



Project Name: Residential flat building with in-fill affordable housing at 5-9 Cowan Road, St Ives
Case ID: SSD-88948458

Applicant Details

Project Owner Info

Title	Miss
First Name	Natalie
Last name	Bocock
Role/Position	Assistant Development Manager
Phone	0473890616
Email	n.bocock@prospercollection.com.au
Address	Level 9, 100 William Street
	Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	PROSPER 5-9 COWAN ROAD ST IVES PTY LIMITED
ABN	64686624126

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Sammy	Hamilton
Phone	Email	Role/Position
0409611055	sammy@keylan.com.au	Planner

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	Residential flat building with in-fill affordable housing at 5-9 Cowan Road, St Ives
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD91,543,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	146
Number of Occupants	211
Number of Dwellings	74
Gross Floor Area (GFA) sqm	99,176
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	12

Description of the Development/Infrastructure

- demolition of the existing row of 10 attached townhouses;
- construction of a 9-storey residential flat building comprising:
 - o 74 new dwellings (62 market residential units and 12 affordable housing units)
 - o 3 basement levels for car parking
 - o Communal open space at Ground Level and Level 7
 - landscaping; and
 - associated site works.

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	Cowan Road, St Ives
Site Address (Street number and name)	5-9 Cowan Road, St Ives
Site Co-ordinates - Latitude	-33.730054
Site Co-ordinates - Longitude	151.157

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	

Lot and DP

Lot and DP
SP30097 and SP34211

Site Area

What is the total site area for your development?
Site Area sqm
3,467

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Appendix 11 - 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

The proposal provides for 15% of the total GFA as in-fill affordable housing and the EDC is in excess of \$75 million (noting the proposal is wholly residential). The proposal therefore meets the SSD trigger under Schedule 1, Section 26A of the Planning Systems SEPP.
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 26A - In-fill Affordable 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)
R3 Medium Density Residential

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?
Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No
Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No
Is the development wholly residential?

Yes
Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
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)?^{*}

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?^{*}

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate(s)) as any BASIX certificate for the development requires?^{*}

Yes

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	Accredited Organisation	REAP Name
63780	PIA	Jayne Klein

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

Yes

Attachments

Attachments

File Name	Appendix 29 - Construction Demolition Waste ManagementPlan
File Name	Appendix 30 - Perspectives
File Name	Appendix 19 - Architectural Design Report
File Name	Appendix 23 -BASIX Certificate and NatHERs
File Name	Appendix 27 - Traffic Impact Assessment
File Name	Appendix 5 - Architectural Plans
File Name	Appendix 17 - Landscape Drawings and Design Report
File Name	Appendix 32 -Arboricultural Impact Assessment
File Name	Appendix 16 - Design Verification Statement
File Name	Appendix 14 - Preliminary Site Investigation (2)
File Name	Appendix 26 - Noise and Vibration Impact Assessment
File Name	Appendix 28 - Operational Waste Management Plan
File Name	Appendix 36 - Dewatering Management Plan
File Name	250917 KEYLAN 5-9 Cowan Rd EIS
File Name	Appendix 13 -Stormwater Management Plan (1)
File Name	Appendix 33 - Services Design Intent Report
File Name	Appendix 24 - Groundwater impact assessment
File Name	Appendix 7 -Desktop Aboriginal Due Diligence Assessment
File Name	Appendix 12 Geotechnical Investigation
File Name	Appendix 22 - Integrated Water Management Plan
File Name	Appendix 31 -Pedestrian Wind Assessment
File Name	Appendix 9 - BDAR Waiver
File Name	Appendix 6 - Clause 4.6 Variation Request
File Name	Appendix 18 - Survey Plan
File Name	Appendix 25 - Access Design Review
File Name	Appendix 15 - ESD Report
File Name	Appendix 20 - Certificate of Title
File Name	Appendix 34 - Structural Statement
File Name	Appendix 35 - MUSIC Model
File Name	Appendix 8 - EDC Report
File Name	Appendix 10 - Community Housing Provider letter
File Name	Appendix 21 - ADG compliance table