

Engagement Summary Table

Stakeholder	How This Group was Consulted	Issues Discussed	Project Response
Department of Planning Housing and Infrastructure (DPHI)	A meeting was held with DPHI in June 2025 attended by Cox and Urbis. During the meeting, the applicant presented the scheme, background of the site and discussed key considerations.	DPHI confirmed in the meeting that a review by the State Design Review Panel (SDRP) is not required and this was also confirmed in writing via email on 18 June 2025. DPHI also questioned the level of compliance of the scheme with the Crows Nest TOD Design Guide. A full assessment of this is contained in the assessment table at Appendix C .	The current SSDA is wholly compliant with the scheme presented during the pre-lodgement meeting.
North Sydney Council (NSC)	A meeting was held with NSC on 14 August 2025 to brief Council on the project.	Key matters raised by Council during the meeting include:	
		<ul style="list-style-type: none"> Council noted due to the increase in residential and mixed-use DAs in the SLCN precinct, there is an increase in parking supply being provided which can have impacts on traffic generation and capacity of the surrounding road network. 	This is addressed in the Traffic Impact Assessment prepared by Salt3 at Appendix K .
		<ul style="list-style-type: none"> The adjoining site at 6-16 Atchison was discussed, and Council noted this building provides units on a north-south orientation. Cox noted this is acknowledged and has been considered in the proposed building design. 	This is addressed in the Architectural Plans (Appendix F), Architectural Design Report (Appendix G) and Section 6 of the EIS.
		<ul style="list-style-type: none"> NSC noted that while LEP does make provision of option for contribution of affordable housing in lieu of delivery, DPHI are requesting applicant to provide justification of market value. This application proposes \$13,000/sqm. 	This is addressed in the Economic Impact Statement prepared by Urbis at Appendix Z .
		<ul style="list-style-type: none"> The proposed variation to non-residential FSR is noted. Council recommends the assessment considers impacts of a compliant and non-compliant scheme. 	This is addressed in the Clause 4.6 Variation Request prepared by Urbis at Appendix AA .
Local residents, local businesses, commuting public (travelling to/from St Leonards Station) and interested community members	<p>The Planning Studio led the community engagement and conducted a variety of engagement methods including:</p> <ul style="list-style-type: none"> A specific email contact - engage@theplanningstudio.com.au - was made available to the public on the flyers and through the intercept surveying to provide the community with a single point of contact to raise views. No emails were received. A community flyer was distributed to 390 residences and local businesses on 2 September 2025 within close proximity of the site (Figure 19). An additional 30 flyers were distributed while the intercept surveying was taking place on site (total of 420 flyers). 	<p>Half of the survey respondents were positive or very positive about the new scheme (48%), with those with negative responses raising concern about traffic impact, cumulative impact on road network and development in the TOD area. Positive responses were received on the affordable housing contribution.</p> <p>Areas of concern to be managed by the project include:</p> <ul style="list-style-type: none"> Mitigating traffic impact Dust from construction Ongoing communication throughout the construction period 	<p>Mitigation measures to limit external impacts of the proposal during construction and operation are addressed in the Social Impact Assessment prepared by The Planning Studio at Appendix T.</p> <p>In accordance with the Regulations, the EIS will be placed on formal public exhibition once DPHI has reviewed the EIS and deemed it 'adequate' for this purpose. Following this exhibition period,</p>

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	<ul style="list-style-type: none"><li data-bbox="510 226 1418 394">▪ A community survey was developed for the community to provide feedback about the proposal and how it may impact the local community. A total of 34 surveys were completed. The survey was available online from 2 September to 14 September 2025 and accessed via a QR code provided on the community flyer.<li data-bbox="510 415 1418 571">▪ In-person intercept surveys were also undertaken on site on 9 September 2025 across six locations within close proximity of the site and near key locations, such as St Leonards Train Station. Four staff interviewed 19 people as well as informally speaking with an additional 10 community members.		the applicant will respond to any matters raised by notified parties.