



Project Name: TOD - 583 Pacific Highway, St Leonards
Case ID: PDA-101683206

Proponent Details

Project Owner Info

Title	Mr
First Name	Harry
Last name	Andrews
Role/Position	Managing Director
Phone	0411881111
Email	harrya@equitbuild.com.au
Address	583 PACIFIC HIGHWAY ST LEONARDS , 2065 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Tony	Polvere
Phone	Email	Role/Position
0403242926	tony@polvere.com.au	Planning Consultant

Address

Unit 407
5 Warayama Place
Rozelle, New South Wales 2039
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
No

Project Info

Project Name	TOD - 583 Pacific Highway, St Leonards
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD62,500,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	400
Number of Occupants	150
Number of Dwellings	82
Gross Floor Area (GFA) sqm	9,450
Net Lettable Area (NLA) sqm	2,700

Description of the Development/Infrastructure

The subject site, 583 Pacific Highway, St Leonards, is a corner site, has an area of 1,350sqm and has frontage of 23.3m to Albany St, 50.1m to Pacific Hwy and 40.8m to Clarke Ln.
The site contains a heritage item—the Old Marco Building.
The proposal is for a mixed use commercial and residential building above the existing Marco Building to a height of 56m with a 7:1 FSR. Commercial FSR is 2:1.
Potential yield is 82 units. Refer attached Urban Design Report.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	Marco Building
Site Address (Street number and name)	583 Pacific Highway, St Leonards
Site Co-ordinates - Latitude	-33.82393
Site Co-ordinates - Longitude	151.198

Local Government Area

Local Government	District Name	Region Name	Primary Region
North Sydney	North District	Sydney	

Lot and DP

Lot and DP

Lot A DP431687, Lot 10 DP660453 and Lot 1 DP772247

Site Area

What is the total site area for your development?

Site Area sqm

1,350

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 2: SSD - Specified Sites (Planning Systems SEPP 2021)

Section under selected Schedule

Section 19 - Development in Accelerated TOD Precincts

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Complies with the relevant development control standards in North Sydney LEP 2013 and is permissible development in the MU1 zone.

HDA EOI Number

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

North Sydney LEP 2013

State Environmental Planning Proposal (Planning Systems) 2021

State Environmental Planning Proposal (Sustainable Buildings) 2022

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

VPA

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	14052_Marco Urban Design Report_Rev D_170330
File Name	Site Map