none"> ▪ Monday, 28 April 2025 	<ul style="list-style-type: none"> ▪ Traffic and access ▪ Residents queried why truck access has to be from Church Lane. ▪ There was support among residents for truck access to be from the Pacific Highway side. ▪ Residents enquired about how they could assist in supporting the council to approve truck access to the site from the Pacific Highway instead of Church Lane. ▪ Traffic on Church Lane was highlighted as a significant issue by residents. ▪ Neighbours mentioned that Church Lane had been previously blocked by the renovation of the home of one of the residents in attendance at the meeting. ▪ This historical context added to their questions about the potential impact of the proposed development on traffic flow and accessibility. 	<ul style="list-style-type: none"> ▪ Traffic and access ▪ Legacy Property confirmed that there would not be public parking on Church Lane. ▪ It was communicated to residents by Legacy Property that efforts would be made to secure short-term parking at the adjacent St Thomas' Anglican Church while demolition is ongoing. This measure aims to provide temporary relief for residents during the construction period. ▪ Legacy Property enquired about alternative truck access from the Pacific Highway from relevant traffic authorities, however, this option was deemed not feasible as the relevant Austroads standards could not be met.

Stakeholder	How this group was consulted	Feedback received	Project response
	<ul style="list-style-type: none"> ▪ Sunday, 4 May 2025 ▪ Wednesday, 14 May 2025 <p>On Tuesday, 10 June 2025 Legacy Property contacted near neighbours to the proposal through email informing them of drone photography at the site scheduled for Wednesday, 11 June 2025.</p>	<ul style="list-style-type: none"> ▪ Residents questioned whether there would be public parking on Church Lane once it is widened. ▪ Residents highlighted the need for short-term parking solutions during the construction phase. <p>Overshadowing and privacy</p> <ul style="list-style-type: none"> ▪ Residents expressed that the increased height of the proposed building could result in significant overshadowing of their properties, especially during the winter months when sunlight is already limited. ▪ In relation to the balconies and privacy, one resident stated, <i>“I don’t want to see them, and they don’t want to see me.”</i> ▪ Other residents echoed this sentiment, expressing that the addition of balconies could lead to a loss of privacy in their homes and gardens. They noted that the proximity of the balconies would allow residents of the new development to overlook their properties. ▪ One resident through email highlighted the matter of privacy due to the balconies on the Church Lane side of the proposed building. They requested that these balconies be 	<p>Overshadowing and privacy</p> <ul style="list-style-type: none"> ▪ The proposed design has been carefully considered to minimise overshadowing impacts. Shadow studies have been conducted to ensure compliance with local regulations and to mitigate any adverse effects on neighbouring properties and will be included in the EIS. ▪ The proposed design includes measures to enhance privacy, such as strategic placement of balconies and the use of screening elements. These measures aim to ensure that residents’ privacy is respected while maintaining the aesthetic appeal of the development. ▪ Privacy screens and careful orientation of balconies have been considered in the design proposal to limit direct lines of sight into neighbouring properties. ▪ Legacy Property confirmed that the design for the affordable apartments closest to the Church Lane side of the

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>converted to wintergardens to enhance privacy.</p> <ul style="list-style-type: none"> ▪ The resident thanked Legacy Property for confirming the inclusion of wintergardens for the apartments closest to their property. Clarification was sought on whether wintergardens were planned only for the lower 3-5 levels of the development. An enquiry was made about the design for the upper levels. Additionally, they requested confirmation that all levels closest to their property would feature wintergardens with no balconies. ▪ In relation to the conduction of drone photography at the site, one resident expressed appreciation for the project update. They noted that during winter, the sunrise starts later in the morning and is visible from the northeast corner behind St Thomas Church. ▪ Following the conduction of drone photography, a resident reported hearing a flying noise from Church Lane, which was described as an "eerie noise." They acknowledged the aim to capture the sunrise and sought for clarification on the purpose of the drone photography. 	<p>proposed development include wintergardens to enhance privacy.</p> <ul style="list-style-type: none"> ▪ Within the proposed design only two affordable apartments have an aspect and proximity to 10 Church Street. Drone shots have been commissioned to determine the exact view from each balcony, level 4 and upwards, which will inform the current design. ▪ The proposed development features significant setbacks at the lower levels, in contrast to the existing buildings, which include offices and apartments built up to the current boundary. ▪ Legacy Property is committed to respecting the mutual privacy of future occupants and surrounding neighbours. Findings from the drone shots will be shared once available, expected within the next two weeks, weather permitting. ▪ Legacy Property confirmed that the drone photography is intended for marketing purposes. The aim is to capture and fully understand the view corridors from each apartment. Morning and afternoon photos were taken to account for the different lighting conditions at these times.

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Construction</p> <ul style="list-style-type: none"> ▪ Residents inquired about the timings of the project, seeking clarity on the overall schedule and key milestones. ▪ Residents requested details on the depth of the excavation for the project. ▪ Several neighbours highlighted the need for the consequences of construction to be considered. They emphasised the importance of managing the impact on the local community, including noise, dust, and general disruption. ▪ Questions were raised about the anticipated duration of the demolition phase. Residents sought clarity on how long the demolition would take. ▪ The majority of residents mentioned noise from the construction as a matter to be addressed. They expressed the need for effective noise management strategies to be in place during the construction phase. ▪ Questions were raised about how construction vehicles will exit the lane. Residents sought information on the planned routes and traffic management strategies for construction vehicles. 	<p>Construction</p> <ul style="list-style-type: none"> ▪ Residents were informed that if approved, the demolition could be completed in approximately six weeks. This timeline is based on optimal conditions and efficient project management. ▪ The excavation will be at a depth of 12 metres. ▪ If the development proposal is approved, comprehensive construction management plans will be implemented to manage noise, dust, and other potential disruptions. ▪ A detailed traffic management plan will be developed to ensure the safe and efficient movement of construction vehicles throughout the demolition and construction stages. ▪ Legacy Property will consider the use of longer truck vehicles where feasible to optimise logistics and improve efficiency.

Stakeholder	How this group was consulted	Feedback received	Project response
		<ul style="list-style-type: none"> ▪ Residents suggested the use of longer truck vehicles to expedite the construction process. They believed that larger trucks could potentially reduce the overall duration of construction activities. 	
		<p>Design</p> <ul style="list-style-type: none"> ▪ Residents raised questions surrounding the height limit of the proposed buildings, noting that the initial proposal in 2021 was for 10 storeys, which has now been increased to 13 storeys. They sought clarification on the reasons for this change and its implications. ▪ Questions were raised about how and why the proposal has changed from the original design. ▪ Residents were interested in understanding the rationale behind the modifications and how these changes would affect the overall development. ▪ Questions were raised in a meeting with neighbours about the aesthetics of the proposed landscaping. Residents were interested in how these design elements would 	<p>Design</p> <ul style="list-style-type: none"> ▪ The height increase is driven by a need to optimise the use of the site and to meet the growing demand for residential in the area. The adjusted height in the development proposal complies with planning regulations and the design has been adjusted to minimise any potential impact on the surrounding community. ▪ The State Government also permits a 30% increase in height if the developer provides 15% affordable housing for essential workers such as teachers, police, and hospital staff. This proposal meets this requirement, aligning with the State's planning controls for the site to meet the states growing need for affordable housing stock. ▪ The 2021 proposed design was only a concept and also involved 267 Pacific Highway. This has now been revised to

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>contribute to the visual appeal and functionality of the development.</p> <ul style="list-style-type: none"> ▪ A number of residents enquired about whether there will be bins placed on Church Lane and sought clarification on the waste management plan and the location of bins. One particular resident highlighted the proximity of the proposed bin room to his property, stating: <i>“The bin room is only going to be 4 metres from my back fence”</i> ▪ Residents asked for information on the waste collection process and how it would be managed to avoid unpleasant odours. ▪ Residents expressed that they would like to see renders of the proposed streetscape from McLaren Street, Church Street, and the Pacific Highway. They were interested in visualising the final appearance of the development. ▪ A resident enquired whether new trees would be planted in the garden areas near the back of their property to mitigate any wind tunnel effect between Pacific Highway and Church Lane. 	<p>include only the small site and a 30% uplift for the residential components.</p> <ul style="list-style-type: none"> ▪ Landscaped elements have been included in the design. The proposed landscaping includes a variety of plantings and green spaces that aim to enhance the streetscape and provide a pleasant environment for residents and visitors. ▪ Councils’ new requirements stipulate that the bins will be collected directly from the bin room by council services. Bins will not be left out on Church Lane for collection, thereby reducing the risk of odours and maintaining a tidy streetscape. ▪ Legacy Property will provide detailed renders of the proposed streetscape as part of the EIS. These visualisations will be made available to residents to help them better understand the design and its impact on the surrounding area. ▪ Legacy property confirmed that trees will be planted in the open space to mitigate potential for a wind tunnel effect between Pacific Highway and Church Lane. A full wind analysis is being undertaken as part of the proposal. Any identified issues will be addressed with design measures to

Stakeholder	How this group was consulted	Feedback received	Project response
			ensure the communal open space at ground level remains suitable for use.
Wider surrounding community (all residents and businesses within a 500m radius)	<p>A community newsletter was issued to around 2,800 addresses surrounding the proposed site on Monday, 24 March 2025.</p> <p>The newsletter provided information about the proposal and invited the community to provide feedback via the 1800 enquiry line and email.</p>	<p>Cumulative impact</p> <ul style="list-style-type: none"> ▪ Feedback from the community indicates that the immediate area has already seen a significant number of Development Applications submitted for approval. Residents have highlighted questions about the capacity of the area to accommodate further development without adverse impacts. ▪ One resident raised objections to the approval of additional developments, which would result in three substantial construction projects occurring simultaneously. They expressed that this scenario is likely to create considerable disruption and inconvenience for those living within this triangle of developments. <p>Traffic and parking</p> <ul style="list-style-type: none"> ▪ The community provided feedback indicating that the roads are already congested with traffic, particularly during school drop-off and pick-up times. ▪ Residents highlighted the issue of inadequate parking throughout the area and expressed scepticism about 	<p>Cumulative impact</p> <ul style="list-style-type: none"> ▪ Legacy Property is aware of the proposed DAs nearby. To manage cumulative impact, this proposal is being prepared as a State Significant Development Application (SSDA). ▪ This process includes detailed studies on traffic, noise, construction, and other environmental factors. If approved, a Construction Management Plan will also be required to minimise disruption. <p>Traffic and parking</p> <ul style="list-style-type: none"> ▪ Legacy Property has appointed an experienced traffic engineer to prepare a Traffic Management Assessment as part of the SSDA. ▪ This assessment will evaluate how the proposal could impact local traffic. Based on the findings, Legacy Property will implement measures to reduce

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>the assumption that people will use the metro, noting that most families have 2 cars.</p> <ul style="list-style-type: none"> ▪ One resident mentioned that since the closure of a portion of the Warringah Freeway, cars now speed down West Street. This resident sought support at a Traffic Committee Meeting for a reduction in the speed limit to a 40km zone. 	<p>congestion and ensure access is managed for all road users, including during construction.</p> <ul style="list-style-type: none"> ▪ Legacy Property is happy to support an extended 40km/ph zone in West Street.
		<p>Height and overshadowing</p> <ul style="list-style-type: none"> ▪ Some community members expressed strong objections to the proposal stating that “up to 13 levels is far too high”. A building height of 2 to 3 levels would be more acceptable. ▪ Residents noted that the proposed building height will take light away from homes on Church Lane. They expressed that their homes would remain in darkness for most of the day, which they find unacceptable. ▪ Another resident noted that the heritage homes with rear entrances in the adjacent laneway may face loss of sunlight due to the proposed development ▪ One (1) resident suggested that there should be a similar height limit (of 6 levels) to existing buildings around St 	<p>Height and overshadowing</p> <ul style="list-style-type: none"> ▪ The proposal includes a mix of heights, with the tallest up to 13 storeys. ▪ The design has been refined, with lower building heights near northern neighbours and an eight-metre buffer from the heritage conservation area. ▪ The location of the development ensures shadows are cast over the Pacific Highway. Church Lane will have extensive sunlight and is only overshadowed late in the afternoon. ▪ Shadowing and visual impact assessments are being conducted as part of the EIS for the SSDA process. ▪ The State Government permits a 30% increase in height if the developer provides 15% affordable housing for essential workers such as teachers, police, and hospital staff. This proposal meets this requirement, aligning with

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Thomas Church and Monte Saint Angelo School.</p>	<p>the State's planning controls for the site to meet the state's growing need for affordable housing stock.</p>
		<p>Number of dwellings</p> <ul style="list-style-type: none"> Enquiry received regarding the total number of dwellings provided by the proposal. 	<p>Number of dwellings</p> <ul style="list-style-type: none"> The proposal includes 35 residential apartments, including 10 affordable options for key workers such as teachers, police and hospital staff.
		<p>Heritage conservation</p> <ul style="list-style-type: none"> One (1) resident expressed disagreement with the proposal citing the area's heritage status as unsuitable for high-rise buildings. 	<p>Heritage conservation</p> <ul style="list-style-type: none"> The proposal includes the restoration of the locally heritage-listed Cloisters Antiques store, with appropriate setbacks and an eight-metre buffer from the heritage conservation area to the east. This currently underutilised space will become a communal area for residents, with the heritage architecture restored through this process.
		<p>Street frontage</p> <ul style="list-style-type: none"> It was stated by a community member that this heritage area should not have high-rise buildings. The community members emphasised the importance of preserving the character and historical significance of the area. 	<p>Street frontage</p> <ul style="list-style-type: none"> The Church Lane Street frontage will be improved with a high-quality landscaped communal area on the ground floor, visible to the public.

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>Noise and Construction</p> <ul style="list-style-type: none"> ▪ It was indicated that some residents operate rental businesses in nearby townhouses. They believe that the noise from construction will negatively impact their business which serves as their primary source of income. ▪ A resident highlighted the potential traffic noise from Pacific Highway that may be amplified by the wind tunnel between Pacific Highway and Church Lane. An inquiry was made about any noise protection measures that would be implemented, particularly towards the back of their house where bedrooms are located. ▪ In response to Legacy Property's response regarding acoustic investigations, the resident noted that the onsite sound measurements appeared to have been taken from the Pacific Highway footpath during a particularly quiet time of day. They highlighted that, as residents living close to the North Sydney Police Station, they frequently hear police sirens and cars speeding along the highway, especially at night, which creates loud and disruptive noise. ▪ The resident mentioned that this type of noise significantly impacts their 	<p>Noise and Construction</p> <ul style="list-style-type: none"> ▪ A detailed Construction Management Plan will be required if the proposal is approved, which will include measures to minimise disruption including hours of work. ▪ Legacy Property is committed to implementing strategies to reduce noise and ensure the construction process is as smooth as possible. ▪ An acoustic engineer has conducted onsite sound readings at the Pacific Highway footpath level as part of their investigation and reporting. Based on these investigations, the noise transmission pathway identified between Pacific Highway and Church Lane is expected to result in a negligible change.

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>living environment. They suggested that a large gap left open between buildings facing the highway could exacerbate the noise issue. They inquired about the possibility of constructing a two-storey shop or a sound barrier wall fronting the highway, similar to the neighbouring Antique Shop, to help mitigate the frequent and loud traffic noise.</p>	
		<p>Foundation and structure</p> <ul style="list-style-type: none"> ▪ Neighbour enquiry about foundations townhouses next door, and concern that it may not support or handle the heavy foundation of the proposed high-rise apartment being built nearby, potentially leading to safety concerns. 	<p>Foundation and Structure</p> <ul style="list-style-type: none"> ▪ The proposal includes a comprehensive engineering assessment by geotechnical engineers Douglas Partners and structural engineers TTW to ensure foundations of neighbouring properties, including neighbouring townhouses, are not adversely affected. Safety is a priority, and all necessary measures will be taken to protect the structural integrity of surrounding buildings. A copy of the engineering report will be available during the public exhibition period as part of the EIS.
		<p>Church Lane</p> <ul style="list-style-type: none"> ▪ It was noted that Church Lane is only 4 metres wide, with no space for extra 	<p>Church Lane</p> <ul style="list-style-type: none"> ▪ To improve access, the proposal includes widening Church Lane adjacent to the site. This will enhance

Stakeholder	How this group was consulted	Feedback received	Project response
		<p>traffic, including garbage trucks and delivery vehicles.</p>	<p>the streetscape and ensure better access for all users, including cyclists and pedestrians. A Traffic Management Assessment will evaluate the potential impact on local traffic flow and road safety, with measures implemented to minimise congestion.</p>
<p>Businesses</p> <ul style="list-style-type: none"> ▪ Dr David H Isaacs Surgery ▪ Progress DNA North Sydney ▪ The Union Hotel ▪ Ford Land Company Pty Ltd ▪ Gold's Gym ▪ Flock Eatery 	<p>On Monday, 24 March 2025, Legacy Property conducted a business street walk which was attended by Legacy Property and representatives from Urbis. The near business walk included those along McLaren Street, Church Street, West Street and Pacific Highway.</p> <p>Businesses that were open were given a community newsletter which included summary information about the SSDA, highlighted the proposed design plans and invited them to provide feedback via the feedback channels.</p>	<p>Planning approval process</p> <ul style="list-style-type: none"> ▪ Enquiry from business about the approval process and the expected timeline for demolition and construction. <p>Construction</p> <ul style="list-style-type: none"> ▪ One business noted that they had previously been engaged in 2021 during the previous Development Application. The staff member questioned when demolition works would begin if the proposal is approved. They noted uncertainty about whether their tenancy would be renewed and mentioned the possibility of moving locations around the time demolition would be set to take place. 	<p>Planning approval process</p> <ul style="list-style-type: none"> ▪ Legacy Property explained that the proposal is being processed through the state via the State Significant Development Application (SSDA) process. ▪ Legacy Property outlined its proposed timeline, and if approved, demolition would commence in January 2026, with construction expected to last approximately two years. <p>Construction</p> <ul style="list-style-type: none"> ▪ Legacy Property outlined its proposed timeline, and if approved, demolition would commence in January 2026, with construction expected to last approximately two years.

Stakeholder	How this group was consulted	Feedback received	Project response
		<ul style="list-style-type: none"> ▪ At one (1) business, the general manager and operations manager responded with appreciation for the communication, and positively to the potential presence of construction workers, stating: <i>“That is amazing”</i> <i>“We love construction workers”</i> 	
		<p>Requests for information</p> <ul style="list-style-type: none"> ▪ The North Sydney Police Station requested that the newsletter be sent to their main headquarters in Chatswood and provided an email address for correspondence. 	<p>Requests for information</p> <ul style="list-style-type: none"> ▪ An email was sent with information about the project, the community newsletter and an invitation to attend a project briefing.
		<p>Community objections and indifference</p> <ul style="list-style-type: none"> ▪ At one location, the receptionist mentioned that residents along Church Street were planning to object to the proposal and expressed indifference towards the development saying: <i>“We don’t care”</i> 	<p>Community objections and indifference</p> <ul style="list-style-type: none"> ▪ Legacy Property provided information about the nature of the proposal including the details regarding the mix of commercial suites, retail spaces, residential units, and affordable housing for key workers.
Local community groups			

Stakeholder	How this group was consulted	Feedback received	Project response
North Sydney Business Chamber	<p>On Monday, 24 March 2025, an email was issued to the North Sydney Business Chamber with details on the proposal.</p> <p>The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a one-on-one project briefing ▪ 1800 number and email address. 	<ul style="list-style-type: none"> ▪ At the time of writing this report, no feedback has been received from the North Sydney Business Chamber. 	<ul style="list-style-type: none"> ▪ Legacy Property will continue to provide updates to the North Sydney Business Chamber throughout the planning process.
North Shore Historical Society	<p>On Monday, 24 March 2025, an email was issued to the North Shore Historical Society with details on the proposal. The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a one-on-one project briefing ▪ 1800 number and email address. 	<ul style="list-style-type: none"> ▪ At the time of writing this report, no feedback has been received from the North Shore Historical Society. 	<ul style="list-style-type: none"> ▪ Legacy Property will continue to provide updates to the North Shore Historical Society throughout the planning process.
North Sydney Demonstration School	<p>On Monday, 24 March 2025, an email was issued to the North Sydney Demonstration School</p>	<ul style="list-style-type: none"> ▪ At the time of writing this report, no feedback has been received from the North Sydney Demonstration School 	<ul style="list-style-type: none"> ▪ Legacy Property will continue to provide updates to the North Sydney

Stakeholder	How this group was consulted	Feedback received	Project response
	<p>with details on the proposal. The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a one-on-one project briefing ▪ 1800 number and email address. 		<p>Demonstration School throughout the planning process</p>
Stanton Precinct Committee	<p>On Monday 24 March 2025, an email was issued to the Stanton Precinct Committee with details on the proposal. The email included:</p> <ul style="list-style-type: none"> ▪ Information about the proposal ▪ Community newsletter ▪ Invitation to attend a one-on-one project briefing ▪ 1800 number and email address. 	<ul style="list-style-type: none"> ▪ At the time of writing this report, no feedback has been received from the Stanton Precinct Committee. 	<ul style="list-style-type: none"> ▪ Legacy Property will continue to provide updates to the Stanton Precinct Committee as the project progresses.
St Thomas's Church	<p>Legacy Property enquired by email to St Thomas's Church regarding the arrangement of alternative parking arrangements for near residents on Church Street in any case that access to their garage's on Church</p>	<ul style="list-style-type: none"> ▪ Legacy Property were directed to speak with the Head of Property. 	<ul style="list-style-type: none"> ▪ Legacy Property contacted the director of property directly; however no response has been received at this point. ▪ Legacy Property will continue to liaise with the Church as the project progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
	Lane was interrupted during the demolition and construction process.		

6.3. SUMMARY OF FEEDBACK RECEIVED DURING 2021 CONSULTATION (TO INFORM ORIGINAL PLANNING PROPOSAL)

Table 10 Summary of key issues 2021

Feedback	Response
<p>Concerns were expressed about the proposal's impact on the local character of North Sydney.</p>	<p>Council's Civic Planning Precinct Study (2020) provides guidelines and detailed development controls applying to certain land within North Sydney LGA including a building envelope plan for this site.</p> <p>The proposal transforms currently outdated buildings with a timeless architectural design, including the use of contemporary brickwork inspired by the local character.</p> <p>The proposal includes the restoration of the heritage listed Cloisters Antiques store, preserving and enhancing the character of North Sydney.</p>
<p>Near neighbours expressed concerns about the potential overshadowing of residential properties and solar access.</p>	<p>The proposed redevelopment has reduced overshadowing to the Church Lane properties compared to the building envelope provided in Council's precinct study.</p> <p>Any shadow largely falls on the Pacific Highway and the commercial development at 1 McLaren Street between 11am – 1pm.</p> <p>From 1pm onwards, the shadow moves quickly across the McLaren Street properties.</p> <p>From 2pm, the shadow falls on the rear of the Church Street residential properties, however this already occurs with the current buildings on the site.</p> <p>The houses at 2 Church Street and 8A-10A Church Street have west facing courtyards, the solar analysis indicates that a minimum of 2 hours of solar access is received in mid-winter, this is compliant with legislation.</p>
<p>Concerns were expressed about the increase in traffic movement to access the carpark via Church Lane.</p>	<p>Two levels of parking will be provided with approximately 39 spaces for residents and commercial tenants, bicycle and motorbike parking.</p>

Feedback	Response
	A Traffic Impact Assessment has been prepared and informed the proposal. This has found the proposal will generate a total increase of no more than 11 car trips during the busiest hour of the day, and the surrounding traffic networks will adequately support this number of trips.

7. FUTURE COMMUNITY AND STAKEHOLDER ENGAGEMENT

After the development application has been lodged, the local community will be notified via a process called 'public exhibition'. The community will be formally invited to provide feedback to DPHI as part of the exhibition.

Legacy Property will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process.
- Enabling the community to seek clarification about the project through two-way communication channels.

APPENDIX A COMMUNITY NOTIFICATION

COMMUNITY UPDATE: PROPOSAL FOR 253-265 PACIFIC HIGHWAY, NORTH SYDNEY

MARCH 2025

Legacy Property is proposing a vibrant mixed-use residential focused precinct at 253-265 Pacific Highway, North Sydney.

The proposal aims to:

- Improve Church Lane streetscape for neighbours and future residents
- Restore the locally heritage-listed Cloisters Antiques store
- Provide more homes in North Sydney
- Manage traffic flow and access.

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

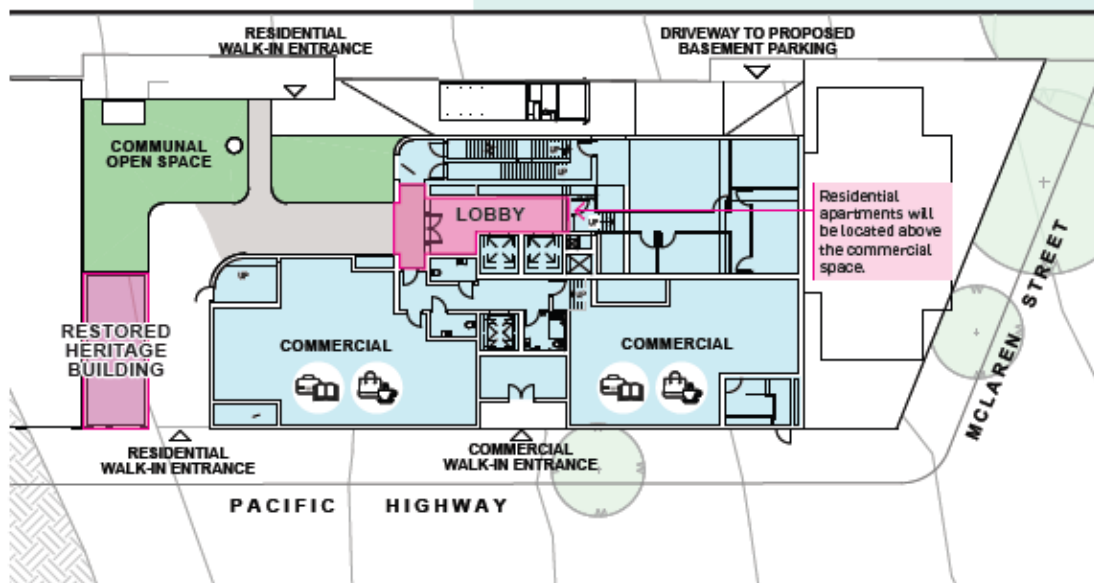
WHAT IS BEING PROPOSED?

Legacy Property will submit the proposal as a State Significant Development Application (SSDA), which will be assessed by the Department of Planning, Housing and Infrastructure (DPHI).

The proposal involves demolition of existing buildings, restoration of the Cloisters Antiques store, and construction of an up to 13-storey mixed-use precinct, including:

- A commercial and retail podium on the first two floors
- 35 residential apartments, including 10 affordable options for key workers such as teachers, police and hospital staff
- Residential basement parking with access off Church Lane
- A high-quality landscaped communal area on the ground floor, visible to the public, improving the surrounding streetscape.

Before lodging its SSDA, Legacy Property is consulting with close neighbours to ensure potential impacts are managed early.



Indicative: Proposed site plan (commercial, retail, residential and open space).

LISTENING TO THE COMMUNITY

Legacy Property engaged with the community in 2021, and your feedback played a key role in shaping the final design. As a result, the proposal now includes:



Varied building heights, with lower buildings positioned near northern neighbours.



More affordable housing, including 10 apartments for key workers, such as teachers, police, and hospital staff.



More landscaping, with sightlines from Church Lane to Pacific Highway.



Widen Church Lane adjacent to the site to improve through access to all users.



A dedicated commercial entrance on Pacific Highway and a residential entrance on Church Lane for improved access.



An eight-metre buffer from the heritage conservation area to the east.

NEXT STEPS

Legacy Property is seeking approval for its proposal from DPHI through the State Significant Development Application (SSDA) process.

We are here:

Feedback from the community will be collated in an Engagement Outcomes Report. This report will be included in the submission to DPHI.

Late-April 2025:

The SSDA will be lodged with DPHI in April/May 2025.

Mid-late 2025:

DPHI will then publicly exhibit the proposal. At this point, the community can make formal submissions.

2026:

Legacy Property is expecting a determination within nine months of lodging the SSDA.

MANAGING POTENTIAL IMPACTS

Legacy Property is preparing an Environmental Impact Statement (EIS), which will assess the potential impacts of the demolition, construction and operation. This document forms part of the SSDA, which is submitted to DPHI.

The EIS will detail the outcomes of technical assessments undertaken as part of the proposal, including recommended mitigation measures. As required, this will include studies of potential overshadowing and visual impacts, as well as noise, vibration and traffic considerations.

Should the proposal be approved, Legacy Property will prepare a range of construction management plans to ensure potential impacts on neighbours are minimised. These plans will require DPHI approval prior to receiving a construction certificate.

PROVIDE YOUR FEEDBACK

Legacy Property has commissioned Urbis Engagement to collect your feedback and provide further information about the proposal.

Contact us

 engagement@urbis.com.au

 1800 244 863



LEGACYPROPERTY

ABOUT LEGACY PROPERTY

Legacy Property is an Australian residential property development company that helps investors, landowners and property purchasers achieve great outcomes from property. Legacy Property specialises in large mixed-use apartment projects and master-planned communities. At the heart of Legacy Property is its commitment to the highest professional standards with a focus on disciplined project delivery, robust due diligence, and risk management.

More information about Legacy Property is available at <https://legacyproperty.com.au/>

nettletontribe

OUR ARCHITECTS

Nettletontribe is a visionary practice that places people at the centre of its focus. With a rich history, the firm prides itself on its commitment to design excellence, long-lasting client relationships, and successful project delivery across a wide range of sectors. This is supported by a number of quality mixed use and residential projects completed within the local North Shore area.

More information about nettletontribe is available at <https://www.nettletontribe.com.au/project/>

APPENDIX B NEAR NEIGHBOUR LETTER



LEGACYPROPERTY

Dear Neighbour,

Re: Update on Legacy Property's proposal – 253-265 Pacific Highway, North Sydney

As a close neighbour, we are writing to provide you with an update on Legacy Property's proposal for 253-265 Pacific Highway, North Sydney.

As we prepare our plans, our priority is engaging with close neighbours to ensure you are informed and have the opportunity to provide feedback. This letter includes:

- An overview of the proposal
- How potential impacts will be managed
- How you can get in touch with us.

Overview of the proposal

Legacy Property is proposing a vibrant mixed-use precinct at 253-265 Pacific Highway, North Sydney.

The proposal aims to:

- Improve Church Lane streetscape for neighbours and future residents
- Restore the locally heritage-listed Cloisters Antiques store
- Provide more homes in North Sydney
- Manage traffic flow and access.

The proposal will be submitted as a State Significant Development Application (SSDA), which will be assessed by the Department of Planning, Housing and Infrastructure (DPHI).

Features of the proposed include:

- A commercial and retail podium on the first two floors
- 35 residential apartments, including 10 affordable options for key workers including teachers, police and hospital staff
- Residential basement parking with access off Church Lane
- A high quality landscaped communal area on the ground floor, visible to the public, improving the surrounding streetscape
- Widening of Church Lane for length of the development.

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legacyproperty.com.au



LEGACYPROPERTY

Listening to the community

We engaged with the community in 2021, and your feedback played a key role in shaping the final design. As a result, the proposal now includes:

- Varied building heights, with lower buildings positioned near northern neighbours.
- More affordable housing, including 10 dedicated apartments for key workers including teachers, police and hospital staff.
- More landscaping, with sightlines from Church Lane to Pacific Highway.
- Widened Church Lane adjacent to the site to improve through access to all users.
- A dedicated commercial entrance on Pacific Highway and a residential entrance on Church Lane for improved access.
- An eight-metre buffer from the heritage conservation area.

Managing impact

We are taking proactive steps to manage potential impacts. If approved, a detailed construction management plan will be prepared to ensure minimal impact on nearby neighbours. At this time, our team will consult with neighbours about the construction process to ensure feedback from the community directly informs how impacts are managed.

Community consultation

We are committed to being a responsible and respectful neighbour, and we welcome feedback and enquiries from the community. Over the next week, we will be issuing a newsletter to the broader community about the proposal.

Before we engage with the broader community, we are inviting our closest neighbours on Church Lane to attend a project briefing to meet with the project team. If you are interested, please email us using the contact details below to arrange a time.

For further information or to provide feedback:

- Phone: 1800 244 863
- Email: engagement@urbis.com.au

Kind regards,

Peter Navratil
Project Director
Legacy Property

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DISCLAIMER

This report is dated 26 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 Legacy Property (**Instructing Party**) for the purpose of Engagement Outcomes Report (**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.

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