



03 September 2025

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

SSD-79658964
DA 194/2025/1
JD6 (P&E)

ATTENTION: Tia Mills, Senior Planner

**STATE SIGNIFICANT DEVELOPMENT APPLICATION AAD-79658964
270 PACIFIC HIGHWAY CROWS NEST
TYPE OF DEVELOPMENT MIXED USE, BUILD TO RENT HOUSING
APPLICANT: SILVERNIGHT**

Dear Secretary,

I refer to the recent public exhibition of the State Significant Development Application comprising an environmental impact statement and related documents for the mixed-use building including build to rent housing at 270 Pacific Highway Crows Nest. Following a review of available documents, Council provides advice as requested, below.

Please note this is a 'placeholder' submission, and Council will make a detailed submission on or before 12 September 2025.

In summary, Council advises as follows:

- To ensure consistent application of the Crows Nest TOD Precinct Design Guide's Cl. 3.4 P7, the proposed building should comply with the maximum height development standard.
- The application does not comply with the proposed minimum 1:1 non-residential floor space ratio. Despite the small departure, the application should at least comply with this standard, to optimise employment generation and be consistent with objectives for Crows Nest.
- The building setback to the south should be increased to at least 12 metres for parts of the building above 25m in height, due to the zone transition and allowable building height on adjacent, R4 High Density Residential zoned land.
- A design verification statement has not been submitted as required by the EP&A Act and Regulation.

Council appreciates the opportunity to provide advice to the Department regarding the proposal. Should you wish to discuss this matter, please contact the undersigned on 9336 8378, or at Jim.Davies@northsydney.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink that reads "Jim M Davies".

Jim M Davies

EXECUTIVE ASSESSMENT PLANNER