



601 Pacific Highway, St Leonards SSDA and Rezoning PP

Engagement Outcomes Report

March 2026

Prepared for: Stockland Development

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Acknowledgment 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.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to



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.

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Abbreviations

Table 1 Abbreviations

Abbreviation	Definition
ACHA	Aboriginal Cultural Heritage Assessment
CHP	Community Housing Provider
DCP	Development Control Plan
DP	Deposited Plan
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
IAP2	International Association of Public Participation
LGA	Local Government Area
SEARs	Secretary's Environmental Assessment Requirements
SSD	State Significant Development
SSDA	State Significant Development Application
TIA	Traffic Impact Assessment

Executive Summary

This Engagement Outcomes Report has been prepared by Urbis Ltd and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-85848713) and concurrent rezoning proposal for a new mixed-use development at 601 Pacific Highway, St Leonards (the site).

This Outcomes Report provides an outline of the community and stakeholder engagement activities carried out to support the planning approval process for this project.

1

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 SEARs and Guidance for Concurrent Rezoning Report issued for this project
- The Department of Planning, Housing and Infrastructure's (DPHI's) *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) (Undertaking Engagement Guidelines)
- DPHI's *Community Participation Plan* (April 2024)
- The Engagement Institute's (formerly known as the International Association of Public Participation's) *Public Participation Spectrum*.

1 Legislative context

1.1 Background Information

Stockland Development (Stockland) submitted an EOI for an SSDA and concurrent rezoning proposal on 17th January 2025 through the Housing Delivery Authority Pathway (HDA). At its Briefing on 19th February 2025, the HDA recommended to the Minister that the applicant's project be declared SSD, for the reason that it sufficiently satisfied the objectives and criteria of the HDA. The project was declared as SSD in the State Significant Development Declaration Order 2025 (No 2) (26 February 2025).

A request for SEARs was lodged on the 6th of June 2025 with SEARS received on the 4th of July 2025.

1.2 Response to Secretary's Environmental Assessment Requirements (SEARs)

This Engagement Outcomes report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 4 July 2025 and issued for the SSDA (SSD-85848713). Specifically, this report has been prepared to respond to the SEARs requirement and government agency comments issued below.

Table 2 Response to SEARs for SSD-85848713

Item	Description of Requirement	Section Reference (this Report)
4. Engagement	Demonstrate that engagement and consultation activities 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. ▪ 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.	In accordance with NSW Department of Planning, Housing and Infrastructure's (DPHI) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure Stockland Development delivered an engagement program consistent with DPHI's <i>Undertaking Engagement Guidelines State Significant Projects</i> (Section 1.3) Stockland Development's approach was designed to engage with identified project stakeholders including the relevant local and state government authorities, relevant agencies and the local community. Refer to section 3 of this document for a detailed overview of the approach.
5. Consultation	Details of consultation undertaken with Government agencies, council or other authorities, and community consultation that is to be undertaken in relation to the proposal.	This document outlines an approach to engagement that is consistent with the Undertaking Engagement Guidelines for State Significant Projects.

The outcomes of the consultation approach, including how issues were raised, and feedback provided have been considered and responded to in the project will be captured in the:

- Engagement Report
- Rezoning Report

1.3 Alignment with Undertaking Engagement Guidelines for State Significant Projects

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* provides 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.	For identification of the community and key stakeholders, see Section 3.3.1.
2	Use appropriate engagement techniques. This includes: 1. considering the accessibility of how information is delivered 2. the avoidance of technical language and jargon so information can be easily interpreted by the audience 3. the adoption of non-written forms of engagement, where needed. <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>	For an overview of engagement activities, see Section 4.
3	Ensure the community are provided with safe, respectful and inclusive opportunities to express their views	For an overview of engagement activities undertaken for the project, see Section 4.
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 5.2.
5	Be innovative in their engagement approach and tailor engagement activities to suit the: 4. context (e.g. sensitivity of the site and surrounds)	For an overview of the project context, see Section 2.

	5. scale and nature of the project and its impacts	
	6. level of interest in the project.	
6	Provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with.	For a clear description of the project, see Section 2.
7	Clearly outline how and when the community can be involved in the process.	For details of how community members were invited to provide feedback on the planning process, see Section 4.
8	Make it easy for the community to access information and provide feedback.	
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 undertaken for the project, see Section 4.
10	Provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions.	For community and stakeholder feedback on the project, see Section 5.2.
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 a summary of the demographic profile of the local area, see Section 3.3.3.4

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

2

Project details

This section provides detailed information about the development site and the SSDA.

2 Project details

2.1 Project description

Stockland Development is seeking approval from DPHI to develop a mixed-use development at 601 Pacific Highway, St Leonards.

The proposal seeks consent for the following:

- An amendment to the North Sydney Local Environmental Plan 2013 (NLEP 2013) to rezone the site from E2 Commercial Centre to MUI Mixed Use and to amend the minimum non-residential floor space ratio development standard under Clause 4.4A from 20:1 to 1:1.
- Demolition of the existing 14 storey commercial office building that is currently on the site.
- Site excavation, remediation and other preparatory works.
- Construction and operation of a new 52 storey (RL264.50) mixed use shop top housing development, with a FSR of 20:1 (maximum GFA of 56,880m²), comprising:
 - 538 dwellings including 508 Build-to-Sell apartments and 30 Affordable Housing apartments across a mix of apartment typologies.
 - A contribution of 5% of the residential GFA toward Affordable Housing.
 - Retail and commercial land uses at the ground and podium levels.
 - Internal and external residential amenities provided throughout the building.
 - Six levels of basement carparking, comprising a total of 300 car spaces, bicycle parking, loading bays, waste areas, plant, and back of house.
- Vehicular access to the basement via Atchison Street.
- Landscaping and Public Domain works.
- Reticulation of site services and infrastructure (electricity, telecommunication, water, and sewer connections).

2.2 Site location and context

The site is located on Cammeraygal country at 601 Pacific Highway, St Leonards within North Sydney (LGA). The site is legally described as Lot 71 in DP749690 and has a total area of 2,844m². The site is 4.5 km north of the Sydney CBD, 3 km from the North Sydney CBD, and within proximity to the centres of St Leonards, Chatswood, and Macquarie Park. The site is located 350 metres (walking distance) from St Leonards train station and approximately 400m (walking distance) from the Crows Nest Metro station.

A site aerial and location plan is provided at Figure 1 below.

Source: Urbis

Figure 1 Site aerial



3

Community and stakeholder engagement approach

This section outlines the approach to engagement for the 601 Pacific Highway SSDA, and how it is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the Engagement Institute's Public Participation Spectrum, and other projects within the St Leonards precinct.

3 Community and stakeholder engagement approach

The approach to engagement for the 601 Pacific Highway SSDA has been informed by and is consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* and the Engagement Institute's Public Participation Spectrum, as well as engagement undertaken for other projects in the St Leonards precinct.

Engagement sought to address known community concern about the cumulative impacts of development and increasing density in the area. This includes potential impacts such as visual amenity, traffic and parking, delivery timeframes noise and dust.

3.1 Purpose of engagement

The Engagement Institute's Public Participation Spectrum describes goals for public participation, and the corresponding promise to the public (see Figure 2).

The engagement approach for this project has been determined based on the anticipated level of impact of the project on the surrounding community and stakeholders.

Figure 2 Engagement Institute 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: Engagement Institute

3.2 Engagement objectives

In line with the Engagement Institute's Public Participation Spectrum and DPHI's *Community Participation Plan*, engagement for this SSDA aimed to:

- Provide consistent, relevant, jargon-free and up-to-date information on the project potential impacts and benefits, and the planning process through accessible, tailored open lines of communication
- Provide methods and opportunities for the community to give feedback to help inform the planning process

- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders throughout the lifecycle of the project
- Manage expectations by closing the feedback loop and sharing how stakeholder and community views influenced the project.

Figure 3 shows the objectives of DPHI's *Community Participation Plan*, and Table 4 shows the alignment of the engagement approach with these objectives.

Figure 3 DPHI's *Community Participation Plan* objectives



Table 4 Engagement approach and alignment with objectives

Approach

Providing consistent, relevant, jargon-free and up-to-date information on the proposal, including its potential impacts and 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.

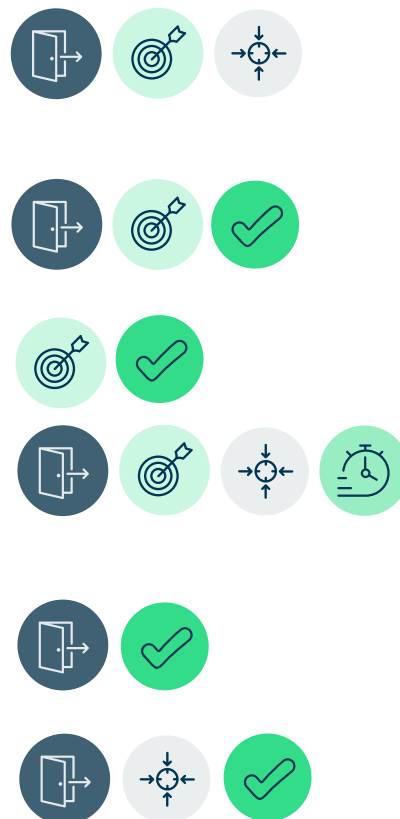
Providing methods for monitoring and opportunities for the community to give feedback to help inform the planning process.

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 the project team considered stakeholder and community feedback.

Alignment with objectives



3.3 Community and stakeholders

Stakeholders are individuals, groups of individuals or organisations that could influence or affect a project. Described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, 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.

Based on a thorough analysis of the surrounding community and potential project impacts, stakeholders to be consulted included government agencies, elected officials and members of parliament, and the surrounding community.

3.3.1 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

Government stakeholders	Relevant agencies	Members of Parliament	Aboriginal Stakeholders	Surrounding community
- Department of Planning, Housing and Infrastructure (DPHI) - Planning and Assessment team - North Sydney Council officers - Planning and environment team - Waste Operations and Education team - Social Planner	- Transport for NSW - Sydney Water - NSW EPA - Ausgrid - NSW Fire & Rescue - Sydney Metro - Civil Aviation Safety Authority	- State Member for North Shore - Felicity Wilson - Federal Member for Bennelong - Jerome Laxale - Federal Member for Bradfield - Nicolette Boele	- North Sydney Council - Metropolitan Local Aboriginal Land Council - Greater Sydney Local Land Service - Heritage NSW - National Native Title Tribunal - NTS Corp - Office of the Registrar, Aboriginal Land Rights Act 1983 - First Nations communities	- Existing tenants of 601 Pacific Highway - Residences and businesses within an approximate 500m radius of the site - Reddam Early Learning School - CASS Gumnut Early Learning - Royal North Shore Hospital

3.3.2 Government agencies

Stockland, Urbis Planning and its appointed technical consultants were responsible for consulting with Government agencies.

Included in this category is DPHI as the assessment authority for the SSDA, Northern Sydney Council as a key stakeholder for the project, and relevant agencies.

3.3.3 Members of Parliament

Stockland was responsible for engagement with Members of Parliament.

The State and Federal Members for the local area are also included in this category:

- Felcity Wilson, State Member for North Shore
- Jerome Laxale, Federal Member for Bennelong
- Nicolette Boele, Federal Member for Bradfield

3.3.4 Surrounding community

Figure 5 highlights the site in red and surrounding community in blue.

Figure 5 The site and surrounding community



A demographic snapshot of the community in St Leonards, compared with the demographic profile in Greater Sydney reveals that:

- The community in St Leonards is more educated than average, with 88.4% of residents having completed at least year 12 or equivalent (compared with 64.5% in Greater Sydney).
- Household size (1.9) and car ownership (0.9) are both lower than the Greater Sydney average (2.7 and 1.5 respectively), reflecting a single oriented and public transport reliant lifestyle. As such, issues of interest for the community may include potential lifestyle, social infrastructure, access to public transport and traffic impacts.

This insight informed the engagement approach, which focused on providing detailed, transparent information about the project to a broad geographical area; supported by opportunities for open dialogue with the project team, designed to meet the expectations of a well-informed and invested community.

4

Engagement activities

This section provides an outline of the engagement activities carried out during preparation and delivery of community and stakeholder engagement for this project. The engagement activities have been determined with consideration for the demography of the local area and the level of impact of the project.

4 Engagement activities

Consistent with DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project.

Engagement activities undertaken for the project in October 2025 prior to lodgement of the application included distribution of a community newsletter to surrounding residents, emailing elected officials and members of parliament, maintaining dedicated project phone and email lines, and collecting feedback through the Social Impact Assessment (SIA) survey.

The proposal was then lodged for Test of Adequacy in November 2025, after which time additional engagement was undertaken with agencies.

Figure 6 Engagement activities

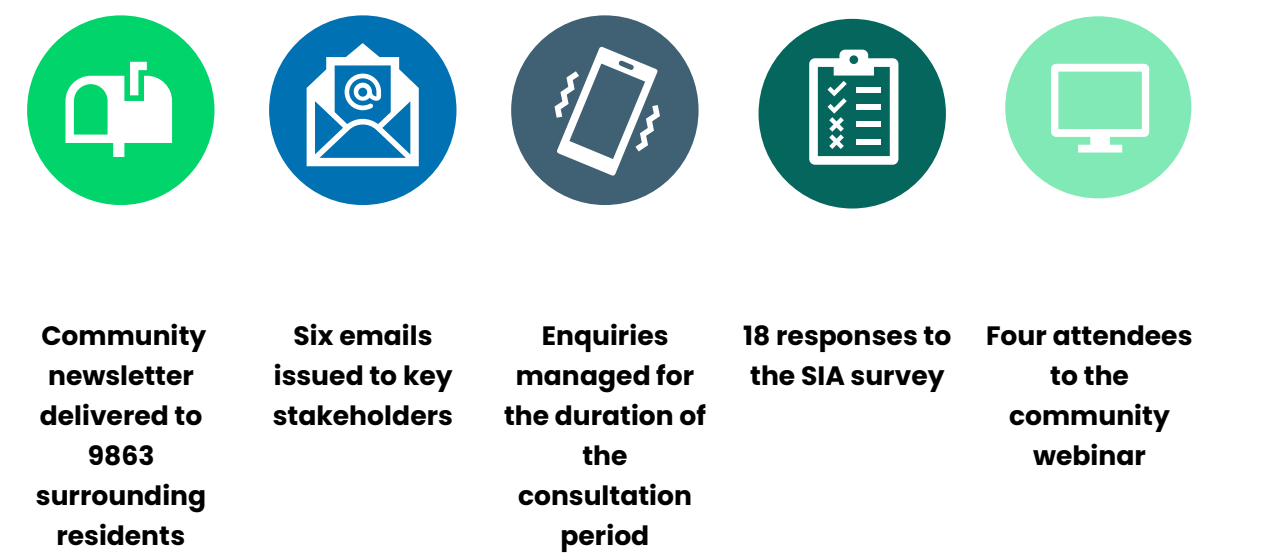


Table 5 Engagement activity summary

Engagement activity	Target stakeholder(s)	Details
 Community newsletter	Surrounding businesses, landowners and residents	On Friday 10 October 2025, a community newsletter was distributed to 9,863 properties surrounding the site. This newsletter (see Appendix A) provided an overview of the SSDA and outlined how residents could make enquiries and provide feedback via the 1800 number and project email address. The newsletter also included details and the registration process for a community webinar on the SSDA. Between Monday 13 October and Friday 17 October, the newsletter was also emailed to building managers of nearby properties, who had already received a copy during the initial letterbox drop on 10 October.



Stakeholder email

Key Stakeholders

On Monday 13 October 2025, Urbis emailed key stakeholders for the St Leonards area to inform them about the SSDA, as well as community engagement being undertaken in support of the SSDA.



SIA survey

Surrounding businesses, landowners and residents

Between 13 October and 29 October 2025, Urbis' Social Planning team collected community feedback through a survey to inform the Social Impact Assessment (SIA).

There were 18 responses to this survey, the findings of which are summarised in the SIA.



Community webinar

Surrounding businesses, landowners and residents

On Thursday 23 October 2025, Stockland and Urbis held a community webinar to provide information on the project and answer questions.

9 community members registered to attend, with four community members attending on the day. Feedback and sentiment gathered from this webinar is collated in this report, see section 5.



Project enquiry lines

Surrounding businesses, landowners and residents

Throughout the engagement program, Urbis Engagement provided the community and stakeholders with an 1800 number and email address to make enquiries and provide feedback.

At the time of writing this report, 1 email has been received.

5

What we heard

This section details issues raised by key stakeholders and community members throughout the engagement process, and the projects' response to this feedback.

5 What we heard

5.1 Feedback summary

Key themes of feedback that arose during the consultation period are summarised below:

5.1.1 Design quality and contextual response

Stakeholders highlighted the importance of following advice from the State Design Review Panel (SDRP), being sensitive to the site's surroundings, and finding a balance between Council and SDRP feedback.

5.1.2 Affordable housing delivery

Council preferred building affordable homes on-site rather than making monetary contributions; and also requested higher contribution rates, and for affordable housing to have the same quality, amenities, and integration as market housing.

5.1.3 SIA survey

Respondents noted the proposal's contribution to affordable housing, improved streetscape, and enhanced retail offerings. They also highlighted the potential to attract young people, stimulate local businesses, and support broader economic and community activation.

Respondents identified potential amenity impacts during construction and operation, including effects on local traffic, public transport, pedestrian experience, and access to social infrastructure. Feedback also referenced impacts on neighbouring residences such as visual changes, overshadowing, and reduced privacy.

5.2 Detailed feedback

Table 6 outlines the stakeholders consulted for the project, how these stakeholders were consulted any feedback received and the project's response to this feedback.

Table 6 Detailed stakeholder feedback and project response

Stakeholder	How this group was consulted	Feedback received	Project response
Government agencies			
Department of Planning, Housing and Infrastructure (DPHI)	On Friday 27 June 2025 Stockland Development and Urbis Planning met with the DPHI for a planning focus meeting. On Wednesday 23 July 2025 Stockland Development and Urbis Planning met with the DPHI to discuss EIS delivery progress. On Friday 10 October 2025 Stockland Development and Urbis Planning had a consultation meeting with DPHI to discuss the SSDA process, assessment timeframes and provide a general update. The proposal was then lodged for Test of Adequacy in November 2025, after which time additional engagement was undertaken with DPHI via email. On Wednesday 12 November Stockland submitted a BDAR waiver request to the Housing Delivery Assessment team, via the planning portal.	Design feedback and setbacks - DPHI will rely on the SDRP for feedback on design-related items. - The surrounding context will be reviewed in assessing any proposed deviations from the Pacific Highway setback requirement. - DPHI noted an alternate avenue for design-related matters if SDRP involvement is limited due to resourcing issues, with a resource from GANSW to be introduced in early August.	Design feedback and setbacks - The project complies with the 12m setback on the site but queried the impact of the adjacent development not complying with the same from its boundary. - Stockland have met with SDRP on Wednesday 13 August 2025 and Wednesday 1 October 2025 to receive feedback on design.
		Affordable housing DPHI noted that either the North Sydney LEP requirements will need to be satisfied, or an amendment to the LEP will be required unless Cl.7 of the LEP regarding Crows Nest TOD permits a different solution	Affordable housing Stockland proposes a 5% (of residential GFA) affordable housing contribution based on economic feasibility and alignment with TOD provisions.

Stakeholder	How this group was consulted	Feedback received	Project response
		There is a strong preference for stock delivery over monetary contributions if an EOI commitment to delivering stock was made.	- This is within the range of 3% to 6% set for affordable housing in the Crows Nest Transport Oriented Development (TOD) zone, ensuring the project meets local planning goals. - The affordable homes will be kept as affordable housing in perpetuity, so they will help meet community needs for the long term. - This approach balances delivering a vibrant mixed-use precinct while contributing to affordable housing targets set by the NSW Government within this key transport hub precinct.
		Stakeholder engagement - DPHI encouraged consultation with North Sydney Council and the ability to clearly demonstrate this consultation. - Proponents should consider Council feedback alongside the original intent of the proposal and SDRP advice, noting that perspectives may differ between councils and the SDRP.	Stakeholder engagement - Stockland has engaged with North Sydney Council throughout development of the proposal (see rows below for details of this engagement). - Stockland will continue to engage Council where required as the proposal progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
		BDAR waiver request On Wednesday 24 December the Housing Delivery Assessment team approved the BDAR waiver request.	BDAR waiver request On Thursday 5 March the BDAR waiver validity was confirmed by an Ecologist Consultant.
North Sydney Council Officers	On Friday 27 June 2025 Stockland Development and Urbis Planning met with the DPHI for a planning focus meeting. On Friday 12 September 2025 Stockland Development and Urbis Planning met with the North Sydney Council Officers	Voluntary Planning Agreement (VPA) Council requested Stockland execute a VPA for this proposal, noting the obligation from the previous proposal for this site remains.	Voluntary Planning Agreement (VPA) - Stockland’s position, informed by legal advice, is that there is no legal mechanism to require or enable payment of the VPA contribution, as the Planning Proposal (the “proposed instrument”) was withdrawn. - The VPA was drafted in the context of the site-specific Planning Proposal which was withdrawn. Stockland has received legal advice that payment of the monetary contribution in the draft VPA may be unlawful for the reason that the Planning Proposal was withdrawn and the proposed instrument amendment was not gazetted. - On Wednesday 1 October, Stockland provided a letter to Council providing a resolution pathway for

Stakeholder	How this group was consulted	Feedback received	Project response
			Stockland to pay the monetary contribution, notwithstanding their difference of opinion with respect to the enforceability of the VPA.
		Affordable housing – Council indicated a preference for a higher contribution noting there are examples of other sites providing a higher contribution and queried the justification for the proposed 5% – If stock is delivered, there are specific design components that Council would like incorporated, including a single entrance, shared access to communal facilities. – Council will consult with Link Wentworth before providing a clear position on stock or monetary contribution.	Affordable housing – Stockland proposes a 5% affordable housing contribution based on economic feasibility and alignment with TOD provisions. – This is within the range of 3% to 6% set for affordable housing in the Crows Nest Transport Oriented Development (TOD) zone, ensuring the project meets local planning goals. – Should stock be provided, Stockland intends to provide separate communal open space for affordable housing units to avoid unaffordable levies. – On Monday 27 October 2025 Stockland received a letter of support from Link Wentworth
		Design – Council raised design considerations including natural interpretation of terrain, importance of a 5m setback to Mitchell Plaza, and treatment of the proposal wintergardens as GFA if fully enclosed.	Design – Stockland will continue to collaborate with Council on greening initiatives. – Updated diagrams that reflect Council comments on adjacent sites have been included in the EIS.

Stakeholder	How this group was consulted	Feedback received	Project response
		– Council supports additional greening along the Pacific Highway, noting broader concerns about canopy tree loss.	– The plans have been updated to minimise visual glare and improve visual amenity for the surrounding community
North Sydney Council Officers Waste Operations & Education Team	On Thursday 14 August 2025 Colliers International Engineering & Design consultants sent an email to the North Sydney Council Officers in relation to waste management queries including collection frequency and vehicle specifications.	On Tuesday 19 August 2025, Council's waste department provided responses to several items raised including: – Maximum bin size – Council's preferred FO solution – Acceptance of on-site collection – Compaction ratio of general waste – Council's waste collection vehicle size.	Council's requirements have been reflected in the proposal design.
		On Wednesday 20 August 2025, Council's waste department advised that they could increase the collection service for both general waste and recycling. Council also confirmed that they do not permit a private contractor to service the residential waste.	Stockland has applied a three times per week collection frequency for the waste generation calculations. The proposed design accommodates Council's waste contractor and vehicle requirements.
North Sydney Council Social Planner	On Monday 13 October and Tuesday 21 October 2025 Urbis Social Planning team emailed Council with an invitation for Council's social planner or equivalent position to participate in an interview to inform the SIA.	At this time of writing this report, no formal response has been received.	Stockland will continue to engage Council as the proposal progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
Relevant Agencies			
Transport for NSW (TfNSW)	On Thursday 16 October, Stockland emailed TfNSW a draft Construction Traffic Management Plan (CTMP) for their feedback.	TfNSW has reviewed the CTMP and did not have any comments as the proposal is located on a local road and does not impact TfNSW's assets.	Stockland will continue to keep TfNSW updated as the proposal progresses, as required.
Ausgrid	On Tuesday 30 September 2025 engineering consultants LCI submitted a formal Technical Review Request to Ausgrid.	On Friday 17 October 2025, Ausgrid responded to technical queries and confirmed capacity within the local network and requirements for temporary builder's supply to facilitate the development works.	Project planning is currently underway for Stockland to support the preparation and lodgement of the required Certified Design applications associated with the decommissioning works and the proposed development.
Sydney Metro	On Wednesday 13 November 2024, geotechnical engineering consultants Douglas Partners emailed Sydney Metro an application for a borehole to facilitate Geotech testing and Groundwater Monitoring. On Friday 25 July 2025 Stockland requested a meeting with Sydney Metro to discuss the proposed development and establish any specific requirements to inform the Engineering Impact Assessment to be submitted with the SSDA. The proposal was then lodged for Test of Adequacy in November 2025, after which time additional engagement was undertaken with Sydney Metro.	Sydney Metro approval granted on Wednesday 22 January 2025 to undertake the borehole testing.	Outcomes from the test borehole have been reflected in the EIS.
		On 12 August 2025 Sydney Metro provided instructions on the information that is required to be submitted to facilitate a consultation meeting.	Project team preparing required information to enable meeting with Sydney Metro.
		Sydney Metro provided requested Drawings and Geotechnical Reports to assist Stockland in the preparation of the Engineering Impact Assessments in accordance with Sydney Metro Underground Corridor Protection Guidelines	Drawings received and adopted in preparation of required Engineering Impact Assessments in accordance with Sydney Metro Underground Corridor Protection Guidelines

Stakeholder	How this group was consulted	Feedback received	Project response
	On Thursday 27 November a consultation meeting was held with Sydney Metro Corridor Protection Team to discuss the proposed development and establish any specific requirement to inform the 'Tunnel Impact Assessment'. On Thursday 29 January 2026 Stockland requested for Sydney Metro Geotechnical Investigation Reports. On Tuesday 24 February 2026 Stockland requested a SSDA Submission Consultation Meeting with Sydney Metro to discuss the latest modelling and proposed 'Engineering Impact Assessment' submitted to DPHI. Specifically, clarification was sought from Sydney Metro regarding the engineering results and the likelihood of an 'Independent Assessment' being required through the RTS phase.	On Thursday 27 November Sydney Metro during the consultation with Stockland requested for more information including: – Design report – As Built drawings – Confirmation project is classified Medium risk – Proposal for consultation meeting late January prior to submission	During consultation, Stockland agreed to align with the Sydney Metro Guidelines parameters. A general overview of the proposed development was presented, along with initial advice from Sydney Metro outlining key considerations for the project engineering team.
		On Monday 2 February 2026 Geotechnical Investigation Reports were issued.	Reports received and adopted in preparation of required Engineering Impact Assessments in accordance with Sydney Metro Underground Corridor Protection Guidelines.
			At the time of this report Stockland are awaiting confirmation of availability from Sydney Metro to discuss engineering results and requirement for Independent Assessment. Stockland will continue to engage with Sydney Metro as required as the proposal progresses
Sydney Water	On Tuesday 26 August 2025, engineering consultants Stantec Consulting lodged a Feasibility Application to Sydney Water via their online portal system, E-Developer	Sydney Water issued a Feasibility Letter on the 30th of September 2025 via their online portal system, E-Developer. It was confirmed that the water network had	On Tuesday 21 October Stockland emailed Sydney Water requesting additional information on: – Water and sewer connection locations

Stakeholder	How this group was consulted	Feedback received	Project response
		capacity however there was no information on the sewer. On Thursday 30 October 2025 Sydney Water issued a revised Feasibility letter confirming the following: Potable Water – Preliminary assessment suggests the network has capacity – Connection proposed to the DN200 DICL Water in Atchison Street – This will be reassessed during Section 73 application Sewer – Preferred connection point is the DN225 VC in Atchison Street – High level assessment confirmed that there will be capacity once Major Sewer upgrades in St Leonard's and Crow's Nest are complete (anticipated Q2 2030) – Infrastructure Contributions: note estimates provided and phased implementation schedule which suggests this development will fall in the full price category. Trade Waste Requirements: – Separate application will be required	– Sewer network capacity – Potential need for sewer upgrades – Confirmation on the Sydney Water growth servicing plan for infrastructure in the St Leonards area. In February 2026, project planning is underway to facilitate required Section 73 applications to establish water supply and waste development requirements.
EPA	Environmental consultants, E-Lab will continue to engage with EPA as the proposal progresses.	Environmental consultants, E-Lab will continue to engage with EPA as the proposal progresses.	Environmental consultants, E-Lab will continue to engage with EPA as the proposal progresses.

Stakeholder	How this group was consulted	Feedback received	Project response
Department of Climate Change, Energy, the Environment and Water	On Monday 8 December Stockland (via DPHI referral) submitted a request for a BDAR waiver	On Monday 8 December BDAR waiver request was approved	On Thursday 5 March the BDAR waiver validity was confirmed by an Ecologist Consultant.
Civil Aviation Safety Authority (CASA)	Aviation consultants, Avlaw, will continue to engage with CASA as the proposal progresses.	Aviation consultants, Avlaw, will continue to engage with CASA as the proposal progresses.	Aviation consultants, Avlaw, will continue to engage with CASA as the proposal progresses.
NSW Fire and Rescue	Fire engineering consultants PGA will continue to engage with NSW Fire and Rescue as the proposal progresses.	Fire engineering consultants PGA will continue to engage with NSW Fire and Rescue as the proposal progresses.	Fire engineering consultants PGA will continue to engage with NSW Fire and Rescue as the proposal progresses.
Members of Parliament			
State Member for North Shore Felicity Wilson	On Wednesday 22 October 2025 Stockland emailed the State Member for North Shore, Felicity Wilson, with an overview of the proposal, including a copy of the community newsletter.	At the time of writing this report, no response has been received.	Stockland will continue to engage with the State Member for North Shore as required as the proposal progresses.
Federal Member for Bennelong Jerome Laxale	On Wednesday, 22 October 2025 Stockland issued a letter to the Federal Member for Bennelong Jerome Laxale advising of the intended SSDA including a copy of the community newsletter.	At the time of writing this report, no response has been received.	Stockland will continue to engage with the Federal Member for Bennelong as required as the proposal progresses.
Federal Member for Bradfield Nicolette Boele	On Wednesday, 22 October 2025 Stockland issued a letter to the Federal Member for Bradfield Nicolette Boele advising of the intended SSDA including a copy of the community newsletter.	Ms Boele's office has responded to Stockland, confirming receipt of email.	Stockland will continue to engage with the Federal Member for Bradfield as required as the proposal progresses.
Aboriginal stakeholders			

Stakeholder	How this group was consulted	Feedback received	Project response
North Sydney Council Metropolitan Local Aboriginal Land Council Greater Sydney Local Land Service Heritage NSW National Native Title Tribunal NTS Corp Office of the Registrar, Aboriginal Land Rights Act 1983	On Friday 1 August 2025 Urbis Archaeology emailed these stakeholders as part of the Aboriginal Culture and Heritage Assessment (ACHA) consultation process.	It was established that there are no Native Title claimants or Indigenous Land Use Agreements associated with the subject area. As part of the Aboriginal Culture and Heritage Assessment Report (ACHAR), Urbis Archaeology consulted Registered Aboriginal Parties to determine the cultural significance of objects and/or places on and surrounding the site. A total of 11 RAPs registered for the project. Cammeraygal elder, Jeanie Moran, and Butucarbin Aboriginal Corporation were invited to attend a site inspection on 3 October 2025.	The consultation process is ongoing, and the RAPs were provided a draft of the ACHA report for their review on Friday 24 October for comment. The draft ACHA will be in review for a mandatory 28-day period. Any comments provided will be updated in the final report where required.
First Nations communities	Between June and September 2025, First Nations advisory consultants Ngurra Advisory held in person and online meetings, workshops, site visits and walks on Country to inform the proposal's Connecting with Country approach.	Key learnings were shared for application to the project design.	Learnings from Traditional Knowledge Holders and Country have been reflected within the proposal design including built form and landscaping. Stockland will continue to work with Ngurra Advisory to draft a Connecting with Country Framework which outlines all cultural integration points for the project as well as areas of commitment. The implementation of this document will be overseen by a First Nations Working Group which will be established in 2026.
Surrounding community			

Stakeholder	How this group was consulted	Feedback received	Project response
Royal North Shore Hospital	On Wednesday 8 October 2025, technical consultants Avlaw contacted NSW Health's aviation advisors regarding potential impacts of the proposal on the hospital's helipad.	Royal North Shore hospital advised that no impacts are expected from the proposed development.	Stockland will continue to engage Royal North Shore Hospital as required by the project.
	On Monday 13 October 2025, Urbis Engagement, on behalf of Stockland emailed an overview of the proposal, with a copy of the community newsletter and an invitation to attend a project briefing.	At the time of writing this report, no feedback has been received.	Stockland will continue to engage Royal North Shore Hospital as required by the project.
Existing tenants of 601 Pacific Highway	Stockland has had ongoing communication with the current tenants of the building through in person meetings to provide updates on the status and progress of the proposal. On Friday 10 October 2025 a community newsletter was distributed to residents and business surrounding the site. This included an invitation to a community webinar. On Monday 20 October 2025, further notification was sent to current tenants of the site with details of the webinar that was held on Thursday 23 of October.		Discussions and planning have been undertaken to support Stockland's current tenants as well as local businesses in the surrounding area. The aim is to minimise disruption during construction, provide clear communication channels regarding project timelines and impacts, and work collaboratively with business stakeholders to address concerns around access, amenity and trade. Stockland will continue providing updates to tenants via meetings and correspondence as required and as the proposal progresses.
Residences and businesses within an approximate 500m radius of the site.	On Friday 10 October 2025 a community newsletter was distributed to 9,863 residents and businesses surrounding the	Current tenants A community member asked when current tenants would need to vacate.	Current tenants Should the proposal be approved, construction is anticipated to commence

Stakeholder	How this group was consulted	Feedback received	Project response
	site. Distribution of the newsletter is shown in Appendix A. The community newsletter included information about the proposal and invited the community to provide feedback. The newsletter also invited the community to attend a community webinar on Thursday, 23 October 2025 and to complete the social impact assessment survey for the project. On Thursday 23 October 2025 Urbis Engagement and Stockland Development held a one-hour webinar to provide an opportunity for the community to learn more about the development and meet the project team. Three questions were provided prior to the webinar. One Sunday 26 October an email was received regarding access to the SIA survey. In response, the survey was extended until Wednesday 29 October.		in 2027. The exact timing will depend on the planning approval process, contractor appointment and internal Stockland approvals. Stockland will continue to provide tenants with updates about the proposal as more information is available relating to project milestones.
		Potential traffic impacts A community member asked how the project might affect local road traffic.	Potential traffic impacts Potential traffic impacts have been assessed and submitted as part of the EIS. Preliminary findings indicate the existing road network has capacity to accommodate the proposal, with no negative impacts expected. The location of the proposed roller shutter door on the Atchinson Street entrance has also been updated to remove potential conflicts between vehicles and pedestrians.
		Timing A community member asked how long the proposed construction is expected to take.	Timing Should the proposal be approved, construction is expected to take approximately five years.
Reddam Early Learning School	On Monday 13 October 2025, Urbis Engagement, on behalf of Stockland emailed an overview of the proposal, with	At the time of writing this report, no feedback has been received.	At the time of writing this report, no feedback has been received.
CASS Gumnut Early Learning			

Stakeholder	How this group was consulted	Feedback received	Project response
	a copy of the community newsletter and an invitation to attend a project briefing.		

6

Future community and stakeholder engagement

This section outlines future community and stakeholder engagement to be undertaken for the SSDA.

6 Future community and stakeholder engagement

Stockland will continue to keep stakeholders, and the community updated during the exhibition and determination phases by:

- Ongoing engagement with agencies to address feedback received during public exhibition of the project.
- Enabling the community to seek clarification about the project through ongoing management, two-way communication channels, including an email address (engagement@urbis.com.au) and phone number (1800 244 863).

Disclaimer

This report is dated 19 March 2026 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 Stockland Development (**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.

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



OCTOBER 2025

601 Pacific Highway, St Leonards

Proposed mixed-used development

Stockland Development (Stockland) is proposing to transform the site at 601 Pacific Highway, St Leonards, into a vibrant mixed-use development. The proposal will provide around 550 new residential apartments, including a contribution towards affordable housing. It will also include commercial and retail spaces, allowing community activation and enhancing street level amenity. The proposed redevelopment aims to revitalise an existing commercial site into a mixed-use building that will deliver housing supply and amenity that is located close to jobs, shops, schools and health services. It will also be well-connected to public transport, including the Crows Nest Metro Station, St Leonards Train Station and major bus routes.

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

What is being proposed?

Stockland is seeking approval for the proposal from the NSW Department of Planning, Housing and Infrastructure (DPHI) through a State Significant Development Application (SSDA) and a Rezoning Planning Proposal (PP).

The proposal includes:

- Changing the North Sydney Local Environmental Plan 2012 to rezone the site from a Commercial Centre to Mixed Use. Additionally, adjusting the minimum non-residential floor space ratio from 20:1 to 1:1
- Demolition of the existing commercial office building, followed by site excavation, remediation, and other preparatory site work.
- Construction and operation of a new 52-level mixed-use development.



Artist impression of the proposal (view from Pacific Highway). Indicative only and subject to change.

The current proposal includes:

- Podium levels with retail, commercial and residential uses, including lobby areas and communal amenity spaces.
- New publicly accessible landscaped and retail spaces at ground floor for the community to enjoy.
- Around 550 residential apartments with 1, 2, 3, and 4 bedrooms, along with shared resident spaces.
- A basement with approximately 250 parking spaces, as well as areas for bicycles, motorcycles, waste, and other essential facilities.
- Site services and infrastructure (electricity, telecommunication, water, and sewer).

Environmental Impact Statement

Stockland is committed to developing this project with consideration for our neighbours and the wider community.

Stockland is preparing an Environmental Impact Statement (EIS), which will assess the potential impacts of the construction and operation of the mixed-use development and suggest relevant mitigation measures.

The aspects being assessed include traffic, overshadowing, dust, wind, visual and noise impacts.

If the proposal is approved, Stockland will create detailed plans to minimise any potential impacts during construction and operation.



Proposed mixed-used development

Planning pathway



JANUARY 2025 – Stockland lodged an Expression of Interest with the Housing Delivery Authority (HDA) to determine whether the proposal would be assessed as a SSDA. The HDA offers a streamlined, state-led process for assessing large residential and mixed-use developments, ensuring timely and consistent planning decisions.



FEBRUARY 2025 – The HDA declared the site as a State Significant Development, allowing the proposed development to address housing demand in the area.



WE ARE HERE

Stockland is preparing an Environmental Impact Statement (EIS) to assess potential impacts from development and construction. This includes preparing an Engagement Report to capture community and stakeholder feedback.



LATE 2025 – Stockland intends to lodge a formal SSDA and Rezoning PP with DPHI. In accordance with usual planning processes, after lodgement, Stockland expects that DPHI will publicly exhibit the SSDA, and the community will be notified and invited to make formal submissions.



Following lodgement of the SSDA and subject to the planning assessment, Stockland is anticipating a determination in late 2026.

About Stockland

For more than 70 years, Stockland has built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Stockland is one of Australia's largest diversified property groups with a portfolio of residential and land lease communities, retail town centres, and workplace and logistics assets.

People are at the heart of the places it creates, and Stockland's purpose – 'A better way to live' – is central to everything it does.



Source – Stockland (aerial site map)

Provide your feedback

Attend a webinar

To find out more about the proposal and ask questions, you are invited to attend a community webinar on:

Thursday 23 October 2025,
6pm to 7pm

Please register for the webinar by scanning the QR code.



Complete the Social Impact survey

Urbis is preparing a Social Impact Assessment (SIA) as part of the planning process for the SSDA.

To inform the SIA, we are seeking feedback from the community to better understand the needs of the local area and the potential social impacts of the proposal. You can provide your feedback by scanning the QR code and filling in a short survey.



The survey will be open to the community until 5pm, Sunday 26 October 2025.

Contact us

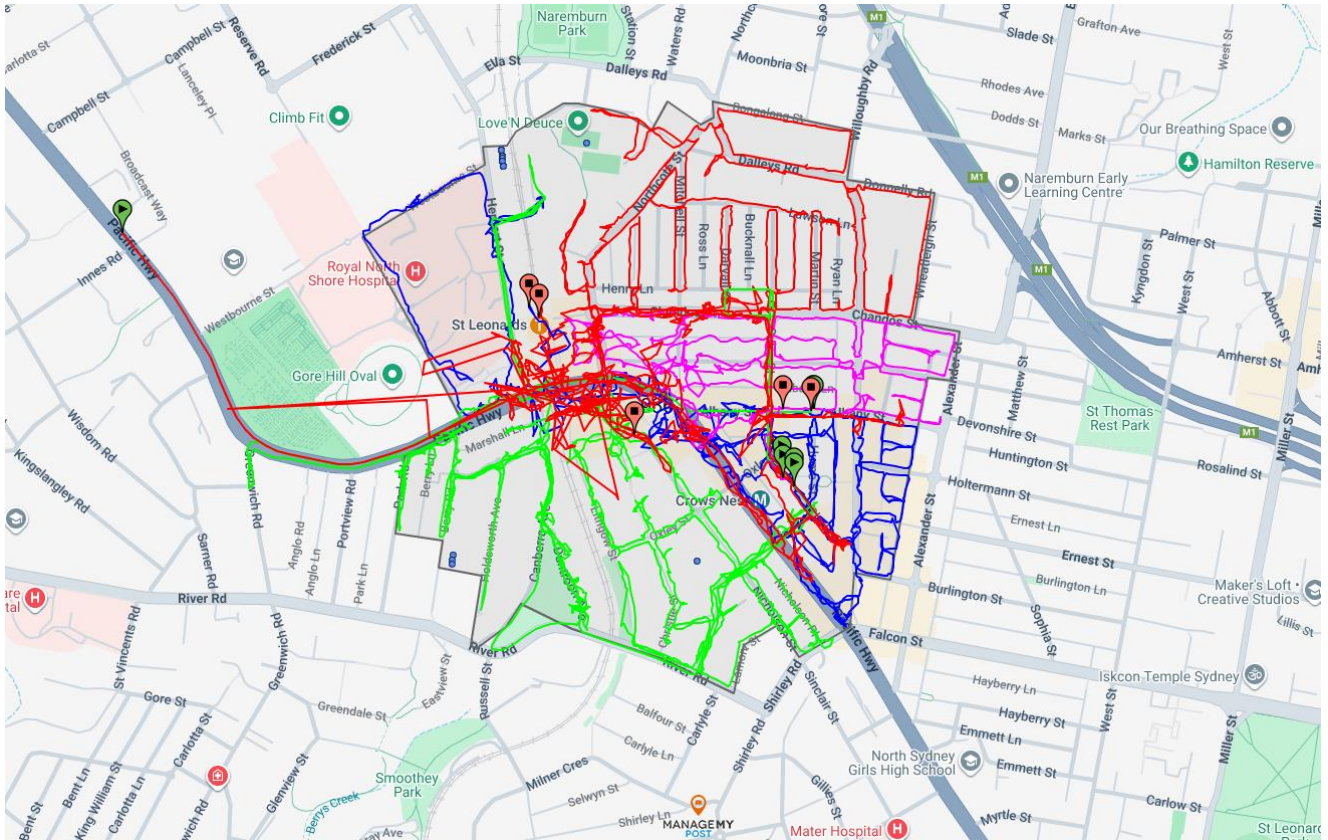
Stockland has commissioned Urbis Engagement to collect your feedback and provide further information about the proposed mixed-use development. You can reach the team via:

✉ engagement@urbis.com.au

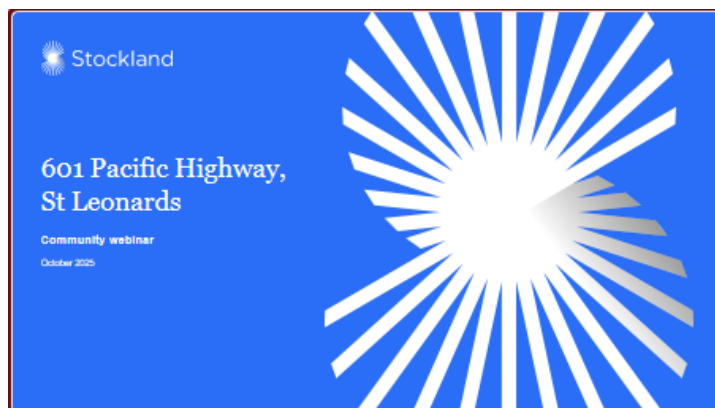
☎ 1800 244 863



Appendix B – Newsletter Distribution Record



Appendix C –Community Webinar



Stockland acknowledges the Cammeraygal people as the Traditional Custodians and knowledge-holders of the land on which the 601 Pacific Highway, St Leonards project is located. We recognise and value their continued and inherent connection to land, sea, culture and community.

We also pay our respects to their Elders past and present and extend that respect to all Aboriginal & Torres Strait Islander peoples today.

Indigenous Business Australia (IBA) is a proud member of the Indigenous Business Australia (IBA) network.



The purpose of tonight's webinar

At this evening's session, you will have an opportunity to:



Learn more
about the
proposal



Hear directly
from the project
team



Ask questions
about the
proposal

Session format

- A short presentation followed by Q&A
- You can ask questions by typing in the Q&A function in Zoom

How to ask a question:

The Q&A tool is on the panel at the bottom of your screen. During the presentation, you can ask questions by clicking the speech icon and typing your question.



Agenda

1. Introductions
2. About 601 Pacific Highway
3. About the mixed-use development proposal
4. Key considerations
5. Planning pathway
6. Q&A
7. How to provide feedback

Introductions

On the call today

Lulu Woods
Project Director
Stockland Development

Rob Battersby
Associate Director
Urban Planning

Aparna Cacimir
Associate Director
Urban Engagement

Polin Daswud
Senior Development Manager
Stockland Development

Maokenzie Balrd
Senior Consultant
Urban Engagement

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Stockland is one of Australia's largest diversified property groups with a portfolio of residential and land lease communities, retail town centres, and workplace and logistics assets.

People are at the heart of the places it creates, and Stockland's purpose – 'A better way to live' – is central to everything it does.



Artistic impression only



Artistic impression only

About 601 Pacific Highway

Existing site

- Owned and managed by Stockland.
- 14-storey commercial building, comprising retail and commercial office tenancies and basement parking:
 - Approx. 2,850m² site area
 - 12,455m² net lettable area
 - Ground floor plaza retail
 - Around 165 parking spaces
- Sydney Metro tunnel runs around 30m below the site.
- Current 45% vacancy rate.



100 100 Pacific Highway

Locality

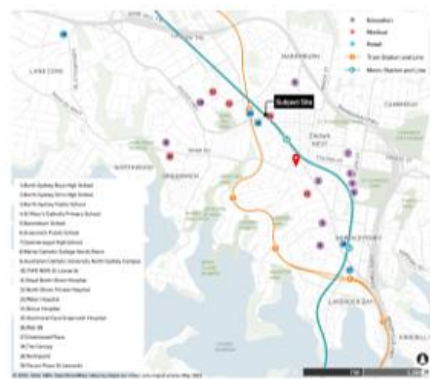
- In the heart of the St Leonards CBD and close to the North Sydney CBD.
- Well serviced and connected:
 - Approx. 300 metres from St Leonards Station and 350 metres from Crows Nest Metro Station
 - Major bus routes
 - Arterial roads



100 100 Pacific Highway

Locality

- Close to major retail, health, employment and educational centres, including:
 - Forum Plaza St Leonards
 - Royal North Shore public and private hospitals, Mater Hospital, Nexus Hospital
 - Naremburn School, TAFE NSW St Leonards



100 100 Pacific Highway

About the proposal

The proposal includes:

- Demolition of the existing commercial office building, followed by site excavation, remediation, and other preparatory site work.
- Construction and operation of a new 52-level mixed-use development.
- Podium levels with retail, commercial and residential uses, including lobby areas and resident amenity spaces.
- ~550 residential apartments with 1, 2, 3, and 4 bedrooms, along with shared resident spaces.
- Basement levels with around 250 residential parking spaces, as well as areas for bicycles, motorcycles, waste, and other essential facilities.
- Landscaped areas and new, publicly accessible spaces at the ground level of the site.
- Site services and infrastructure (electricity, telecommunication, water, and sewer).
- Changing the North Sydney Local Environmental Plan 2012 (LEP):
 - Rezone the site from a Commercial Centre to Mixed Use
 - Adjust the minimum non-residential floor space ratio from 20:1 to 1:1.



Artistic impression of the proposal, view from Pacific Highway. Indicative only and subject to change.

100 100 Pacific Highway

About the proposal

Current Design Thinking:

Sustainability:

- Passive design to improve building performance
- Targeting 5 Star Green Star Rating and 7.5 NABERS
- Investigating technologies that can be incorporated into the design to reduce costs and improve performance
- Carbon reduction targets
- Circularity objectives



100 100 Pacific Highway

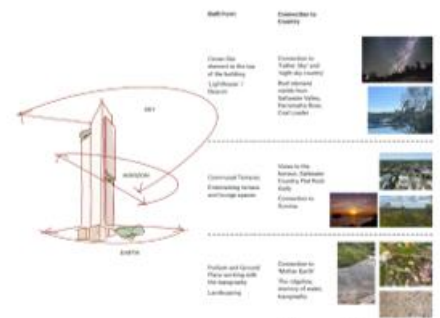
All images are artistic impressions of the proposal. Indicative only and subject to change.

About the proposal

Current Design Thinking:

Designing with Country in mind:

- Witness Country through the design
- Reconnect with Country, Walk on Country, Witness and Interpretation
- Follow Sky, the Horizon and Mother Earth



100 100 Pacific Highway

All images are artistic impressions of the proposal. Indicative only and subject to change.

About the proposal

Current Design Thinking:

Design:

- Responding to surrounding local context
- Activation to Mitchell St and Archibald St
- Rebalancing the place with weather protection for outdoor seating
- Considered placement of entries to commercial and residential uses



100 100 Pacific Highway



Archibald St



Mitchell St Plaza

All images are artistic impressions of the proposal. Indicative only and subject to change.

Why this proposal?

- Unlocks an underutilised, well-located site in the heart of St Leonards
- Transforms a passive office site into an active, community-focused precinct
- Supports the shift toward mixed-use living in a high-amenity location
- New cafes, retail and daily services at street level
- Delivers an active frontage and safer, more engaging public spaces
- Builds a walkable neighbourhood
- Improved landscaping, streetscape and pedestrian connections
- Welcoming spaces for gathering, socialising and outdoor activity



100 100 Pacific Highway

Why this proposal?



- 550 new apartments in a well-connected, inner-city location
- Mix of 1, 2, 3 & 4-bedroom homes
- Supports a range of household types, from singles to families and downsizers



- 5% of residential CPA dedicated to affordable housing
- Contributes to long-term social and economic diversity
- Supports housing affordability in a high-demand area



- Next to Crows Nest Metro – walkable, car-light lifestyle
- True transport-oriented development (TOD)
- Supports sustainable urban growth



- Aligned with:
 - North Sydney LSPS & Housing Strategy
 - St Leonards & Crows Nest 2036 Plan
 - Crows Nest TOD Plan
 - National Housing Accord (2022)
- Boosts local jobs and supports vibrant communities

101 601 Pacific Highway

Key considerations

Key considerations and technical assessments



Environmental impacts

- Environmental Impact Statement (EIS) to assess the potential impacts of the mixed-use development and suggest mitigation measures.
- Covers aspects such as traffic, overshadowing, dust, wind, visual, and noise impacts.



Solar access and overshadowing

- Taller side of tower placed to the east to minimise overshadowing to key streets, public spaces, and residential zones.
- Design layout in the built form has been arranged to maximise solar access to apartments.

102 601 Pacific Highway

Key considerations and technical assessments



Traffic, transport and parking

- Evaluate and suggest measures to mitigate potential traffic impacts on surrounding streets and the state road network.
- The proposal includes around 250 parking spaces and is well connected to public transport.



Visual impacts

- Assessment of visual amenity, including impacts to neighbouring properties' privacy and views as well as view lines from surrounding areas.
- The proposal's design includes strategic architectural massing to reduce visual bulk and manage potential impacts.

103 601 Pacific Highway

Key considerations and technical assessments



Noise and vibration

- Acoustic engineer will analyse potential noise and vibration impacts and provide recommendations to minimise effects on the local community and businesses.
- The project will consider construction and operational impacts according to NSW EPA guidelines.
- State Environmental Planning Policy compliance requirements.



Managing social impacts

- Social Impact Assessment (SIA) to analyse the potential social impacts of the proposal and recommend mitigation and enhancement measures for both the short and long term.
- An online survey is available for stakeholder and community feedback.

104 601 Pacific Highway

Next Steps

Planning pathway



105 601 Pacific Highway

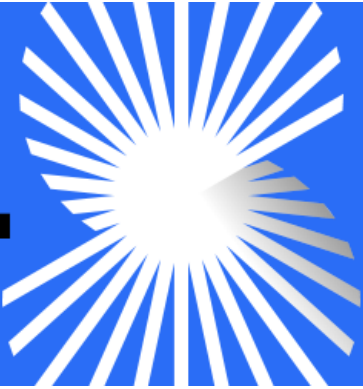
Next steps



106 601 Pacific Highway

Questions?

How to ask a question:



Contact us and share your feedback

 engagement@turbit.com.au

 1800 244 585

Social impact assessment

Little is preparing a Social Impact Assessment as part of the planning process for the SSIA.

To inform the SSA, fill in this short online survey.





**Shaping cities
and communities
for a better future.**

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