



P A T C H

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PEOPLE, POLICY
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Social Infrastructure Needs
Assessment
5 Blue Street, North Sydney

On behalf of
Zurich Australian
Insurance Properties Pty
Ltd
JUNE 2026



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PROJECT

5 Blue Street, North Sydney

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1. INTRODUCTION

1.1. OVERVIEW

This Social Infrastructure Needs Assessment supports the detailed State Significant Development Application (SSDA) (SSD-86270706) and concurrent rezoning being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the adaptive reuse of a mixed-use development at 5 Blue Street, North Sydney (the site). The proponent for the SSDA is Zurich Australian Insurance Properties Pty Ltd.

The proposal aims to:

- Respond to the housing challenges facing Sydney through the delivery of diverse housing types in a highly accessible location.
- Deliver a diverse mix of residential apartments, including market housing and co-living dwellings that will enjoy excellent amenity, taking advantage of the site's strategic location, proximity to services and employment opportunities.
- A planning envelope with setbacks to respect the local context and capable of achieving acceptable levels of solar access, wind comfort and daylight in adjoining public places.
- Enhancement of the Blue Street Plaza, contributing to the improved pedestrian amenity, site permeability and access to and around North Sydney Station.
- Enable the development of high-performance buildings in terms of amenity and sustainability.

1.2. HOUSING DELIVERY AUTHORITY AND NATIONAL ACCORD

The NSW State Government has agreed to a National Housing Accord (Accord) with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the Accord.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the NSW Government has established the HDA. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as SSD or SSD with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

The proposed development is well placed to deliver additional uplift to help achieve these housing goals, being a large, consolidated land holding under single ownership in an accessible location with exceptional public transport connections.

1.1. THE SITE

The site located at 5 Blue Street, North Sydney on a prominent corner of Blue Street and Miller Street and sitting directly above North Sydney Railway Station. The site is situated approximately 2km to the north of the Sydney Central Business District (CBD) within the North Sydney Local Government Area (LGA) and is legally identified as Lot 4 in DP1134234. An aerial map of the side is provided at Figure 1.



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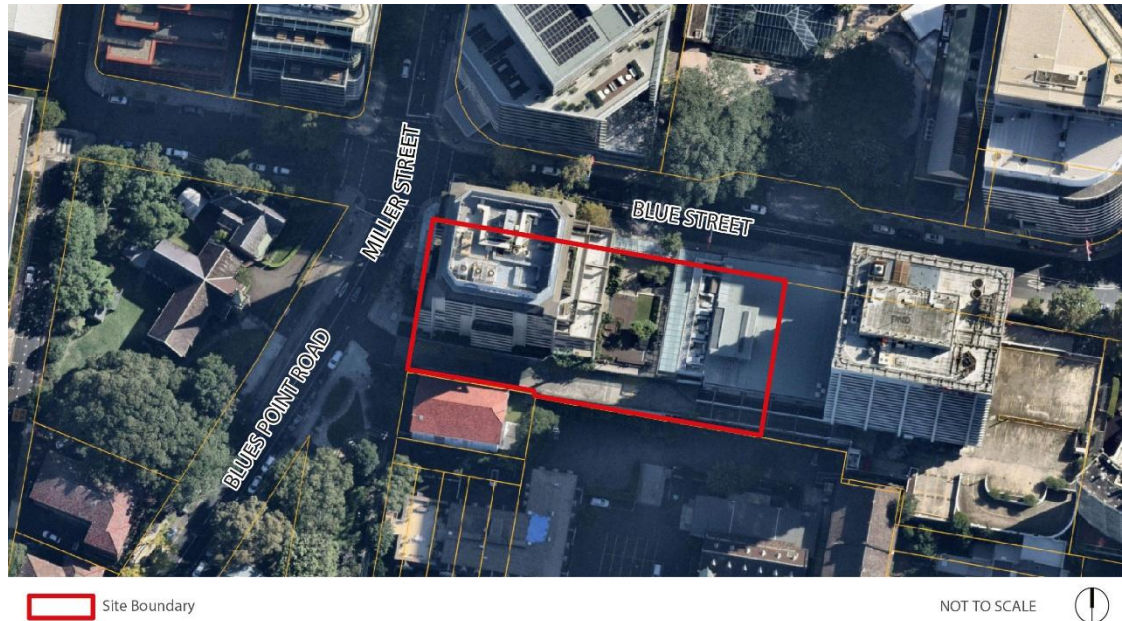


Figure 1 Site Aerial
Source: Nearmap edited by Colliers Urban Planning

1.1. PROPOSED DEVELOPMENT

The proposed above station adaptive reuse seeks to transform the landmark site into a vibrant mixed-use precinct that integrates residential, retail and public domain enhancements into the broader North Sydney precinct. Specifically, the proposal seeks approval for:

- Adaptive reuse of a mixed-use development, comprising residential and non-residential ground floor uses, including:
 - Two levels of basement car parking, comprising plant, bicycle storage areas and car parking spaces.
 - Ground floor retail and residential lobbies.
 - Co-living on Levels 1-3, to be operated as affordable housing by a Community Housing Provider in perpetuity.
 - Residential dwellings on Levels 4-14.
- Public domain and landscaping improvements, including the retention and enhancement of Blue Street Plaza at the eastern portion of the site.
- Extension and augmentation of services and infrastructure as required.
- Concurrent amendments to the North Sydney Local Environmental Plan 2013 to facilitate the SSDA.

In total, 68 co-living units and proposed and 62 build to sell (BTS) units are proposed. Of the BTS units, the following dwelling mix is proposed:

- One bedroom: 12 units
- Two bedrooms: 19 units
- Three bedrooms: 29 units



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- 1 sub-penthouse
- 1 penthouse.

1.2. SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) (SSD-86270706) have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

Table 1. SEARs

Issue and Assessment Requirements	Supporting documentation
19. Social Impact • The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines.

1.3. NORTH SYDNEY COUNCIL REQUEST

On 8 July 2025 North Sydney Council provided an agency letter response to input on the SEARs. Council's letter includes several matters to be considered in the EIS, one matter which is 'Social Impact'.

Specifically, Council's response noted the following:

Six SSDAs have recently been lodged with the Department that would introduce approximately 2,000 dwellings into the North Sydney CBD. This is in addition to the 5,900 dwellings under the Crows Nest TOD, and further uplift anticipated under the State Government's Low and Mid-Rise Housing Policy and Housing Delivery Authority process.

This proposal would introduce approximately 335 dwellings, including 170 co-living units¹ into the CBD. Co-living dwellings are proposed on levels 1-5 of the 29-storey tower, with some units located in an undercroft facing Blue Street Plaza.

The introduction of residential towers within the commercial precinct and scale of residential intensification across the LGA raises important considerations for social infrastructure, residential amenity and strategic alignment with local policy frameworks.

6. A Social Impact Assessment should be undertaken to:

a) assess the demand for social infrastructure generated by the proposal, including open space, community facilities, health and education services, having regard to the cumulative residential growth in the CBD and LGA as a whole.

b) assess the amenity of the co-living dwellings, particularly those located within the undercroft.

c) ensure any co-living housing provides for a range of dwelling types to meet identified needs for use of affordable housing.

¹ it is noted that the proposed apartment numbers and co-living units has reduced and the design scheme has changed since submission of the Scoping Report for SEARs.



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d) review the proposal's strategic alignment with the North Sydney Social Inclusion Strategy (2024) and identify opportunities to enhance social outcomes.

The scope of what Council has requested with regard to assessing demand for social infrastructure would be considered a 'Community or Social Infrastructure Needs Assessment', as distinguished from a typical 'Social Impact Assessment'. Therefore, this assessment is referred to as a Social Infrastructure Needs Assessment. To address the SEARs requirement for a Social Impact Assessment and Council's requirements for assessment of amenity, a Social Impact Memo has been prepared and is attached in Appendix B.



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2. PURPOSE AND SCOPE

The purpose of this assessment is to understand the likely need for social infrastructure generated by the proposal directly, as well as more broadly, the cumulative impacts on social infrastructure from housing projects in North Sydney LGA.

The report provides the following:

- Overview of the approach and study areas
- Understanding of the strategic policy context and drivers that are relevant for the site and study areas
- Overview of the existing demographic context and current social infrastructure
- Overview of planning and proposed social infrastructure
- Analysis of the potential future population size and age profile
- Key stakeholder feedback including representatives from the Northern Sydney Local Health District and School Infrastructure NSW
- Analysis of social infrastructure demand generated by the proposal based on leading practice principles and trends and provision rates and benchmarks.
- High level assessment of social infrastructure needs from the cumulative residential growth in the North Sydney CBD
- Assessment of the amenity of co-living dwellings
- Recommendations and considerations for the site, as well as for the CBD more broadly and opportunities to enhance social outcomes in line with North Sydney Social Inclusion Strategy (2024).

Community/social infrastructure considered in this assessment includes:

- Community and cultural facilities
- Childcare
- Education facilities including primary and secondary schools as well as tertiary facilities
- Health facilities including GPs, hospitals and community health facilities
- Indoor and outdoor recreation facilities such as indoor and outdoor courts and sports fields, aquatic facilities, play spaces and leisure centres.
- Passive open space.

The assessment also notes any regional level infrastructure that may serve the future population as well as any planned social infrastructure within the study area that is considered relevant to the assessment.



3. APPROACH

In social infrastructure planning, numerical standards have traditionally been used to provide an initial indication of requirements for a given population. They are usually expressed as the number of facilities, places, floor space or land area required for a population of a given size. However, the use of numerical standards alone is not able to provide the full picture of community need, as they do not account for more complex indicators, such as age, socio-economic status, household structure, health and levels of disadvantage. Neither do they factor in the local context, such as composition of the population, travel distances, and the quality and availability of existing facilities and services. Where standards are used in contemporary social infrastructure planning, they are used mostly as a reference or checking point, rather than the sold driver for the quantity of social infrastructure provision.

Leading practice social infrastructure planning now tends to favour a principle or performance-based approach, with a focus on accessibility, quality and equitable distribution, rather than a purely mathematical application of standards. This approach considers:

- The demographic characteristics of the current community and the likely characteristics of the future population to understand future needs and demands for social infrastructure.
- Existing provision of social infrastructure surrounding the site and current capacity.
- The context of the site including the unique features and characteristics of the area as well as any planned infrastructure in the surrounding area.
- The quality of existing and proposed social infrastructure.
- Accessibility and distribution of existing and proposed social infrastructure.

3.1. MIXED METHODS APPROACH

This assessment adopts a mixed methods approach based on established practice in social infrastructure planning. This report comprises of three components of analysis leading to its recommendations and conclusions.

Table 2. Approach

Context analysis	Review of the proposed development, local and regional context, strategic policy directions, demographic data, and existing and planned social infrastructure.
Quantitative analysis	Best practice and appropriate benchmarks for social infrastructure provision (number/size per population) provide a quantitative understanding of the social infrastructure demand generated by the estimated future population.
Qualitative analysis	Provide a qualitative assessment of the social infrastructure needs based on stakeholder consultation and synthesis of research and data.



3.2. STUDY AREAS

Table 3. Defining the study areas	
Study area	Definition
Primary study area	The primary study area for this assessment is 5 Blue Street North Sydney and the future population associated with this proposal.
Secondary study area	In line with Council's SEARs requirement, we have also considered as a secondary study area the broader development proposed for the CBD, specifically the six SSDAs have recently been lodged that would introduce approximately 2,000 dwellings into the North Sydney CBD. Commentary has also been provided at a high level regarding the future population associated with the Crows Nest TOD, however it is deemed outside of the scope of this assessment to consider the needs of this area in detail.



4. SITE CONTEXT

4.1. THE SITE

The site currently consists of the Zurich building which is a commercial building that lies at the southern fringe of the North Sydney Central Business District (CBD). The Zurich building recently received lobby upgrades, however, is largely considered a legacy asset with limited ongoing commercial viability. The existing building is 14 storeys in height and has a total gross floor area of 11,723m².

Also at the site is Blue Street Plaza which is a privately owned but publicly accessible plaza. It has an area of 700m², a length of 32m and width of 20m. The plaza features seating areas that offer views across the Harbour and towards Sydney CBD. The plaza was previously listed as a 'Special Area' under the North Sydney Local Environmental Plan (LEP) 2013 to protect solar access to the plaza. However, the listing was removed in October 2018.

4.2. SURROUNDING CONTEXT

The site is located above North Sydney Train Station. The site is bound by Blue Street to the north, with commercial and mixed-use buildings located on the opposite side of the street which forms part of North Sydney's commercial core. In addition to commercial floor space, uses include food and beverage services, KU Greenwood Children's Centre and Greenwood Plaza.

To the east of the site is the Fujitsu Building at 15 Blue Street, North Sydney. This building was built in the 1970s and is also located above North Sydney Station. It is a leasehold building owned by Aqualand. Similarly to the subject site, the HDA declared this site as SSD with a concurrent rezoning in March 2025. In their application, Aqualand described their proposal as '*a proposed mixed use commercial and residential development comprising up to 200 apartments with 10% affordable housing, 1200m² retail floor space, a new public plaza and at grade connection into North Sydney train station and upgrades to the concourse*'. It is noted that the HDA called for a collaborative approach between 5 and 15 Blue Street to ensure public benefit realisation including through site links and integration with the broader precinct.

Directly to the south of the site, on the opposite side of Phillips Lane is a three-storey residential flat building which adjoins St Peter's Park that fronts Blues Point Road. Also located to the south is St Frances Xavier Catholic Church and St Francis Xavier Retirement Village, owned by the Archdiocese of Sydney. Further to the south development transitions to medium density housing along Mackenzie Street.

To the west of the site, on the opposite side of Blues Point Road, is St Peters Presbyterian Church and Chinese Christian Bilingual Church.



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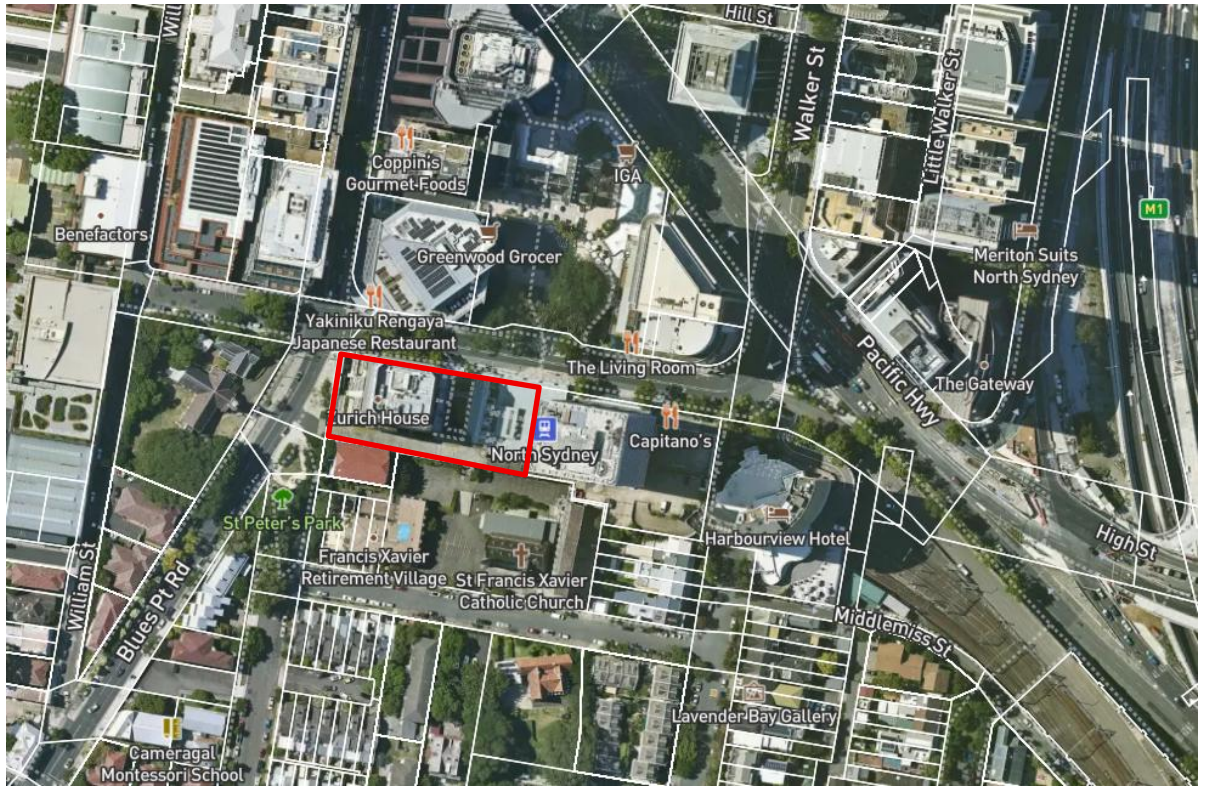


Figure 2 Aerial of the site and surrounding context
Source: MetroMap

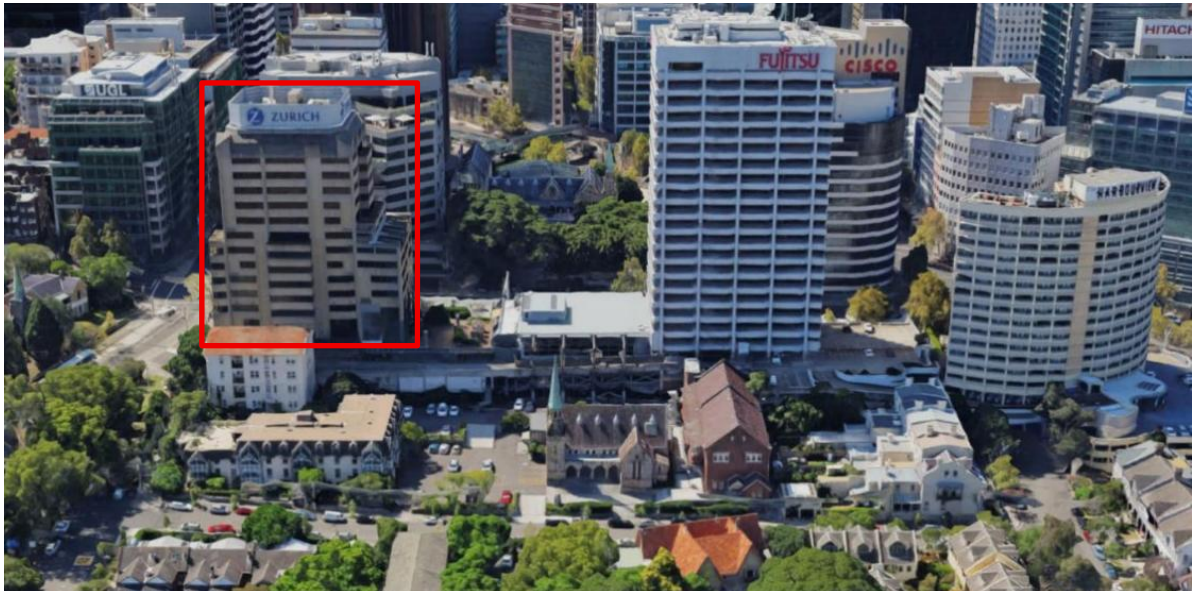


Figure 3 The site in its surrounding context
Source: fjcstudio



5. STRATEGIC POLICY CONTEXT

A review of relevant state and local strategic documents has been undertaken to understand the strategic context of the proposed development as well as gaps and opportunities for social infrastructure. This review included the following documents:

- North Sydney Local Housing Strategy 2019
- North Sydney Economic Development Strategy 2024
- North Sydney Local Strategic Planning Statement 2020
- North Sydney Community Strategic Plan 2040.
- North Sydney CBD Public Domain Strategy, 2020
- North Sydney Council Library and Historical Services Strategy
- North Sydney Council Social Inclusion Strategy 2024
- North Sydney Council Open Space Provision Strategy, 2008
- North Sydney Council Arts and Cultural Strategic Plan

A summary of relevant findings is provided in Table 2 on the next page.



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Table 4. Strategic policy context

Policy theme	Key findings of relevance to the site and assessment	Source
Housing supported by good access to infrastructure, services and amenity	The vision for housing in North Sydney LGA is to <i>"carefully manage expected levels of growth in population through planning for housing in North Sydney which is supported by good access to infrastructure, services and amenity; providing housing diversity and affordability choices and respects the unique character of our built and natural environment to ensure that North Sydney continues to enjoy high levels of amenity and liveability"</i> .	North Sydney Local Strategic Planning Statement 2020 North Sydney Local Housing Strategy 2019
Need for affordable and diverse housing types	The Housing Strategy notes that North Sydney LGA median rents and house sales are higher than Greater Sydney and other inner city ring suburbs. At the time the Housing Strategy was prepared, a total of 1,908 very low income and low income households were experiencing rental stress, which is almost all lower income households. Further, 100% of key workers living in North Sydney are in housing stress (at time of the Strategy). Therefore there is an identified need for key worker and affordable housing. The Housing Strategy notes a housing supply gap for small dwellings as at time of the Strategy there were 15,300 lone person households living in North Sydney LGA, however only 7,800 studio and one bedroom dwellings in the LGA. It is a priority in Council's Community Strategic Plan (CSP) to provide diverse housing options that meet the needs of the North Sydney community.	North Sydney Local Housing Strategy 2019 North Sydney Community Strategic Plan 2040.
Highly accessible and well-serviced transport location	North Sydney CBD is highly accessible and well-serviced by both road and public transport networks including rail, bus and ferry services. Council's focus for residential density is to take advantage of locations with good access to transport, services, community facilities and employment opportunities to minimize development in sensitive areas such as along the foreshore, on land adjoining bushland and in heritage and environmental conservation areas. A planning priority in the North Sydney Local Strategic Planning Statement (LSPS) is the 30-minute city which supports walkable centres and a connected, vibrant and sustainable North Sydney.	North Sydney Local Housing Strategy 2019 North Sydney Local Strategic Planning Statement 2020



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Open space challenges	According to Council's Open Space Provision Strategy, the North Sydney LGA open space network is distributed unevenly, with most open space located along foreshores. The Strategy notes there is low provision of open space in some areas of high population density including Crows Nest and there are inadequate linkages and connections to and between open spaces. The community has provided feedback to Council that there is not enough open space and would like to see more prioritisation for public transport, walking and cycling.	North Sydney Local Housing Strategy 2019 North Sydney Council Open Space Provision Strategy, 2008 North Sydney Community Strategic Plan 2040
Need for community infrastructure	Council has identified the need for a range of community infrastructure to support the North Sydney population including • free, safe and accessible study spaces for students in primary school, high school and university • expanded library services including potential satellite sites • creative spaces including contemporary arts/cultural facilities, exhibition space and artist studio spaces. Council's Social Inclusion Strategy also includes key directions relating to the delivery of community infrastructure including: • working with NSW Government agencies to deliver the Miller Place project which includes a major public plaza, as well as recreation and entertainment space for the North Sydney CBD. • developing a masterplan for the civic precinct in North Sydney (bounded by Ridge, Miller, Church and McLaren Streets) that investigates and incorporates a range of new community space, open space and active recreation spaces. • developing a masterplan for consolidating a new community centre, underground car parking and a significant new area of open space for Crows Nest on the site which currently accommodates the Holtermann Street car park, Crows Nest Community Centre and Ernest Place.	North Sydney Council Social Inclusion Strategy 2024 North Sydney Council Arts and Cultural Strategic Plan



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6. EXISTING COMMUNITY

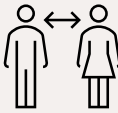
This section provides a social baseline of the study area. It includes a description and analysis of the site's locality, social context and demographic characteristics.

6.1. COMMUNITY CHARACTERISTICS

A community profile identifies the demographic and social characteristics of the project's study area. This helps to understand current need and demand for social infrastructure.

A community profile has been developed for North Sydney suburb. The demographic characteristics of North Sydney LGA and Greater Sydney have been used, where relevant, to provide a comparison.

Table 5. Community profile

Theme	Demographic characteristics
	Lower household size compared to Greater Sydney - As of 2021, there were 8,964 people living in North Sydney suburb which makes up 13% of the North Sydney LGA population. - The median age is 36 in North Sydney suburb which is similar to Greater Sydney (37). - The average household size in North Sydney suburb is 1.9. This is similar to North Sydney LGA (2.0), however lower than the Greater Sydney average (2.7).
	Young adults are the dominant age group People aged between 25 and 39 years make up the largest proportion of the North Sydney suburb population (38%). Comparatively, this is much higher than the Greater Sydney average (23.4%).
	High proportion of single person households - Single (or lone) person households make up 42.3% of all households in North Sydney suburb. This is significantly higher than Greater Sydney (23.2%) and also higher than North Sydney LGA (38.6%). - Reflective of the high number of lone person households, family households only make up 52.5% of the North Sydney suburb population. This is lower when compared with Greater Sydney (72.6%). - The average number of children per family household is smaller in North Sydney suburb and LGA compared with Greater Sydney (1.5, 1.6 and 1.8 respectively).
	High proportion of renters living in high density - Most of the North Sydney suburb population live in flats or apartments (84.4%). This is higher than the LGA (75.7%) and Greater Sydney (30.7%). - Over half (60.7%) of the North Sydney suburb population rent. This is higher than both the LGA and Greater Sydney (51.9% and 35.9% respectively).



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Above average median household income with lower rates of rental stress, but higher rates of mortgage stress

- The median household income in North Sydney suburb is \$2,405 which is slightly lower than the LGA (\$2,524), but higher than Greater Sydney (\$2,077).
- Rental stress is lower in North Sydney suburb compared with Greater Sydney (26.1% and 35.3% respectively).
- However, mortgage stress is higher in North Sydney suburb compared with Greater Sydney (21.4% and 19.8% respectively).



7. EXISTING SOCIAL INFRASTRUCTURE

The following section provides a summary of existing social infrastructure and open space. These spaces and facilities have also been mapped to demonstrate the geographic spread of the surrounding social infrastructure and open space (refer to Figure 4 and 5). A full list of social infrastructure and open space is provided in Appendix A.

We have mapped local social infrastructure within a 400m radius of the subject site which is considered a walkable catchment area. Local social infrastructure includes local parks, childcare, primary schools and GP and allied health facilities.

We have also mapped district level social infrastructure within a 2km radius of the subject site. This includes

- Community and cultural facilities
- Education facilities including primary and secondary schools as well as tertiary facilities
- Hospitals, community health facilities and specialist health facilities.
- Indoor and outdoor recreation facilities such as indoor and outdoor courts and sports fields, aquatic facilities and leisure centres.
- District parks.

Given the site is located directly above North Sydney Railway Station and in close walking distance to the Victoria Cross metro station, the proposal presents a unique opportunity to access community and recreational infrastructure outside of the typical planning catchments. In addition to the above catchments (400m and 2km radius), access via train and metro services means future residents can access spaces and facilities in nearby Waverton, Wollstonecraft, St Leonards, Artarmon, Chatswood and in the CBD in 5-10 minutes.

7.1. EARLY LEARNING AND CHILDCARE

Within 400m radius there are six childcare/early learning centres including ToyBox Early Learning Centre North Sydney, KU Greenwood Children's Centre, Cameragal Montessori Preschool, Lavendar Bay Preschool. A preschool is also run out the North Sydney Community Centre and a preschool and early learning centre is run out of the McMahons Point Community Centre during the week.

7.2. EDUCATION

Located within 400m radius of the site is Cameragal Montessori School, Shore Sydney Church of England Grammar School and Preparatory School.

Located within a 2km radius of the site is an additional 17 educational facilities. This includes the Australian Catholic University North Sydney Campus and a number of public primary and secondary schools including:

- Neutral Bay Public School
- North Sydney Public School
- North Sydney Boys High School
- North Sydney Girls High School
- Cammeraygal High School



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- Anzac Park Public School.

7.3. HEALTH

There are three GP and allied health facilities and one pathology clinic within 400m of the site. These include:

- Walker Street Doctors
- North Sydney Family Doctors
- Douglas Hanly Pathology North Sydney
- North Sydney Plaza Medical Centre.

District health facilities located within a 2km radius of the site includes the Mater Hospital Sydney, as well as the Crows Nest Community Health Centre and two other health facilities including a mental health clinic and a cataract eye surgery.

7.4. COMMUNITY AND CULTURAL FACILITIES

Two community facilities are located within 400m radius of the site including McMahons Point Community Centre and North Sydney Community Centre. The Don Bank Museum is also within 400m radius of the site.

The McMahons Point Community Centre includes an upper hall which has views of Sydney Harbour, kitchen facilities, covered balconies and a winged stage, suitable for social functions, business meetings and seminars. On weekdays the centre is a pre-school and early learning centre as noted above.

The North Sydney Community Centre is a community and creative hub that offers playgroup, after school care, adult classes and workshops, community events and the Northside Produce Market.

The Don Bank Museum is a historic house with displays focusing on the history of the house and its former occupants. It is available for hire by community organisations.

Just outside the 400m radius is the Stanton Library on Miller Street. A Masterplan for the library building, including opportunities for expansion, was developed in 2015. With the guidance of the Masterplan, Council has since made incremental improvements to the library's internal spaces.

Within a 2km radius of the site is another five community facilities including:

- Forsyth Park Community Centre
- Greenwich Wollstonecraft Scout Hall
- Coal Loader Centre for Sustainability
- Crows Nest Centre
- Kirribilli Centre.

7.5. SPORT AND RECREATION

The closest recreational facility is the Kirribilli Tennis Centre which includes three synthetic grassed courts and is located within a 400m radius of the site.

Located within a 2km radius of the site is a range of recreational facilities including:



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- Forsyth Park which includes two sports fields, a walking track and fitness equipment
- Waverton Park which includes a sports field and fitness equipment
- St Leonards Park which includes a two sports ovals, basketball court, cricket nets and wicket, netball courts, bowling green
- Cammeray Park which includes a sportsground, tennis courts, and skate park
- The North Sydney Indoor Sports Centre (located close to the Crows Nest Metro station) which includes four fully enclosed playing areas that caters mostly to basketball and badminton.
- North Sydney Olympic Pool.

7.6. OPEN SPACE

Based on GIS mapping, there is around 3.5ha of open space within 400m radius of the site and a total of around 84.3ha within a 2km radius of the site²: The closest open space to the site is a small pocket park on Blues Point Road called Saint Peters Park (see Figure 4) and the Lavendar Bay Parklands (Watt Park, Clark Park and Quibaree Park). Saint Peters Park is a well located pocket park with harbour views, but limited amenity.

Located within a 2km radius of the site is a range of district open space including:

- St Leonards Park
- Waverton Park
- Cammeray Park
- Bradfield Park
- Anderson Park
- Milson Park

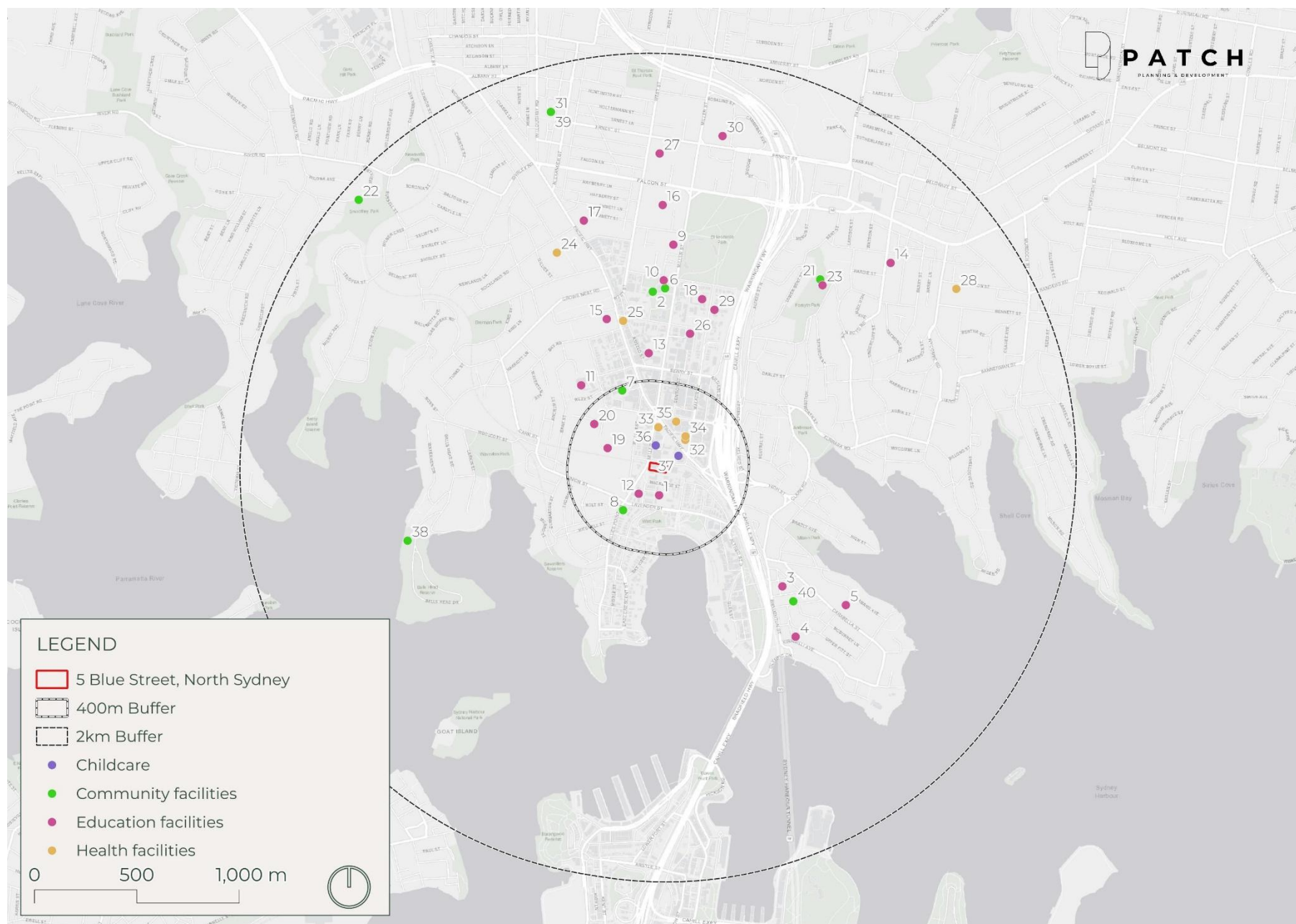
² RE1-zoned land parcels less than 300 sqm (0–299 sqm) have been removed from this calculation as there are many 'road reserves' identified as RE1 land but don't function as public open space



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Figure 4 Saint Peters Park







8. PLANNED AND PROPOSED SOCIAL INFRASTRUCTURE

The North Sydney Public Domain Strategy (2020) identifies 19 public domain projects, including 19,200sqm of new parks and plazas and an enhanced network of streets and laneways that improve pedestrian safety and amenity.

Key planned projects include:

- Miller Walk and Miller Place: An upgraded civic spine with a new 7,450sqm public plaza outside the Metro Station achieved through the closure of Miller Street between Berry Street and the Pacific Highway
- Post Office Square: An intimate new 1,675sqm plaza outside the iconic North Sydney Post Office
- Tramway Park: Converting the under-utilised deck of the tramway viaduct into a 4,650sqm active recreation space
- Central Laneways: Turning Denison, Mount, Hill, Spring and Little Spring Streets into pedestrian areas or shared zones
- Victoria Cross Intersection: improving pedestrian safety in the centre of the CBD by removing slip lane islands
- Berry Street: A sunlit, pedestrian friendly street outside the Metro
- Warringah Land Bridge: An ambitious, long-term project that reconnects North Sydney and reclaims space for people.



Figure 7 North Sydney Public Domain Strategy 2020, North Sydney Council



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Council's Social Inclusion Strategy (2024) also includes key directions relating to the delivery of social infrastructure including:

- working with NSW Government agencies to deliver the Miller Place project which includes a major public plaza, as well as recreation and entertainment space for the North Sydney CBD.
- developing a masterplan for the civic precinct in North Sydney (bounded by Ridge, Miller, Church and McLaren Streets) that investigates and incorporates a range of new community space, open space and active recreation spaces.
- developing a masterplan for consolidating a new community centre, underground car parking and a significant new area of open space for Crows Nest on the site which currently accommodates the Holtermann Street car park, Crows Nest Community Centre and Ernest Place

In 2018, North Sydney Council also prepared a masterplan for the Ward Street Precinct. The Ward Street Precinct is bounded by Miller, McLaren, Walker and Berry Streets.

The masterplan proposes to replace the Council owned car park with new activated plazas and a Civic Hub of social and cultural facilities situated within the podium of a new commercial tower on Berry Street. A series of activated laneways connect Miller Street to two new plazas in the centre of the block. Ward Street would be pedestrianised and connect to the recently named Faith Bandler Place, completing part of the north south laneway network running from St. Leonards Park to the train station.

The Greater Sydney Infrastructure Opportunities Plan (2026) prepared by the NSW Government includes the Hume Street Park – Stage 2 project which proposes the expansion of public open space in Crows Nest, building on the Stage 1 works completed in 2022. The revised concept plan retains the North Sydney Indoor Sports Centre and car park and proposes an expanded area of open space that integrates with the existing park.

The Infrastructure Opportunities Plan also notes that the Department of Education is exploring opportunities for land dedication for preschool, primary and secondary capacity to meet short-term, medium and long-term demand.



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9. FUTURE POPULATION

This section provides an overview of the potential future population and potential age profile of the local and regional study areas.

9.1. POPULATION FORECASTING

Table 3 shows the estimated resident population projections between 2021 – 2036 for North Sydney suburb compared with North Sydney LGA and Greater Sydney. Noting these projections for North Sydney suburb and LGA were developed in 2024 and therefore would not factor in the HDA planning pathway introduced in December 2024.

Table 6. Population forecasting 2021-2041					
Area		2021	2026	2031	2036
North Sydney suburb	Population no.	8,804	10,007	10,480	10,856
	Average annual change	-	+2.4%	+0.9%	+0.7%
North Sydney LGA	Population no.	69,327	75,143	77,341	79,442
	Average annual change	-	+1.5%	+0.5%	+0.5%
Greater Sydney	Population no.	5,231,147	5,742,105	6,203,637	6,579,525
	Average annual change	-	+1.78%	+1.49%	+1.14%

Source: Forecast.id, 2024 and ABS 2022

9.2. FUTURE POPULATION AND POTENTIAL AGE PROFILE

The proposal includes 148 new dwellings which includes approximately 62 apartments and 86 affordable co-living rooms. Of the Build to Sell apartments, 31 are three bed, 19 are two bed and 12 are single bed apartments.

Co-living dwellings are popular with young professionals, students, and sometimes couples. Therefore, it is likely the household sizes for the co-living rooms will be lower than the Build to Sell apartments.

Based on Forecast id data, the projected household size for North Sydney in 2036 is 1.98 persons per household.

Adopting this household size to the 148 dwellings would mean the incoming population expected for the site is approximately 293 people.

Table 4 provides an indicative age breakdown of the potential future population of the site. This is based on 2036 projected age breakdown obtained through Forecast.id. The purpose of this breakdown is to understand the likely implication for key social infrastructure provision such as childcare and education.

Please note: Given the popularity of co-living dwellings with students and young professionals, this assessment has allocated a greater percentage to the 'tertiary education and independence' cohort and reduced the percentage allocated to 'parents and homebuilder's compared to the Forecast.id data for North Sydney suburb (see table below).



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Table 7. Indicative age profile			
Service Age Group	% in North Sydney suburb in 2036	% adopted for this proposal	Likely no. for the site
Young children (0 - 4 years)	5.5%	5.5%	16
Primary schoolers (5 - 11 years)	5.9%	5.9%	17
Secondary schoolers (12 – 17 years)	4.7%	4.7%	13
Tertiary education and independence (18 to 24 years)	9.3%	19.3%	57
Young workforce (25 – 34 years)	25.6%	25.6%	75
Parents and homebuilders (35 to 49 years)	24.3%	14.3%	42
Older workers and pre-retirees (50 – 59 years)	9.3%	9.3%	27
Empty nesters and retirees (60 – 69 years)	6.2%	6.2%	18
Seniors (70 – 85+)	9.3%	9.3%	27
Total	100%	100%	292*

*number is slightly under due to rounding

9.3. FUTURE POPULATION OF SECONDARY STUDY AREA

In response to Council's SEARs request, this assessment will also consider at a high level the cumulative demand resulting from the additional six SSDAs that have recently been lodged with the Department that would introduce approximately 2,000 dwellings into the North Sydney CBD.

Applying the projected household size for North Sydney of 1.98 persons per household based on Forecast id data, this would mean there is likely to be an additional 3,960 people living in the CBD, plus the 293 people associated with the Subject Site, providing a total additional population of 4,253 people living in the CBD.



10. STAKEHOLDER ENGAGEMENT

The following section provides an overview of relevant stakeholder feedback including outcomes of the engagement undertaken with School Infrastructure and the Northern Sydney Local Health District.

10.1. NORTH SYDNEY COUNCIL

North Sydney Council's agency response to the SEARs request for this proposal (dated 8 July 2015) noted a need for investment in the public domain 'to ensure the precinct remains functional, inclusive, and liveable'. It identified a unique opportunity to coordinate a high-quality public domain outcome through the concurrent progression of the North Sydney Station precinct (5 Blue Street, 15 Blue Street, and 1-13 MacKenzie Street, L7 Mackenzie Street & 211 Blues point Road). This includes enhancing north-south pedestrian connectivity, improving access to open space, and reinforcing the role of Blue Street Plaza as a key civic space. It recommended that a Public Domain Masterplan should be developed in collaboration with the proponents of 5 Blue Street, and 1-13 MacKenzie Street, L-7 Mackenzie Street and 211 Blues Point Road, ensuring a coordinated approach to public domain design and delivery that:

- confirms the size of Blue Street Plaza will be maintained or improved to support the additional density under the proposal
- demonstrates a coordinated public benefit offer of high-quality landscaping, new and upgraded publicly accessible plazas and through-site pedestrian links that improve view corridors and connectivity between Greenwood Plaza, Blue Street Plaza and St Francis Xavier Church and landholdings to the south
- responds to the vision, goals and design framework of the North Sydney CBD Public Domain Strategy (NSC 2020)
- informs an equitable, transparent and tangible public benefit offer, commensurate with the scale of uplift proposed, and capable of being secured through a Voluntary Planning Agreement or other appropriate mechanism.

10.2. NORTHERN SYDNEY LOCAL HEALTH DISTRICT

Engagement with the Northern Sydney Local Health District (NSLHD) was undertaken on 26th May 2026. The meeting discussed this proposal and the cumulative impacts arising from the broader development in the area.

The NSLHD representative confirmed that they undertake planning for public health services based on population projections prepared by the Department of Planning, Housing and Infrastructure which reflects policy changes in the planning system and therefore increased population anticipated for North Sydney.

The NSLHD representative confirmed the Royal North Shore Hospital is currently at capacity. However, the NSLHD are about to commence strategic planning for this facility, to ensure it is equipped to meet the needs of the population over the next 5, 10 and 15 years.

10.3. SCHOOL INFRASTRUCTURE

Engagement with representatives from School Infrastructure NSW was undertaken on 26th May 2026. The meeting discussed this proposal and the cumulative impacts arising from the broader development in the area.

School Infrastructure representatives provided the following feedback:



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- Given the demand from the proposal is likely to be minimal, North Sydney Public School will be able to meet this demand
- Cammeraygal High School also has capacity which can absorb any demand generated by the proposal
- Regarding cumulative demand, it was noted that the North Sydney LGA projections were only projected to increase from 75,143 to 79,442 by 2036. However, it was recognised that forecasting may not be up to date given recent housing policy reforms, particularly for North Sydney suburb.
- School Infrastructure's approach to planning for new schools includes monitoring population growth, housing development, and enrolment trends across regions to evaluate and determine if new or expanded facilities are needed or if intake boundaries and enrolment policies can balance demand.



11. APPROACHES TO ASSESSING SOCIAL INFRASTRUCTURE AND OPEN SPACE NEEDS

11.1. APPROACH TO SOCIAL INFRASTRUCTURE

11.1.1. SOCIAL INFRASTRUCTURE HIERACHY AND CATCHMENT

In social infrastructure planning, social infrastructure provision can generally be considered at three levels: regional, district and local. Hierarchies are based on the type of social infrastructure and open space which can support a general population size.

A high-level overview of the hierarchies is described in Figure 1 below.

Local level 	Social infrastructure serves neighbourhood catchments of less than 5,000 people or local catchment of between 5,000 – 15,000 people. Local social infrastructure should be accessible from most houses and workplaces by foot or bike within approximately 5-10 minutes or a 2km radius (depending on geographic layout).
District level 	Social infrastructure generally serves catchments of 15,000 to 30,000 people, and in some cases up to 50,000 people. These catchments often span multiple suburbs. Facilities at this level should be accessible from most homes and workplaces by walking, cycling, public transport, or private vehicle within about 15 minutes or a radius of 2-5km.
Regional level 	Social infrastructure caters to one or more local government areas, usually serving populations between 50,000 to 100,000+ people. These facilities are typically accessible within a 30-minute drive or via public transport from most homes or workplaces.

Figure 8: Social infrastructure hierarchies

11.1.2. SOCIAL INFRASTRUCTURE PROVISION RATES AND BENCHMARKS

Table 5 provides an overview of provision rates and benchmarks used in this assessment to inform the quantitative analysis component of this assessment. Based on the future population size of the site (293) this assessment has predominately adopted standards and benchmarks that relate to district or regional level requirements.



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Table 8. Social infrastructure benchmarking

Infrastructure type	Provision rate/benchmark	Source
Childcare 	- Assumption that approximately 50% of children aged 0 to 5 in NSW used approved care. - Around 90% of all children aged 4 and 22% of all children aged 5 are enrolled in preschool programs. Many of these are integrated into centre based day care services. - Assumption that approximately 40% of primary aged children (5-11 years) in NSW are enrolled in OOSH.	<i>Child Care Subsidy date report – March quarter 2025</i> (Australian Department of Education 2024) ABS data 2025
Education 	- Government Primary Schools can indicatively accommodate up to 1,000 students. - Government High Schools can indicatively accommodate up to 2,000 students. - Assumption that approximately 62% of all children may enrol in a government school in NSW. - Generally, School Infrastructure NSW (SINSW) and the Department of Education (DoE) will determine their school needs based on their own internal modelling.	<i>Guidelines for School Site Selection and Master Planning</i> (School Infrastructure NSW, 2020)
Health 	- One GP for every 1,000 people. - One Community Health Facility for every 30,000 people. - Provision of public hospitals and community health facilities is determined by NSW Health and Local Health Districts.	<i>General Practice Health of the Nation 2024 report</i> (RACGP, 2024) Community Infrastructure Guidelines (Parks and Leisure WA, 2020)

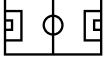


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Community and cultural facilities 	• Around 80sqm/1,000 people for general community space • Around 39sqm/1,000 people for library space. • Local community centres generally >500sqm • District community centres including library space generally 2,000sqm – 3,500sqm • Regional civic centres generally >3,500sqm (usually including performance space and/or regional library space) <u>Local/neighbourhood</u> • One neighbourhood community centre per 7,500 people. <u>District</u> • One district community centre per 15,000 – 25,000 people • One district library facility per 20,000 – 50,000 people <u>Regional</u> • One regional Community and Performing Arts Centre per 150-250,000 people.	<i>Industry standard</i> <i>Library building calculator</i> (State Library of NSW, 2005) <i>Community Infrastructure Guidelines</i> (Parks and Leisure WA, 2020)
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Sport and recreation 	<u>Sportsfields</u> • One – two senior ovals (133m length x 133m width) within a 2km population catchment • Two - four senior rectangular pitches within a 2km catchment (90m length x 64m width field size) <u>Indoor and outdoor courts</u> • One – two netball courts within a 2km population catchment for local facilities (serving 1-3 suburbs) • One district/regional netball courts facility with approximately 10-12 courts (could be up to 20) for a population catchment of approximately 10km (serving multiple LGAs, often co-located with other sporting infrastructure such as fields) • One – two tennis courts within a 2km population catchment (serving 1-3 suburbs) for local facilities • Four – six tennis courts within a 5km population catchment for district facilities • 10+ tennis courts for regional population catchments (multiple LGAs) • One half court – informal full basketball court within a 2km population catchment for local facilities (serving 1-2 suburbs, often provided within a park or collated with a sports field) • One indoor court facility (two – four courts) within 5km population catchment (can be combined with a multi-use community centre or other recreational infrastructure to make it viable). Provides space for basketball competitions, volleyball, futsal and netball • One aquatic facility within 2km – 5km population catchment. Sporting and recreational facilities require specific shapes, dimensions, and boundaries, and suitable topography and supporting amenities such as parking and club facilities need to be factored into planning for these spaces.	<i>NSW Government Architect's Draft Open Space for Recreation Guide (2020) and detailed research regarding provision of sporting and recreational facilities across Greater Sydney</i>
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11.2. APPROACH TO OPEN SPACE

While there is no agreed approach to determining the amount of open space required in new developments, leading practice favours a principles-based approach based on performance outcomes.

The NSW Government Architect's (GANSW) Draft Open Space for Recreation Guide (2020) provides a set of performance outcomes that identify the range of recreation opportunities to be provided and the characteristics of an acceptable solution to cater for recreation needs in open space. The Draft Open Space for Recreation Guide describes the performance criteria used to assess the open space network and emphasises consideration of design elements such as accessibility, the provision of a network of interconnected spaces and the provision of high quality open spaces that accommodate a diverse range of uses.

Key directions from the Guide that should be used to guide open space planning include:

- Desirable minimum size of a local parks should be 3,000 m²
- For a high density neighbourhood , residents must be
- A 2 3 minute walk / 200m walking distance to a local park
- Within 20 minute walk / 2 km to any district park that provides a range of activities (2ha+) and within 20 minute / 2km to district level organised sport and recreation spaces
- A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (5ha+)
- 10 minutes walking or 800m (400m preference for high density areas) to linear open space
- Quality is a key driver of both appreciation and use of public open space. People are more likely to be active and engaged with the outdoors and natural spaces if they have access to clean, well-maintained, shaded, and visually appealing spaces and pathways
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation. A variety of spaces should be provided to cater to different demands and age groups
- Diversity is important not just in the range of activities but in the settings that create the spaces and places for these activities. Within any urban area, the public open space network should offer both a range of landscape settings for activity and a range of activities. Diversity is also important in the design of public parks. The advantage of having a number of different opportunities (or activations) within a single larger park means a single space can cater for a range of needs and attract a broader user base, which in turn helps to create a sense of community and encourages interaction and social cohesion.

Spatial standards (such as ha/1,000 people and percentage of land area) are generally considered less effective as a starting point when planning for open space. The standard of 2.83ha/1,000 people, which has its origins in early 20th-century British planning guidelines, has historically been used in Australia to benchmark demand for open space. However, application of a standard like this to a high-density development may not be useful or necessarily provide good community outcomes, including the need for taller buildings or higher housing costs to achieve viability.



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Use of standards like this alone do not consider the condition or suitability of the land provided for open space or how it may complement the existing open space network. Equally, a percentage of land area approach does not have any direct link to the demand arising from a development, as densities can vary significantly yet the percentage of land required remains fixed. Spatial approaches like these, however, can be useful ways to compare quantum of open space across comparable areas to determine whether an adequate amount of open space is being provided, but the focus should remain on the performance outcomes highlighted above.

Similarly, there is no set of established benchmarks for sporting and recreational facilities. Many benchmarks used by local governments are developed based on rates of current provision, which can cause challenges in areas experiencing significant population growth as it is often impossible to retain existing rates of provision in these circumstances.

Adopting a rate of provision from another LGA, State/Territory or even country does not necessarily lead to appropriate provision as each area has its own geographic characteristics, climate challenges and community preferences.

To understand requirements for sporting and recreational infrastructure, leading practice favours an approach that balances proximity, diversity and functionality (similar to the approach to planning for open space). This includes taking a catchment approach to ensure good access to the diverse types of facilities required to meet informal and formal sporting and recreational needs.



12. ASSESSMENT OF SOCIAL INFRASTRUCTURE AND OPEN SPACE

The following section provides an analysis of the potential social infrastructure and open space needs for the future population of the proposal using the approach and benchmarks outlined in Section 11 above. It also provides high level comment on the cumulative demand that may be generated by the secondary study area outlined in Section 8.3.

12.1. CHILDCARE

There are currently five early education facilities within a 400m radius from the site, which include ToyBox Early Learning Centre North Sydney, KU Greenwood Children's Centre, Cameragal Montessori preschool, Lavendar Bay Preschool and preschools run out of the McMahons Point Community Centre and North Sydney Community Centre. As of time of writing, all centres were advertising vacancies (apart from Cameragal Montessori and the preschools run out of the community centres, all of which do not display vacancy information).

Based on the potential age profile (see Section 8.2), the development is expected to include approximately 16 children aged 0-4 years and 17 children aged 5-11 years. Using the benchmarks outlined in Table 5, the proposed development is likely to generate demand for approximately:

- Approximately 8-12 long day care / preschool places
- Approximately 7 OOSH places.

A NOTE ON CUMULATIVE DEMAND

Based on the secondary study area population (see Section 8.3), and using percentages provided in Table 4 Indicative Age Profile, the broader demand across the CBD for early education and childcare is likely to be:

- Approximately 140 long day care / preschool places (or around 2-3 child care centres, depending on size of centre)
- Approximately 100 OOSH places.

12.2. EDUCATION

There are two private schools located within 400m of the site (Cammeraygal Montessori School and Shore Sydney Church of England Grammar School and Preparatory School). Consultation with School Infrastructure confirmed the development is in the catchment for North Sydney Public School and Cammeraygal High School.

Within a 2km radius of the site is an additional 17 educational facilities. This includes three public primary and three public secondary schools (See Section 7).

The closest tertiary education is the Australian Catholic University North Sydney Campus which is also within 2km radius.

Based on the potential age profile, the development is expected to include approximately 17 primary school aged children (5-11 years) and 13 secondary school aged children (12-17 years).

Using the assumption that 62% of children attend government schools, the development is likely to generate demand for approximately 10 primary school places and 8 secondary school places.

A NOTE ON CUMULATIVE DEMAND



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For reference, the secondary study area population (see Section 8.3), would like generate demand for around 155 public primary school places and around 124 public secondary school places.

12.3. HEALTH

There are currently three GP and allied health facilities and one pathology clinic within 400m of the site.

District health facilities located within a 2km radius of the site include the Mater Hospital Sydney as well as the Crows Nest Community Health Centre. The Royal North Shore Hospital is the closest public hospital to the site and is located in St Leonards.

Applying the benchmarks outlined in Table 5, the future population of the Subject Site alone is not likely to generate demand for any additional General Practitioners (GPs). Demand will likely be absorbed into existing service provision. It will however contribute to the cumulative demand.

A NOTE ON CUMULATIVE DEMAND

Applying the forecast population for the secondary study area, it is likely this broader population would generate demand for around four additional General Practitioners (GPs). Clinic sizes vary but are often between 6-10 GPs per clinic.

Consultation with representatives from the Northern Sydney Local Health District (NSLHD) confirmed the Royal North Shore Hospital is currently at capacity. However, the NSLHD are about to commence strategic planning for this facility, to ensure it is equipped to meet the needs of the population over the next 5, 10 and 15 years.

12.4. COMMUNITY FACILITIES AND LIBRARIES

Two community facilities are located within 400m radius of the site including North Sydney Community Centre and McMahon's Point Community Centre and the Stanton Library is located just outside the 400m on Miller Street. The Don Bank Museum is also located within 400m radius. There are another five community facilities within 2km.

Council's Social Inclusion Strategy includes key directions relating to the delivery of community infrastructure including developing a masterplan for the civic precinct in North Sydney that incorporates a range of new community spaces as well as developing a masterplan for consolidating a new community centre on the site that currently accommodates the existing Crows Nest Community Centre. In 2018, Council also prepared a masterplan for the Ward Street Precinct which proposed replacing the Council owned car park with new activated plazas and a Civic Hub of social and cultural facilities. It is unclear how progressed these plans are.

Based on the benchmarks outlined in Table 5, the projected population for the proposed development would likely generate demand for around 25sqm of community centre space and 11sqm of library space. Given the limited demand it is likely this would be absorbed by the existing community facilities.

A NOTE ON CUMULATIVE DEMAND



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The North Sydney suburb is projected to be 10,856 at 2036 (see Table 3). Including the secondary study area population outlined in Section 9.3 this would increase to around 15,100 people living in the North Sydney suburb. Based on the benchmarks outlined in Table 5, a population of this size would generate demand for one district community centre and library or potentially two neighbourhood community centres and library facility. Given there are currently five community centres within 2km of the CBD and one library it is likely these facilities would support the future population. Particularly if Council provides new or upgraded community space as outlined in the North Sydney Social Inclusion Strategy.

12.5. SPORT AND RECREATION

To understand requirements for sporting and recreational infrastructure, leading practice favours an approach that balances proximity, diversity and functionality (similar to the approach to planning for open space). This includes taking a catchment approach to ensure good access to the diverse types of facilities required to meet informal and formal sporting and recreational needs.

As noted in Table 5, it is generally recommended that residents have access to a range of recreational opportunity within approximately 2km of where they live (20-30 minutes walking, 10-15 mins public transport, 5 mins driving).

This includes

- One – two senior ovals within a 2km population catchment
- Two - four senior rectangular pitches within a 2km catchment
- One – two netball courts within a 2km population catchment
- One – two tennis courts within a 2km population catchment
- One half court – informal full basketball court within a 2km population (often provided within a park or collated with a sports field)
- One indoor court facility (two – four courts) within 5km population catchment
- One aquatic facility within 2km – 5km population catchment.

Based on the analysis of existing social infrastructure in Section 7 of this report, the North Sydney suburb is well provided for in terms of proximity to and diversity of sport and recreational spaces. As noted in Section 7.5, within 2km of the site there are:

- Six sports fields (located at Forsyth Park, Waverton Park, St Leonards Park and Cammeray Park)
- Seven synthetic grass tennis courts (located at Kirribilli Tennis Centre and Cammeray Park)
- Two netball courts, cricket nets, an outdoor basketball court, bowling green located at St Leonards Park
- An indoor recreation centre (North Sydney Indoor Sports Centre)
- A skate park located at Cammeray Park.
- Two swimming pools including MacCallum Pool and North Sydney Olympic Pool.

A NOTE ON CUMULATIVE DEMAND



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While the North Sydney suburb is well provided for in terms of proximity to and diversity of sport and recreational spaces, this assessment has not extended to assessing the quality or functionality of these spaces. To help support increased demand as the population grows, it may be necessary to enhance or embellish these spaces through specific upgrades as deemed necessary.

12.1. OPEN SPACE

Based on GIS mapping, there is around 3.5ha of open space within 400m radius of the site and a total of around 84.3ha within a 2km radius of the site³:

Leading practice planning for open space recommends residents in a high-density neighbourhood should be within a 2-3 minute walk (approximately 200m) to a local park (minimum of 3,000sqm). Residents should also be within 20 minute walk (2 km) to any district park that provides a range of activities (2ha+).

Future residents of the proposal would have access to the small pocket park on Blues Point Road called Saint Peters Park and the Lavendar Bay Parklands which is within 350m walking distance from the site. The proposal also includes the enhancement of the 700sqm Blue Street Plaza including improved accessibility and amenity.

Based on the analysis of existing social infrastructure in Section 7 of this report, the North Sydney suburb is well provided for in terms of proximity to and diversity of open space. Located within a 2km radius of the site is a range of district open space that will be available to future residents, including:

- St Leonards Park
- Waverton Park
- Cammeray Park
- Bradfield Park
- Anderson Park
- Milson Park.

The Hume Street Park – Stage 2 project which includes the expansion of public open space in Crows Nest near the North Sydney Indoor Sports Centre was included in the 2026 Greater Sydney Infrastructure Opportunities Plan and will deliver additional open space in this area, building on Stage 1 of the project.

There are a number of planned open space and public domain projects outlined in the North Sydney Public Domain Strategy (2020) which would introduce an additional 19,200sqm of new parks and plazas and an enhanced network of streets and laneways.

Currently the CBD is not well connected or pedestrian friendly with challenging topography in areas. These public domain and street improvements will be critical to supporting demand for walking, running and cycling which are the most popular physical activities and recreational sports in Australia according to AusPlay Participation Data⁴, particularly for young adults. It will also encourage and enable residents to access the existing open space network more easily.

A NOTE ON CUMULATIVE DEMAND

³ RE1-zoned land parcels less than 300 sqm (0-299 sqm) have been removed from this calculation as there are many 'road reserves' identified as RE1 land but don't function as public open space

⁴ <https://www.ausport.gov.au/clearinghouse/evidence/physical-activity>



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While the proposal is within good proximity to public open space, quality and accessibility are key factors regarding whether people make good use of public open space. Council's plans to improve pedestrian connections across the CBD will help ensure people use these nearby spaces. Improvements to Saint Peters Park and Lavendar Bay Parklands would also increase the use and appeal of these well-located public spaces and help support increased demand from population growth.



13. SUMMARY OF FINDINGS AND RECOMMENDATIONS

13.1. FINDINGS

The following section summarises the findings based on the benchmarks outlined in Table 5 and an assessment of current and planned social infrastructure and open space:

- The proposal is likely to generate demand for approximately 8-12 long day care / preschool places and approximately 7 OOSH places. It is likely this demand can be absorbed in the existing childcare services.
- Based on the potential age profile, the development is expected to include approximately 17 primary school aged children (5-11 years) and 13 secondary school aged children (12-17 years). Using the assumption that 62% of children attend government schools, the development is likely to generate demand for approximately 10 public primary school places and 8 public secondary school places.
- The future population of the Subject Site alone is not likely to generate demand for any additional General Practitioners (GPs). Demand is likely to be able to be absorbed into existing service provision.
- The projected population for the proposed development would likely generate demand for around 25sqm of community centre space and 11sqm of library space. Given the limited demand it is likely this would be absorbed by the existing community facilities.
- Based on the analysis of existing social infrastructure in Section 7 of this report, the North Sydney suburb is well provided for in terms of proximity to and diversity of sport and recreational spaces as well as open space. However, the CBD is currently not well connected or pedestrian friendly with challenging topography in areas. Council's proposed public domain and street improvements will be critical to supporting demand for walking, running and cycling which are the most popular physical activities and recreational sports in Australia according to AusPlay Participation Data, particularly for young adults. It will also encourage and enable residents to access the existing open space network more easily.

13.2. CUMULATIVE DEMAND

Based on the secondary study area future population (see Section 8.3), the broader demand across the CBD is likely to include:

- Approximately 140 long day care / preschool places (or around 2-3 child care centres, depending on size of centre) and approximately 100 OOSH places.
- Approximately 155 public primary school places and around 124 public secondary school places.
- Approximately four additional General Practitioners. Clinic sizes vary but are often between 6-10 GPs per clinic. Consultation with representatives from the Northern Sydney Local Health District (NSLHD) confirmed the Royal North Shore Hospital is currently at capacity. However, the NSLHD are about to commence strategic planning for this facility, to ensure it is equipped to meet the needs of the population over the next 5, 10 and 15 years.
- It is likely the existing five community centres within 2km of the CBD and one library would support the future population. Particularly if Council provides new or upgraded community space in line with their plans.



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- It is likely the open space and recreation provision is sufficient to meet the needs of the future population, however this assessment has not extended to assessing the quality of public open space and recreational spaces. To help support increased demand as the population grows, it may be necessary to enhance or embellish these spaces through specific upgrades as deemed necessary. Improvements to Saint Peters Park and Lavendar Bay Parklands would also increase the use and appeal of these well-located public spaces and help support increased demand from population growth.

13.3. RECOMMENDATIONS

As noted in Council's agency response to the SEARs, the concurrent progression of North Sydney Station precinct (5 Blue Street, 15 Blue Street, and 1-13 MacKenzie Street, L7 Mackenzie Street & 211 Blues point Road) presents a unique opportunity to coordinate a high-quality public domain outcome. This proposal seeks to align with Council's vision through enhancing and reinforcing the role of Blue Street Plaza as a key civic space.

It is strongly recommended that a coordinated approach be undertaken from neighbouring applicants to ensure that the precinct delivers a high-quality public domain outcome that provides increased connectivity, improved amenity and supports walking, jogging and cycling, in line with the vision outlined in the North Sydney CBD Public Domain Strategy.



APPENDIX A

OPEN SPACE AND RECREATION FACILITY	MAP NUMBER
NORTH SYDNEY INDOOR SPORTS CENTRE	1
ROYAL SYDNEY YACHT SQUADRON	2
THE HODGSON LOOKOUT	3
CAPTAIN HENRY WATERHOUSE RESERVE	4
DR MARY BOOTH RESERVE	5
OLYMPIC PARK	6
SAWMILLERS RESERVE	7
HICKSON ROAD RESERVE	8
SPAINS LOOKOUT	9
COLINDIA RESERVE	10
LADY GOWRIE LOOKOUT	11
COPE'S LOOKOUT	12
HOPKINS PARK	13
BRADFIELD PARK	14
NORTH SYDNEY OLYMPIC POOL	15
FRENCH STREET RESERVE	16
DAWES POINT RESERVE	17
Park	18
BALLS HEAD RESERVE	19
THE Paddock	20
MUNN RESERVE	21
OBSERVATORY PARK	22
ARGYLE PLACE	23
BUSHELL PLACE	24



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FOUNDATION PARK	25
BARANGAROO RESERVE	26
NITA MCCRAE PARK	27
HENRY LAWSON RESERVE	28
BLUES POINT RESERVE	29
SUGAR WORKS RESERVE	30
OYSTER COVE RESERVE	31
THE ROCKS SQUARE	32
BOATBUILDERS WALK	33
MARY FRENCH RESERVE	34
CLARK PARK	35
SMOOTHEY PARK	36
WALLUMETTA PARK	37
TENNIS COURTS	38
BOB GORDON RESERVE	39
GREENDALE PARK	40
TENNIS WORLD NORTH SYDNEY	41
BOWLING GREENS	42
BRENNAN PARK	43
QUIBERIE PARK	44
DAVID EARLE RESERVE	45
CLYNE RESERVE	46
TED MACK CIVIC PARK	47
COAL LOADER PARKLANDS	48
WENDYS GARDEN	49
WILL ASHTON LOOKOUT	50



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BALFOUR STREET PARK	51
WAKELIN RESERVE	52
DON BANK MUSEUM GARDENS	53
O'BRIENS GARDENS	54
TYE PARK	55
ST PETERS PARK	56
MITCHELL STREET PARK	57
WOLLSTONECRAFT RAILWAY STATION PARK	58
CAHILL PLAYGROUND	59
CARRADAH PARK	60
NORTH SYDNEY OVAL	61
HARRY HOWARD RESERVE	62
WAVERTON NORTH SYDNEY CLUB	63
NORTH SYDNEY LEAGUES BOWLING CLUB	64
ANZAC PARK	65
THE MATER GARDENS	66
MILSON PARK	67
ST LEONARDS PARK	68
DORIS FITTON PARK	69
TENNIS COURTS	70
PLAYING FIELD	71
BON ANDREWS OVAL	72
BOWLING GREENS	73
JEAFFRESON JACKSON RESERVE	74
WOLLSTONECRAFT BOWLING AND RECREATION CLUB	75
SYDNEY FLYING SQUADRON	76



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NEWLANDS PARK	77
NEUTRAL BAY CLUB (THE)	78
SKATE PARK	79
TENNIS COURTS	80
CROQUET GREENS	81
BOWLING GREENS	82
KURRABA POINT RESERVE	83
WAVERTON PARK INCLUDES MERRETT PLAYGROUND	84
KENNETH BOLTON LOOKOUT	85
Park	86
DORIS STREET RESERVE	87
MERLIN STREET RESERVE	88
MISS GLADYS CAREY RESERVE	89
WILLOW TREE PARK	90
WYAGDON STREET RESERVE	91
KURRABA WHARF RESERVE	92
Park	93
Park	94
Park	95
WATT PARK	96
ANCRUM STREET RESERVE	97
BADANGI RESERVE	98
EUROKA STREET PARK	99
KESTERTON PARK	100
PHILLIPS STREET PLAYGROUND	101
SIRIUS STREET PLAYGROUND	102



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MACCALLUM POOL	103
WARRINGA PARK	104
PRIOR AVENUE RESERVE PARK	105
CAMMERAY PARK	106
CAMMERAY GOLF CLUB	107
ANDERSON PARK	108
NETBALL COURTS	109
FORSYTH PARK	110
ILBERY PARK	111
WYAGDON/ALFRED STREET NORTH RESERVE	112
ROSE AVENUE RESERVE	113
ANZAC AVENUE RESERVE	114
CHEAL PARK	115
ST THOMAS REST PARK	116
HUME STREET PARK	117
ERNEST PLACE	118
GREENDALE PARK	119
MILRAY RESERVE	120
BERRY ISLAND RESERVE	121
HOLLOWAY PARK	122
MANNS POINT PARK	123
GORE COVE RESERVE	124
CAMMERAY TENNIS CLUB	125
CAMMERAY CROQUET CLUB	126
KIRRIBILLI TENNIS CENTRE	127



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COMMUNITY FACILITY	MAP NUMBER
LAVENDAR BAY PRESCHOOL	1
NORTH SYDNEY COMMUNITY CENTRE	2
ST ALOYSIUS COLLEGE JUNIOR SCHOOL	3
ST ALOYSIUS COLLEGE	4
LORETO KIRRIBILLI	5
NORTH SYDNEY STANTON LIBRARY	6
DON BANK MUSEUM	7
MCMAHONS POINT COMMUNITY CENTRE	8
MARIST COLLEGE NORTH SHORE	9
CAMERAGAL MONTESSORI SCHOOL	10
AUSTRALIAN CATHOLIC UNIVERSITY NORTH SYDNEY CAMPUS	11
CAMERAGAL MONTESSORI SCHOOL	12
MONTE SANT ANGELO MERCY COLLEGE	13
NEUTRAL BAY PUBLIC SCHOOL	14
NORTH SYDNEY PUBLIC SCHOOL	15
NORTH SYDNEY BOYS HIGH SCHOOL	16
NORTH SYDNEY GIRLS HIGH SCHOOL	17
WENONA SCHOOL	18
SHORE SYDNEY CHURCH OF ENGLAND GRAMMAR SCHOOL	19
SHORE SYDNEY CHURCH OF ENGLAND PREPARATORY SCHOOL	20
FORSYTH PARK COMMUNITY CENTRE	21
GREENWICH WOLLSTONECRAFT SCOUT HALL	22
CAMERAGAL MONTESSORI SCHOOL NEUTRAL BAY CAMPUS	23
MATER HOSPITAL SYDNEY	24
THE CATARACT CLINIC	25



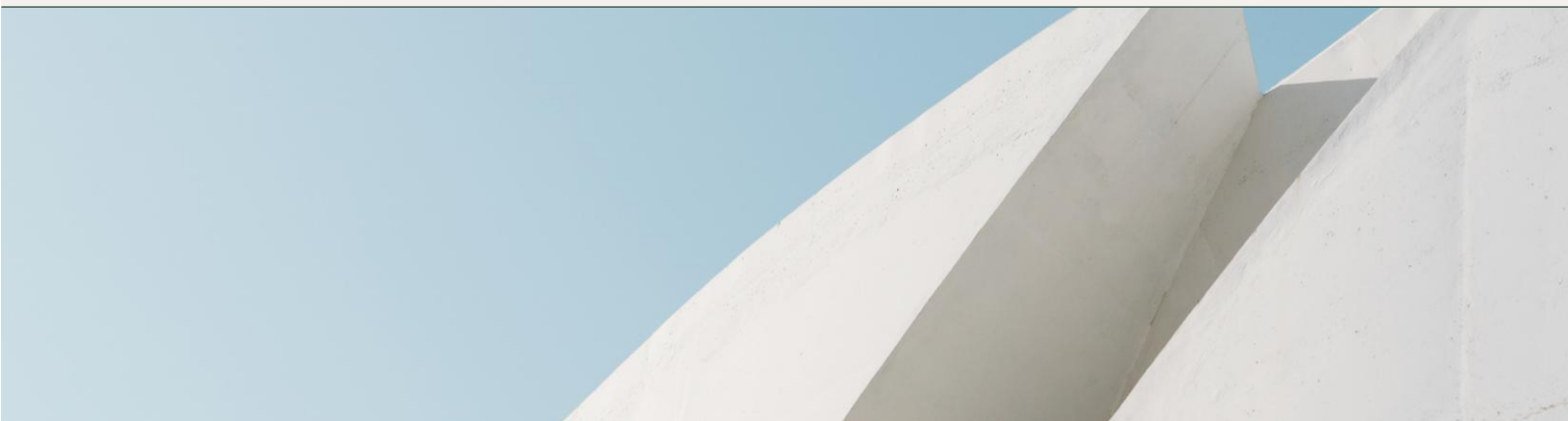
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REDDAM HOUSE NORTH SHORE	26
CAMMERAYGAL HIGH SCHOOL	27
NORTHSIDE GROUP CREMORNE CLINIC	28
WENONA SCHOOL	29
ANZAC PARK PUBLIC SCHOOL	30
CROWS NEST COMMUNITY HEALTH CENTRE	31
WALKER STREET DOCTORS	32
NORTH SYDNEY FAMILY DOCTORS	33
DOUGLAS HANLY PATHOLOGY NORTH SYDNEY	34
NORTH SYDNEY PLAZA MEDICAL CENTRE	35
TOYBOX EARLY LEARNING CENTRE NORTH SYDNEY	36
KU GREENWOOD CHILDRENS CENTRE	37
COAL LOADER CENTRE FOR SUSTAINABILITY	38
CROWS NEST COMMUNITY CENTRE	39
KIRRIBILI	40



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