



Project Name: Seniors housing - 378-398 Pacific Hwy, Crows Nest
Case ID: PDA-130026489

Proponent Details

Project Owner Info

Title	Ms
First Name	Sarah
Last name	Noone
Role/Position	Planner
Phone	0498237063
Email	snoone@urbis.com.au
Address	123 PITT STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes	
Company Name	FREECITY CROWS NEST DEVELOPMENT PTY LTD
ABN	67669648677

Primary Contact Info

Are you the primary contact?

Yes			
Title	First Name	Last Name	
Ms	Sarah	Noone	
Phone	Email	Role/Position	
0498237063	snoone@urbis.com.au		
Address			
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?

Yes

Project Info

Project Name	Seniors housing - 378-398 Pacific Hwy, Crows Nest
Industry	Residential & Commercial
Development Type	Seniors Housing
Estimated Development Cost (excl GST)	AUD60,000,000.00
Indicative Operation Jobs	100
Indicative Construction Jobs	500
Number of Occupants	233
Number of Dwellings	233
Gross Floor Area (GFA) sqm	29,168

Description of the Development/Infrastructure
Alterations and additions to the approved development to facilitate a 42-storey mixed use with seniors housing development.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Information

Site Name	378-398 Pacific Highway, Crows Nest
Site Address (Street number and name)	378-398 Pacific Highway, Crows Nest
Site Co-ordinates - Latitude	-33.826009
Site Co-ordinates - Longitude	151.199

Local Government Area

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

Lot and DP

Lot and DP
Lot 1/DP577047
Lot 5/32/DP4320
Lot 1/DP573543
Lot 4/DP663560
Lot 1/DP177051
Lot 1/DP724930
Lot 1/DP1258791

Site Area

What is the total site area for your development?

Site Area sqm

1,980

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

The site is located within the North Sydney LGA and is zoned MU1 Mixed Use under the North Sydney LEP 2013. In accordance with the Housing SEPP, development for the purposes of seniors housing can be carried out in the MU1 zone. Non-residential uses including commercial uses, retail uses, community facilities, respite day care centres, and indoor recreation facilities are permissible with consent 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.

- ☐ Environmental Planning and Assessment Act 1979 (EP&A Act).
- ☐ Biodiversity Conservation Act 2016 (BC Act).
- ☐ State Environmental Planning Policy (Planning Systems) 2021
- ☐ State Environmental Planning Policy (Housing) 2021
- ☐ State Environmental Planning Policy (Resilience and Hazards) 2021
- ☐ State Environmental Planning Policy (Transport and Infrastructure) 2021
- ☐ North Sydney Local Environmental Plan 2013
- ☐ Crows Nest Precinct Design Guideline

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?

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	Scoping Presentation
File Name	SEARs Request
File Name	SEARs Request Superseded