



## Pre-Development Application

Date Submitted: 03/05/2025

**Project Name:** Residential development Middle Harbour Road  
**Case ID:** PDA-82954206

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Ming
Last name	Yang
Role/Position	Owner
Phone	0414227298
Email	ymh9890@gmail.com
Address	16 MIDDLE HARBOUR ROAD LINDFIELD , , 2070 , AUS

#### Company Info

Are you applying as a company/business?  
No

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Miss	Keylan	Consulting
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0284597506	manly@keylan.com.au	Consultant

#### Address

43A  
THE CORSO  
MANLY,  
New South Wales  
2095  
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 Middle Harbour Road
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD98,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	196
Number of Occupants	260
Number of Dwellings	100
Gross Floor Area (GFA) sqm	10,282
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	22

#### Description of the Development/Infrastructure

- Demolition of existing structures onsite
- Construction of a 9-storey residential flat building including:
    - o approximately 78 market residential units
    - o approximately 22 affordable housing units
    - o ground floor common facilities/communal open space
  - 3 levels of basement carparking
  - associated infrastructure and services
  - landscaping and communal open spaces

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Middle Harbour Road
Site Address (Street number and name)	16 - 20 Middle Harbour Road
Site Co-ordinates - Latitude	-33.777030
Site Co-ordinates - Longitude	151.171

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

16 Middle Harbour: 1/-/DP569232

18-20 Middle Harbour: 1/-/DP983946,

10/-/DP5374, 11/-/DP5374

### Site Area

What is the total site area for your development?

Site Area sqm

3,811

## 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 proposal is located on land which is subject to the KLEP 2015.

As noted elsewhere in this letter, the site is zoned R2 Low density residential whereby residential flat buildings are not permitted with consent. Notwithstanding, the site is located within a TOD precinct and therefore permissibility is made via Section 154 of the Housing SEPP

### 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)

R2 Low Density Residential

## Statutory Context 2

### Legislation and EPIs

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

Environmental Planning & Assessment Act 1979

• Environmental Planning & Assessment Regulations 2021

• State Environmental Planning Policy (Planning Systems) 2021

• State Environmental Planning Policy (Housing) 2021 including

- The Apartment Design Guide (ADG)
- State Environmental Planning Policy (Transport and Infrastructure) 2021
  - State Environmental Planning Policy (Industry and Employment) 2021
  - State Environmental Planning Policy (Sustainable Buildings) 2022
  - State Environmental Planning Policy (Biodiversity and Conservation) 2022
  - 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).

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](#)?\*

Yes

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

No

## Attachments

File Name	Lindfield EDC Report_020525
File Name	Attachment A - Architectural Plans
File Name	250416 KEYLAN Middle Harbour Road Request for SEARS
File Name	Site Context Map