



State Significant Development

Date Submitted: 04/07/2025

Project Name: 270 Pacific Hwy Crows Nest BTR
Case ID: SSD-79658964

Applicant Details

Project Owner Info

Title	Mr
First Name	Steven
Last name	Papadopoulos
Role/Position	Applicant
Phone	0414296440
Email	sp@ascentpropertygroup.com.au
Address	PO BOX 22 Concord , New South Wales, 2137 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title
Miss

Phone
0284597506

First Name
Keylan

Email
manly@keylan.com.au

Last Name
Consulting

Role/Position
Consultant

Address

43A
THE CORSO
MANLY,
New South Wales
2095
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	270 Pacific Hwy Crows Nest BTR
Industry	Residential & Commercial
Development Type	Build to Rent
Estimated Development Cost (excl GST)	AUD176,670,000.00
Indicative Operation Jobs	160
Indicative Construction Jobs	334
Number of Occupants	0
Number of Dwellings	168
Gross Floor Area (GFA) sqm	21,258

Description of the Development/Infrastructure

16 storey mixed use building, incorporating build-to-rent housing, retail, medical and office uses.

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	270 Pacific Highway, Crows Nest
Site Address (Street number and name)	270-272 Pacific Highway, Crows Nest
Site Co-ordinates - Latitude	-33.828769
Site Co-ordinates - Longitude	151.201

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 22 DP 706776

Site Area

What is the total site area for your development?

Site Area sqm

3,796

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Land Owners Consent

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 proposal is classified State Significant Development pursuant to Schedule 1 Clause 27 'Built-to-Rent' of the State Environmental Planning (Planning Systems) 202 as:

- it is located in the Eastern Harbour City
- it has an Estimated Development Cost (EDC) over \$50 million
- the tenanted component of the proposal is at least 60% of the EDC
- the proposal does not involve development that is prohibited under any environmental planning instrument applying to the land

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 27 - Build-to-rent housing

Type of Project

Shop top housing

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](#))

No

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?

No

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

Sustainability Report Appendix 17

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	Stuart
Last Name	McConkey
Professional Qualification	Quantity surveyor
Registration details	94 003 234 026 7
Business Name	RIDER LEVETT BUCKNALL
Australian Business Number (ABN)	94003234026

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

Developing and implementing a Green Travel Plan to encourage low-emission transport alternatives and optimize the use of nearby public transport networks

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?

Yes

Provide details

90% of construction and demolition waste is to be diverted from landfill. This diverts and ensures reuse or recycling of a high portion of site waste.

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](#)?*

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

7199

Accredited Organisation

PIA

REAP Name

Dan Keary

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

Yes

Attachments

Attachments

File Name	No GIS data provided
File Name	Appendix 8 - C&D WMP
File Name	Appendix 23 - Embodied Emissions Report
File Name	Appendix 36 - Remediation Action Plan
File Name	Appendix 34 - Planning Report
File Name	Appendix 33 - Green Travel Plan
File Name	Appendix 35 - Mitigation measures table
File Name	Appendix 31 - Clause 4.6
File Name	Appendix 30 - Social and Community Needs Assessment
File Name	Appendix 32 - Construction Traffic Management Plan
File Name	Appendix 29 - BASIX Certificate

File Name	Appendix 28 - Qualitative Wind Assessment
File Name	Appendix 27 - Structural Design Statement
File Name	Appendix 25 - Heritage Impact Statement
File Name	Appendix 26 - Arboricultural Impact Assessment Report
File Name	Appendix 24 - BCA Regulatory Compliance Report
File Name	Appendix 21 - Operational Waste Management Plan
File Name	Appendix 22 - Net Zero Statement
File Name	Appendix 20 - Geotechnical Investigation
File Name	Appendix 19 - Integrated Water Management Plan
File Name	Appendix 18 - Engagement Report
File Name	Appendix 15 - Acoustic Assessment Report
File Name	Appendix 17 - Sustainability Report
File Name	Appendix 16 - IDMS Plan
File Name	Appendix 14 - Detailed Site Investigation
File Name	Appendix 13 - Preliminary Site Investigation
File Name	Appendix 12 - BDAR waiver
File Name	Appendix 10 - Design Report
File Name	Appendix 9 - Landscape Report
File Name	Appendix 11 - Traffic Impact Assessment
File Name	Appendix 7 - Architectural Plans
File Name	Appendix 6 - Market and Economic Assessment
File Name	Appendix 5 - Survey Plan
File Name	Appendix 4 - Statutory Compliance Tables
File Name	Appendix 3 - Strategic planning assessment
File Name	Appendix 2 - SEARs Table
File Name	Appendix 1 - Estimated Development Cost
File Name	250704 KEYLAN EIS 270 Pacific Highway