



Pre-Development Application

Date Submitted: 25/06/2026

Project Name: Residential Building - 472 Pacific Hwy, Lane Cove
Case ID: PDA-123989239

Proponent Details

Project Owner Info

Title	Mr
First Name	Wade
Last name	Huang
Role/Position	Director
Phone	0413004699
Email	wade@royalpacifichotel.com.au
	472 Pacific Highway
Address	Lane Cove North , New South Wales, 2066 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	ROYAL PACIFIC HOTEL PTY. LTD.
ABN	90157923003

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Adrian	Leung
Phone	Email	Role/Position
0284245138	aleung@urbis.com.au	Consultant

Address

Angel Place, Level 8
123 Pitt Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

No

Project Info

Project Name	Residential Building - 472 Pacific Hwy, Lane Cove
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD160,000,000.00
Indicative Operation Jobs	2
Indicative Construction Jobs	450
Number of Occupants	380
Number of Dwellings	150
Gross Floor Area (GFA) sqm	14,636
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	7

Description of the Development/Infrastructure

The site represents a single landholding of 3,098sqm. The proposal consists of a 20-storey residential flat building fronting Pacific highway and a smaller 7 storey building at the rear. The proposal will deliver approximately 150 apartments, made up of a mix of 1,2 and 3 apartments. The apartments are located within a single built form, focusing built form mass adjacent the Pacific Highway and away from existing neighboring sites.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	472 Pacific Highway, Lane Cove North
Site Address (Street number and name)	472 Pacific Highway, Lane Cove North
Site Co-ordinates - Latitude	-33.808595
Site Co-ordinates - Longitude	151.178

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Lane Cove	North District	Sydney	☒	

Lot and DP

Lot and DP
1/-/DP544354

Site Area

What is the total site area for your development?
Site Area sqm
3,098

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?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Permisible in existing R4 high density residential zone

HDA EOI Number

270706

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)
R4 High Density Residential

Statutory Context 2

Legislation and EPIs

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

Lane Cove LEP 2009SEPP Housing (2021)SEPP Planning Systems (2021)

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

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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	Site Context Map
File Name	20250530_472 Pacific Highway Feasibility