



04 August 2025

Secretary
Dept of Planning, Housing & Infrastructure
12 Darcy Street
PARRAMATTA NSW 2150

SSD 75660711
DA 353/2024/2
JD6 (P&E)

ATTENTION: R Hand, Principal Planning Officer

**STATE SIGNIFICANT DEVELOPMENT APPLICATIONS 75660711 & 75662958
505 PACIFIC HIGHWAY CROWS NEST (OSD SITE A)
RESIDENTIAL & COMMERCIAL (MIXED-USE) PROJECT
APPLICANT: THIRDI CROWS NEST COMMERCIAL DEVELOPMENTS PTY LTD**

Dear Secretary,

I refer to the Department's request for advice regarding the State Significant Development applications for 505 Pacific Highway Crows Nest, being the Metro Over Station Development Site A. Following a review of available documents Council provides advice as requested.

Please note this is a 'placeholder' submission only and Council aims to make a detailed submission on 8th August 2025 or as soon as possible thereafter.

Given the detailed application is consistent with (and assumes approval of) the proposed modifications to the concept-approved design, Council's advice broadly applies to each application.

In summary, Council's preliminary advice follows:

- The applications are broadly consistent with applicable planning controls.
- Council's recent submission regarding SSD-79240223, 378-398 Pacific Highway Crows Nest, identified several matters that should be addressed concerning the planning framework for the TOD precinct. These will be reiterated in the detailed submission for the subject applications.
- Social and economic impacts from the ensuing shift in reducing employment and increasing residential use are aligned with the findings of the economic study prepared when the TOD precinct accelerated rezoning was prepared, and the study (Appendix 67) submitted with the concept approval modification application.
- As requested, conditions will be recommended.

To conclude, Council appreciates the opportunity to provide advice to the Department regarding the proposal.

Council's detailed submission will be emailed to the Department's Russell Hand by 8 August 2025 or as soon as possible thereafter.

Should you wish to discuss this matter, please contact the undersigned on 9336 8378, or at jim.davies@northsydney.nsw.gov.au.

Yours sincerely



JIM DAVIES
EXECUTIVE ASSESSMENTS PLANNER