



**Project Name:** Mixed Use Development Kurrajong Rd Casula  
**Case ID:** PDA-107899983

## Proponent Details

### Project Owner Info

Title	Miss
First Name	Mary
Last name	Kazzi
Role/Position	Development Manager
Phone	0287303843
Email	mary.kazzi@inghamproperty.com.au
Address	4F HUNTLEY STREET ALEXANDRIA , New South Wales, 2015 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	THE TRUSTEE FOR EASTERLY VIEW PROPERTY UNIT TRUST
ABN	32134587252

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Mary	Kazzi
Phone	Email	Role/Position
0456627138	mary.kazzi@inghamproperty.com.au	Development Manager

### Address

4F  
HUNTLEY STREET  
ALEXANDRIA, New South Wales 2015  
AUS

## Development Details

### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

### Project Info

Project Name	Mixed Use Development Kurrajong Rd Casula
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD350,000,000.00
Indicative Operation Jobs	270
Indicative Construction Jobs	350
Number of Occupants	1,460
Number of Dwellings	637
Gross Floor Area (GFA) sqm	76,600
% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	20

Description of the Development/Infrastructure

Concept and Stage 1 mixed use development, comprising of residential, retail and commercial uses

### Stage 1 Details

Estimated Development Cost (excl GST)	AUD125,000,000.00
Operation Jobs	170
Construction Jobs	115
Number of Occupants	480
Number of Dwellings	209
Gross Floor Area (GFA) sqm	27,000

% of In-fill Affordable Housing	3
Number of In-fill Affordable Dwellings	20

## Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

## Site Details

### Site Information

Site Name	Casula Mixed Use Development - Concept and Stage 1
Site Address (Street number and name)	Old Kurrajong Road and Kurrajong Road Casula
Site Co-ordinates - Latitude	-33.948487
Site Co-ordinates - Longitude	150.905

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Liverpool City	Western City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 200 & 201 DP 836713

### Site Area

What is the total site area for your development?

Site Area sqm

42,856

## Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibly of Proposal

Partly Prohibited

### Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal will retain existing R4 and RE1 zonings applying to the land, however will seek to increase the Height and Floor Space Ratio (FSR), and propose additional permitted uses to a portion of the site. Upon gazettal of the planning proposal, the controls will be permissible.

### HDA EOI Number

259028

### Are you proposing to rezone any land as part of your application?

No

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

### Attachments

File Name BDAR Waiver Request

### Land Use Zones

What land

use zone/s is the development in?

Land use zones (select all that apply)  
R4 High Density Residential,  
RE1 Public Recreation

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Liverpool Local Environmental Plan 2008  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Transport and Infrastructure) 2021  
State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Sustainable Buildings) 2022

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Unsure

### Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 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

## Approvals - Part 1

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](#)?

Yes

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

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## Approvals - Part2

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**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:**

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An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

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An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

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A mining lease under the [Mining Act 1992](#)?\*

No

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A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

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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

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A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

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

No

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## Attachments

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File Name	BDAR Waiver Request
File Name	Scoping Report
File Name	Site Map