



Project Name: Residential Development with In-fill
Case ID: PDA-127900989

Proponent Details

Project Owner Info

Title	Mr.
First Name	Michael
Last name	Teoh
Role/Position	Planning and Strategy Director
Phone	0473182111
Email	michael.t@tradersinpurple.com
Address	Governor Phillip Tower Level 27/1 Farrer Pl Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	50 COWAN ROAD ST IVES PTY LTD
ABN	76672851366

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Eliza	Hannah
Phone	Email	Role/Position
0477060940	ehannah@beamplanning.com.au	Planner

Address

60 Carrington Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Residential Development with In-fill
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD115,000,000.00
Indicative Operation Jobs	2
Indicative Construction Jobs	140
Number of Occupants	435
Number of Dwellings	150
Gross Floor Area (GFA) sqm	16,883
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	31

Description of the Development/Infrastructure

This SSDA seeks consent for the construction of 2 x (approximately) 9-storey residential flat buildings, including an affordable housing component, at 46-50 Cowan Road, St Ives.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	46-50 Cowan Road, St Ives, 2075
Site Address (Street number and name)	46-50 Cowan Road, St Ives, 2075
Site Co-ordinates - Latitude	-33.72791719737124
Site Co-ordinates - Longitude	151.156

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	☒

Lot and DP

Lot and DP
Lot 234 DP 1289200

Site Area

What is the total site area for your development?
Site Area sqm
5,904

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 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R3 Medium Density Residential under the KERP 2015. Residential flat buildings are prohibited in the zone under the KERP 2015. However, are permitted at the site by virtue of clause 174 of the LMRH housing provisions within Chapter 6 of the Housing SEPP. The Housing SEPP prevails over the KERP 2015.

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)
R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

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

Biodiversity Conservation Act 2016, Water Management Act 2000, Sydney Water Act 1994, Roads Act 1993, Biodiversity Conservation Act 2016, National Parks and Wildlife Act 1974, State Environmental Planning Policy (Transport and Infrastructure) 2021, State Environmental Planning Policy (Resilience and Hazards) 2021, Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Sustainable Buildings) 2021, Ku-ring-gai Local Environmental Plan 2015

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

N/A

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](#)?*

Yes

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

No

Attachments

File Name	Scoping concept plans
File Name	46-50 Cowan Road, St Ives EDC
File Name	Scoping Report_St Ives
File Name	Site Map