



## EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION AND STATE ASSESSED REZONING PROPOSAL

### 270 Pacific Highway Crows Nest Build-to-Rent (BTR) Housing

---

<b>Application No</b>	SSD-79658964
<b>Location</b>	270-272 Pacific Highway, Crows Nest
<b>Applicant</b>	The Trustee for the Silvernights (Crows Nest) Landowner Trust
<b>Council Area</b>	North Sydney Council
<b>Consent Authority</b>	Minister for Planning and Public Spaces or Independent Planning Commission

---

#### Description of development proposal

- Demolition of existing five storey commercial buildings, tree removal and associated site preparation works
  - Construction of a 16 storey mixed-use BTR housing development, comprising:
    - 13 storey residential tower containing 168 BTR housing units (including 42 adaptable)
    - three podium levels comprising:
      - non-residential uses including office premises, retail premises and a medical centre
      - ancillary uses including a gym, sauna, steam room, outdoor pool, cinema room and co-working space
    - two basement parking levels
  - Construction of an office and two substations on the Bruce Street frontage
  - Augmentation of existing rear service lane
  - Landscaping and streetscape upgrades.
- 

#### Description of concurrent rezoning proposal

Amendment to the *North Sydney Local Environmental Plan 2013* (NSLEP 2013) to reduce the non-residential floor space ratio (FSR) requirement on the Non-Residential FSR Map applying to 270-272 Pacific Highway, Crows Nest from 5.6:1 to 1:1.

---

#### About the exhibition

An exhibition process allows any individual or organisation to have their say about a proposed development. The Department of Planning, Housing and Infrastructure (the Department) has received a State significant development (SSD) application for the abovementioned development which includes a concurrent rezoning proposal. Submissions from the public are now being sought on the matters.

The application and accompanying documents are on exhibition from **Thursday 7 August 2025** until **Wednesday 3 September 2025 (exhibition period)**.

You can view the **SSD and rezoning proposal documents** online at

<https://www.planningportal.nsw.gov.au/major-projects/projects/270-pacific-hwy-crows-nest-btr> and click on 'Make a submission'. You will need to log in or create a user account.

#### Have your say

To have your say on this project, you must lodge a submission online through the NSW Planning Portal before



the close of the exhibition period.

To have your say on the SSD application and proposed State assessed rezoning proposal, visit <https://www.planningportal.nsw.gov.au/major-projects/projects/270-pacific-hwy-crows-nest-btr> and click on 'Make a submission'.

You will need to log in or create a user account.

Resources to help you use the NSW Planning Portal are available at [www.planningportal.nsw.gov.au/major-projects/help](http://www.planningportal.nsw.gov.au/major-projects/help). If you require further assistance making a submission through the portal, please contact Service NSW on 1300 305 695.

If you think you'll need help making a submission using the portal, it's a good idea to contact Service NSW sooner rather than later. Ensure you give yourself plenty of time to make a submission before the project's exhibition end date.

You cannot upload a submission on behalf of another person. Individuals needing assistance to make a submission can contact Service NSW.

Before making your submission: You should read the Department's:

- Disclaimer and declaration at [www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration](http://www.planningportal.nsw.gov.au/major-projects/help/disclaimer-and-declaration), and
- Privacy statement at [www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy).

When making a submission you will be required to include:

- your name and address
- the name of the application and the application number
- a statement on whether you 'support' or 'object' to the proposal or if you are simply providing comment
- the reasons why you support or object to the proposal
- a declaration of any reportable political donations you have made in the last two years (visit [www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure](http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Planning-Approval-Pathways/Donations-and-Gift-Disclosure) or phone 1300 305 695 to find out more)
- an acknowledgement that you accept the Department's [disclaimer and declaration](#), including confirmation that your submission does not contain offensive, threatening, defamatory or inappropriate content.

Your submission will be published on the NSW Planning Portal in accordance with the Department's privacy statement and disclaimer and declaration. You can elect to have your name withheld from the published list of submitters. If you choose this option, do not include personal information in the body of your submission or in any attachments as your submission will be published in full.

The Department may choose to withhold from publication any submission considered offensive, threatening, defamatory or inappropriate.

For more information, including the Department's submissions policy, please go to [www.planningportal.nsw.gov.au/major-projects/have-your-say](http://www.planningportal.nsw.gov.au/major-projects/have-your-say).

---

For more information about the SSD application and State assessed planning proposal: Contact (02) 4063 6437 or 1300 305 695.

**If you require assistance** to use the NSW Planning Portal or you are having difficulty making a submission online, please contact Service NSW on 1300 305 695.

---