



State Significant Development

Date Submitted: 25/10/2024

Project Name: Crows Nest OSD Site B
Case ID: SSD-61400212

Applicant Details

Project Owner Info

Title	Mr
First Name	Florian
Last name	Caillon
Role/Position	Head of Acquisitions
Phone	0423668679
Email	florian@thirdigroup.com.au
Address	165 Walker Street NORTH SYDNEY , New South Wales, 2060 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	Thirdiproperty Pty Ltd
ABN	99126689950

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mr	Andrew	Pigott
Phone	Email	Role/Position
0418443167	apigott@willowtp.com.au	Director

Address

56 BERRY STREET
NORTH SYDNEY,
New South Wales
2060
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Crows Nest OSD Site B
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD85,634,000.00
Indicative Operation Jobs	70
Indicative Construction Jobs	550
Number of Occupants	260
Number of Dwellings	130
Gross Floor Area (GFA) sqm	13,916
Net Lettable Area (NLA) sqm	935

Description of the Development/Infrastructure

Concept State Significant Development Application (SSD-9579) was approved in December 2020, which provided for a mixed-use development across three sites (known as Site A, Site B and Site C) integrated with the Crows Nest Metro Station.

The Detail Application for Site B seeks consent for the construction and operation of an over station mixed use shop top housing development including 130 residential units and ground floor/mezzanine retail and commercial floorspace.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Crows Nest OSD Site B
Site Address (Street number and name)	25 Hume Street, Crows Nest
Site Co-ordinates - Latitude	-33.490000
Site Co-ordinates - Longitude	151.11

Local Government Area

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

Lot and DP

Lot and DP

Lot 3 DP 1296669

Site Area

What is the total site area for your development?

Site Area sqm

1,871

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Land Owner's Consent_SSDA 2_SM 3i Signed

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposed development satisfies the definition of SSD pursuant to:

Schedule 1, Section 19 of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), being development within a rail corridor for commercial premises or residential accommodation with a Capital Investment Value (CIV) of more than \$30 million.

A Capital Investment Value Report is provided at Appendix 2. This report shows the CIV of the proposed development of \$71.02M.

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 19 - Rail and related transport facilities

Type of Project

Commercial premises or residential accommodation within a rail corridor or associated with railway infrastructure

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

See Appendix 16 - ESD Report

List the supporting document(s) that consider these provisions.

Appendix 16 - ESD Report

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Rebecca
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Last Name	Darcup
Professional Qualification	Engineer
Registration details	Sustainability Expert
Business Name	STANTEC AUSTRALIA PTY LTD
Australian Business Number (ABN)	17007820322

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Open air corridors to reduce the need for artificial climate control and lighting.

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include

:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

R80010

Accredited Organisation

CEnvP

REAP Name

Christopher Wilson

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name 10 - Survey, Title, DPv1

File Name 38 - Public Benefit Offer

File Name 37 - Reflectivity Report

File Name 35 - Compliance with Concept Approval

File Name	34 - BDAR Waiver
File Name	33 - Operational Waste Management Plan
File Name	32 - Construction and Demolition Waste Management Plan
File Name	31 - Public Art Strategy
File Name	30 - Aviation Report
File Name	29 - Utilities Services Infrastructure Assessment
File Name	28 - Social Impact Assessment
File Name	27 - Statement of Heritage Impact
File Name	26 - Aboriginal Heritage Report
File Name	25 - Flood Impact Assessment
File Name	24 - Integrated Water Management Plan
File Name	23 - Geotechnical, Contamination and Remediation Report
File Name	22 - Noise and Vibration Impact Assessment
File Name	21 - Vehicle Servicing Management Plan
File Name	20 - Construction Traffic Management Plan
File Name	19 - Green Travel Plan
File Name	18 - Carparking Strategy and Management Plan
File Name	17 - Transport and Accessibility Impact Assessment
File Name	15 - Landscape Design Report
File Name	14 - Arborist Report
File Name	13 - CPTED Report
File Name	12 - Landscape and Visual Impact Assessment
File Name	11 - Wind Report
File Name	03 - Architectural Drawing Set
File Name	07 - Landscape Design Report
File Name	10 - Survey, Title, DP
File Name	05 - Design Integrity Report and Design Statement
File Name	08 - BCA Report
File Name	09 - Access Report
File Name	02 - Consolidated Concept Consent - SSD-9579
File Name	01 - SEARS
File Name	16 - ESD Report
File Name	06 - Estimated Development Cost Report
File Name	WTJ23-225 - Site B, Crows Nest - EISv1
