

Our ref: Mixed use development with in-fill affordable housing, Five Ways, Crows Nest (SSD-66826207)

Mr Andrew Mills  
Chair, Office of the Independent Planning Commission NSW  
Suite 15.02, Level 15  
135 King Street  
Sydney NSW 2000

19 November 2024

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**Subject: Referral for Determination**

Dear Mr Mills,

The Department has completed its assessment of the mixed used development with in-fill affordable housing located at 391-423 Pacific Highway, 3-15 Falcon Street and 8 Alexander Street, Crows Nest. The proposal comprises a 22-storey mixed- use building containing 188 apartments, including 48 in-fill affordable housing apartments, three levels of commercial and retail tenancies with a seven level basement.

In accordance with section 2.7(1)(a)-(c) of State Environmental Planning Policy (Planning Systems) 2021, the Independent Planning Commission is the declared consent authority for this development as North Sydney Council has made a submission by way of objection.

Based on its assessment, the Department believes that the project is able to be approved, subject to the recommended conditions of consent.

I have attached a copy of the Department's assessment report, recommended instrument of consent, and other relevant documents for the Commission's consideration.

Further information about the project can be found on the NSW Planning Portal:

<https://www.planningportal.nsw.gov.au/major-projects/projects/mixed-use-development-including-fill-affordable-housing-five-ways-crows-nest>

Please contact Amy Watson, A/Director, Social and Affordable Assessments, on [REDACTED] if you would like to arrange a briefing or require any additional information.

Yours sincerely,

[REDACTED]

David Gainsford  
Deputy Secretary  
Development Assessment and Sustainability