

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSNH-737
DA Number	DA 360/2025
LGA	North Sydney Council
Proposed Development	Demolition of existing three storey commercial building and construction of a mixed use development above basement for 36 vehicles, comprising 24 independent living units for seniors housing above ground retail uses, with rooftop communal open space and associated amenities.
Street Address	70-76 Alexander Street, Crows Nest 2065
Applicant/Owner	Applicant: Will Tynan (Crows Nest Development Partnership No. 1) Owner: Golden Silver Trading Pty Ltd
Date of DA lodgement	2 October 2025
Total number of Submissions Number of Unique Objections	- Eleven (11) submissions - Eight (8) submissions received during the public exhibition period (24/10/2025 – 07/11/2025)
Recommendation	Refusal
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Clause 2, Schedule 6 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> : General development over \$30 million
List of all relevant s4.15(1)(a) matters	<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> - Chapter 2: Vegetation in non-rural areas - Chapter 6: Water catchments <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Housing) 2021</i> - Chapter 3: Diverse Housing <i>State Environmental Planning Policy (Planning Systems) 2021</i> - Chapter 2: State and Regional Development <i>State Environmental Planning Policy (Precincts—Central River City) 2021</i> <i>State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> - Chapter 4: Remediation of Land <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> - Chapter 2: Infrastructure <i>North Sydney Local Environmental Plan 2013.</i> - North Sydney Development Control Plan 2025
List all documents submitted with this report for the Panel's consideration	- Access Report - Acoustic & Vibration Assessment - Architectural Plans - Arborists Report - BCA Performance Requirements - Clause 4.6 Variation Request - Contamination Remediation Action - Design Verification Statement - Architectural Design Report - Landscape Plan - Natural Ventilation Design Report - Section J Report - Statement Environmental Effects - Stormwater Management Plan - Survey Plan - Traffic Management Plan - Waste Management Plan
Clause 4.6 requests	- North Sydney Local Environmental Plan 2013 - Clause 4.3 Height of Buildings - Zone MU1 Mixed Use Zone
Summary of key submissions	- Noise from outdoor dining in Ernest Place - Shadow impact on multiple apartments within 13 Ernest Place - Traffic congestion and safety concerns from use of Willoughby Lane - Excessive building height and scale

	• Scale and bulk of development inconsistent with the established character of the surrounding mixed use zone • The development is overdevelopment of the site • Loss of privacy for units of 13 Ernest Place that face the site • It is unprofessional to enter into a Voluntary Planning Agreement to pay monetary contributions • The open roof pickleball court would cause noise issues to adjacent building occupiers. • Height departure would erode the underlying urban design intent of the Crows Nest Precinct • Housing Mix – predominance in 3 bed units.
Report prepared by	Thomas Holman, Senior Assessment Officer
Report date	12 June 2026

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

No