

Our ref: 270 Pacific Hwy Crows Nest BTR (SSD-79658964)

Mr Steven Papadopoulos

The Trustee for the Silvernigh (Crows Nest) Landowner Trust

PO BOX 22

Concord NSW 2137

5 September 2025

Subject: Response to Submissions

Dear Mr Papadopoulos

The exhibition of the development application and environmental impact statement (EIS) for the 270 Pacific Hwy Crows Nest BTR (SSD-79658964) ended on 3 September 2025.

We have placed all submissions on the NSW Planning Portal at

<https://www.planningportal.nsw.gov.au/major-projects/projects/270-pacific-hwy-crows-nest-btr>.

The Department now requires a written response to issues raised in the submissions, as required under section 59(2) of the *Environmental Planning and Assessment Regulation 2021*.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

The Department also requires a response to the issues raised by North Sydney Council and agencies in their advice. This response should be incorporated into the submissions report. At the time of writing, we have not yet received a response from Sydney Metro. Please also note that North Sydney Council have advised that a more detailed submission will be made shortly. Their responses will be made available when received. The Department is considering the proposal as outlined in the EIS and the issues raised in the submissions and will separately forward a list of key issues to be addressed.

Please lodge your submissions report within two months of the Department's forthcoming letter via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the *Environmental Planning and Assessment Regulation 2021*.

If you have any questions, please contact Tia Mills, on 02 4063 6437 or via email at tia.mills@dpie.nsw.gov.au.

Department of Planning, Housing and Infrastructure



Yours sincerely,

A handwritten signature in black ink, appearing to read "P. Wythes".

Paulina Wythes

Director

Social and Diverse Housing Assessments

as delegate for the Planning Secretary