



Project Name: Crows Nest OSD Site A - Detailed SSDA
Case ID: SSD-75660711

Applicant Details

Project Owner Info

Title	Mr.
First Name	Adam
Last name	Marshall
Role/Position	Head of Development
Phone	0458630608
Email	Adam@thirdigroup.com.au
Address	53
	Hume Street
	Crows Nest ,
	New South Wales,
	2065 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THIRD! CROWS NEST COMMERCIAL DEVELOPMENTS PTY LTD
ABN	40663951308

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Thirza	Bean
Phone	Email	Role/Position
0290687500	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY, New South Wales 2000
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Crows Nest OSD Site A - Detailed SSDA
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD233,444,000.00
Indicative Operation Jobs	200
Indicative Construction Jobs	1,300
Number of Occupants	660
Number of Dwellings	568
Gross Floor Area (GFA) sqm	43,683
Net Lettable Area (NLA) sqm	35,185

Description of amended development

Mixed-use development above the existing Crows Nest Metro Station, including 2 Build-to-Rent towers & a third affordable housing tower which extends down to the ground level. Proposal seeks approval for 43,683m² GFA, incorporating residential and commercial uses, including 512 Build-to-Rent apartments, 56 (15%) affordable dwellings, retail, a gym, communal spaces, integrated podium levels, extensions and augmentation of utilities and services.

Description of Changes

Briefly describe the proposed changes to the application

Changes have primarily arisen from ongoing detailed design development, notably structural input. These changes ensure the project is structurally viable to deliver and the changes to the BTR market apartment mix better reflects the market conditions, providing more studios and one-bedroom apartments. The changes also go-way to responding to the submissions, both agency and community, made during the exhibition period. An overview of the Detailed SSDA amendments are as follows:

- Reduction in residential GFA and total GFA
- Remove residential apartments on Level 24 of Towers 1 and 2 and provide internal communal open space
- Increase in height
- Re-cutting of the BTR market mix in Towers 1 and 2
- Additional visual privacy treatment
- Consolidation and reconfiguration of retail on ground floor
- Improved vertical transport to rooftop spaces on Towers 1 and 2
- Minor reconfiguration of amenity on Levels 2 and 3
- Marginal improvement in solar
- Refinements of the external façade

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

No

Concept Proposal ID

PDA-74714707

Concept Proposal Name

Crows Nest OSD Site A

Site Details

Site Information

Site Name	Crows Nest OSD Site A - Detailed SSDA
Site Address (Street number and name)	32 Hume Street, Crows Nest (above the Sydney Metro Crows Nest Station)
Site Co-ordinates - Latitude	-33.825000
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 of DP1296669

Site Area

What is the total site area for your development?

Site Area sqm

3,879

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	App 16 Owners Consent
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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

Pursuant to Schedule 1, Section 19(2), of State Environmental Planning Policy (Planning Systems) 2021, the proposal is classified as State Significant development as the proposal comprises development within a rail corridor, is associated with railway infrastructure, is for the purposes of a mixed-use development (both residential and commercial) and has an estimated development cost in excess of \$30 million.

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

Refer to App FF. Ecologically Sustainable Design Report and App H. Design Report for details.

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

App FF. Ecologically Sustainable Design Report; App GG. BASIX Certificate and Stamped Architectural Plans; App HH. NatHERS Certificate and Thermal Specification; App CC. BCA Assessment Report and App H. Design Report for details.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

What star rating or sustainability level will be achieved by the development?

NatHERS 7.3 Energy Rating Scheme. Development also passes all BASIX requirements. Refer to App GG. BASIX Certificate for details.

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	Padraig
Last Name	Healy
Professional Qualification	NABERS assessor
Registration details	NABERS Assessor - 90398
Business Name	CREDWELL ENERGY PTY LTD
Australian Business Number (ABN)	65625598352

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

Refer to App FF. Ecologically Sustainable Design Report and App H. Design Report for details.

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

Yes

What percentage of the total development has been re-used?

0.00%

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)?*

Yes

Does the application include a list of the Category 1 fire safety provisions that currently apply to the existing building?*

Yes

Does the application include a list of the Category 1 fire safety provisions that are to apply to the building following its change of use?*

Yes

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?*

Yes

Does the application include a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies?*

Yes

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](#)?*

Yes

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

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix HH NatHERS Summary Certificate
File Name	Appendix HH Thermal Specification
File Name	Appendix GG BASIX Certificate
File Name	Appendix U Visual Impact from the Public Domain Report
File Name	Appendix T View Loss and View Sharing Report
File Name	Appendix K Shadow Diagrams
File Name	Appendix S View Loss and View Sharing
File Name	Appendix O Landscape Report
File Name	Appendix R Landscape and Visual Impact Assessment
File Name	Appendix LL Green Travel Plan
File Name	Appendix GG Stamped Architectural Plans
File Name	Appendix G Detailed Architectural Plans
File Name	Appendix MM Construction Traffic Management Plan
File Name	Appendix H Design Report
File Name	Appendix O Landscape Plans
File Name	Appendix JJ TTA Impact Assessment
File Name	Appendix Z Stormwater Management Plans
File Name	Appendix NN Car Parking Strategy and Management Plan
File Name	Appendix KK Vehicular Servicing Management Plan
File Name	Appendix Q Statement of Heritage Impact
File Name	Appendix Y Noise and Vibration Impact Assessment
File Name	Appendix W Operation Waste Management Plan
File Name	Appendix L Detailed Plan of Management
File Name	Appendix D Housing SEPP Internal Areas Cl4.6
File Name	Appendix EE Vertical Transportation Services Report
File Name	Appendix V Pedestrian Wind Environment Study
File Name	Appendix M Detailed CPTED Report
File Name	Appendix X Construction Waste Management Plan
File Name	Appendix J Detailed Photomontages
File Name	Appendix Z Stormwater Management Report
File Name	Appendix E Housing SEPP Ceiling Heights Cl4.6
File Name	Appendix P Aboriginal Archaeology Assessment
File Name	Appendix CC BCA Assessment Report
File Name	Appendix BB Aviation Impact Assessment
File Name	Appendix C Detailed Clause 4.6 Variation Request
File Name	Appendix N Planning Review Unit Typologies
File Name	Appendix FF Ecological Sustainable Development Report
File Name	Appendix I Housing SEPP Design Statement
File Name	Appendix II Structural Letter
File Name	Appendix AA WaterManagementPlan&UtilityServices
File Name	Appendix DD Accessibility Assessment Report
File Name	Appendix F Alignment of Detailed SSD to Concept
File Name	Appendix B Amended Detailed Mitigation Measures Table
File Name	Appendix A Detailed Response to Submission Report