



28 July 2025

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

SSD 66822607
DA 353/2024/2
JD6 (P&E)

ATTENTION: A Nixey, Principal Planner

**STATE SIGNIFICANT DEVELOPMENT APPLICATION 66822607
405 PACIFIC HIGHWAY CROWS NEST
MIXED USE DEVELOPMENT WITH INFILL AFFORDABLE HOUSING (MODIFICATION OF CONSENT)
APPLICANT: DEICORP**

Dear Secretary,

I refer to the Department's request for advice regarding the State Significant Development modification application proposing to modify an approved mixed-use development at 405 Pacific Highway Crows Nest. Following a review of available documents Council objects to the approval of this application.

Please note this is a 'placeholder' submission only and Council will make a detailed submission no later than this Friday, 1st August 2025.

In summary, the grounds for objection are as follows:

- The proposed reduction of office and retail space, increase of residential space and the introduction of a hotel significantly and deleteriously effect the employment generating potential of the approved development.
- Council is of the opinion that this impact is so significant, it would result in the modified development not being substantially the same as the approved development.
- At a minimum, approval of the application should not proceed unless economic analysis is provided to support the proposed modification, having regard to potential employment and potentially other economic impacts.
- In the event such analysis does not support the proposal, the application must be refused, in accordance with s. 4.55 (2) and (3), Environmental Planning and Assessment Act 1979.
- Further, the reduction of retail and commercial space is antipathetic to Council's resolution of 26 May 2025, which requested the NSW Government to place a moratorium on proposals to rezone land for residential development, at the expense of commercially-zoned land in the North Sydney Local Government Area, before an updated Greater Sydney Regional Plan is in place.

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

Council's detailed submission will be emailed to Andy Nixey before 1st August 2025.

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