

## Appendix 7. Cumulative Impact Assessment Table

<b>Application number</b>	SSD-75660711
<b>Project name</b>	Crows Nest OSD Site A – Detailed SSDA
<b>Location</b>	32 Hume Street, Crows Nest
<b>Applicant</b>	Thirdi Crows Nest Commercial Developments Pty Ltd

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
1	<b>SSD-13852803</b>	Crows Nest OSD – Site C - 14 Clarke Street, Crows Nest	SSDA - Crows Nest OSD Site C - Stage 2 - Design and construction of a nine storey commercial building at Crows Nest OSD Site C	Determined - Approved	17/12/2021	0.06km	Y	Y	Y
2	<b>SSD-61400212</b>	Crows Nest OSD – Site B - 25 Hume Street, Crows Nest	SSDA - Crows Nest OSD Site B - Proposed over station mixed use and residential	Response to Submissions	Yet to be determined	0.06km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
			development comprising of 131 Residential units; 4 Ground floor/mezzanine retail and commercial floorspaces; and 55 Car spaces						
3	SSD-79240223	TOD - 378-398 Pacific Highway, Crows Nest	SSDA - Partial demolition of existing structures and construction of a 40-storey mixed use development containing 156 residential apartments, commercial uses in the 3 storey podium and six basement levels.	Prepare EIS	Yet to be determined	0.6km	Y	Y	Y
4	SSD-66826207	391-423 Pacific Highway, 3-15 Falcon Street and 8 Alexander Street, Crows Nest [1-11/29672, 1/127595, DP/562966, 1-6/16402]	SSDA - Demolishing the existing structures on the site. Excavation for seven basement levels for parking. Erecting of 22 storey shop-top housing building, including in-fill	Determined - Approved	23/12/2024	0.2km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
			affordable housing (188 apartments).						
5	SSD-70617459	378-398 Pacific Highway, Crows Nest	SSDA - Demolition of existing structures; Construction of 31 storey mixed use development (4 storey commercial/retail podium; 5 basement levels for car and bicycle spaces) and stratum subdivision of air space above 390 Pacific Highway	Response to submissions	Yet to be determined	0.071km	Y	Y	Y
6	SSD-56527976	46-52 Nicholson Street & 59-67 Christie Street, St Leonards [11/-/654462; A/-/334878; SP54127; 2/-/945933; SP18047; 2/-/528060; B/-/334878; 1/-/949064]	SSDA - Concept proposal for a mixed-use BTR development consisting of a building envelope for a podium and tower up to RL 174.95 (31-storeys) with a maximum GFA of 34,500m2 for residential, commercial and	Determined - Approved	20/02/2025	0.35km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
			retail uses. No physical works are proposed.						
7	<b>SSD-69615233</b>	14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards	SSDA - St Leonards residential development with affordable housing - Three residential flat buildings in St Leonards South (Areas 13, 14 & 15) with market housing and affordable housing. Includes demolition of existing buildings, site preparations, basement car park, landscaping and pedestrian link.	Prepare EIS	Yet to be determined	0.85km	N	N	N
8	<b>SSD-79658964</b>	270 Pacific Highway, Crows Nest	Demolition of existing commercial building and construction of a 16 storey mixed use building comprising a 3 storey non-residential podium, and 13	Prepare EIS	Yet to be determined	0.8km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
			storeys of building to rent (BTR) residential units with basement parking.						
9	16.2022.00000279.001	126-128 Willoughby Road, Crows Nest [21/315327]	APPEAL - Appeal against the NSLPP Refusal of DA 279/22	In progress	Pending	0.17km	Y	Y	Y
10	9.2023.00000002.001	601 Pacific Highway, St Leonards [71/749690]	PLANNING PROPOSAL - PP-2023-92  Increase the maximum building height from 49 metres to RL259 (equivalent to approximately 171.5 metres) for 42 storeys;  Impose a maximum floor space ratio of 20:1	Post Exhibition	Pending	0.27km	Y	Y	Y
11	9.2021.00000001.001	270 Pacific Highway, Crows Nest [0-6/SP49574, 9-15/49574,22/706776, 16-22/SP49574, 19/SP49574, 24/SP49574]	Planning Proposal - Amend height, FSR, Non-residential FSR controls	In progress	Pending	0.3km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
		272 Pacific Highway, Crows Nest [0-1/SP 49574, 25/SP49574, 23/SP49574] 262-284 Pacific Highway Crows Nest [7-8/SP49574]							
12	10.2023.00000193.001	270 Pacific Highway, Crows Nest [22/706776]	DA - Demolition of two (2) existing 5 storey commercial buildings and construction of a 13-storey commercial building with basement parking for 182 vehicles and 21 motorcycles.	Determined - Deemed Refusal - Appeal Lodged	11/09/2023	0.3km	Y	Y	Y
13	16.2023.00000193.001	270 Pacific Highway, Crows Nest [22/706776]	APPEAL - Appeal against the deemed refusal of DA 193/23	In progress	Pending	0.3km	Y	Y	Y
14	9.2017.00000001.001 (PAN-375628)	621 Pacific Highway, St Leonards [1/455937]	Planning Proposal	Determined - LEP Amendment Made	28/06/2019	0.31km	Y	Y	Y
15	10.2023.00000297.001	621 Pacific Highway, St Leonards [1/455937 & 2/455937]	DA - Demolition of existing structures and construction of 50-storey mixed-use development	In progress	Pending	0.31km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
			comprising retail and commercial floor space, a Community Art Centre on Level 2, a total of 190 residential apartments consisting of 36 x 1 Bed, 104 x 2 bed and 50 x 3 bed units and basement parking for 72 residential parking spaces, a loading dock and 253 bicycle spaces and associated public domain works.						
16	10.2024.00000120.001 (PAN-439295)	55 Chandos Street, St Leonards [1/927407 & (C/172499)] 63-65 Chandos Street, St Leonards [1/104816] 67-69 Chandos Street, St Leonards [10/877196] 71-73 Chandos Street, St Leonards [1/900998]	DA - Demolition, site preparation and excavation and mixed use development comprising a total of 137 apartments across 2 buildings, including an 11-storey building at 55-69 Chandos Street containing 62 apartments with a total of 67	Deemed Refusal - Appeal Lodged	20/08/2024	0.33km	Y	Y	Y

No.	DA Number	Address	Proposal	Status	Date	Distance from site	Construction related CI likely (i.e., overlap of construction activities)?	Operational related CI likely? (i.e., overlap of operations)	Potential Cumulative Effects with Proposed Development
		75 Chandos Street, St Leonards <i>[1/115581]</i> 79-81 Chandos Street, St Leonards <i>[28/455939]</i> 79-81 Chandos Street, St Leonards <i>[29/455939]</i> 83-85 Chandos Street, St Leonards <i>[A/443166 &amp; B/443166]</i> 87 Chandos Street, St Leonards <i>[31/11/2872]</i> 89 Chandos Street, St Leonards <i>[32/11/2872]</i>	off street parking spaces vehicles and a 12-storey building at 71-89 Chandos Street containing 75 apartments with a total of 74 parking spaces all with vehicular access from Atchison Lane, a pedestrian through site link between buildings, dedication of a 5m wide linear park and landscaping to Oxley Street and associated landscaping and public domain works.						