



Pre-Development Application

Date Submitted: 01/04/2025

Project Name: 10, 14 and 14a Stanhope Road, Killara
Case ID: PDA-81561719

Proponent Details

Project Owner Info

Title	Mr
First Name	Ross
Last name	Norton
Role/Position	Senior Development Manager
Phone	0409941600
Email	rossn@cpdm.com.au
Address	Suite G02, Ground Floor 22 Atchinson Street, St Leonards SYDNEY , New South Wales, 2065 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	CPDM PTY LTD
ABN	60166522201

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Thirza	Bean
Phone	Email	Role/Position
0290687500	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	10, 14 and 14a Stanhope Road, Killara
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD100,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	135
Gross Floor Area (GFA) sqm	17,470
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure
Transport Orientated Development - Residential Flat Building Development including In-fill Affordable Housing

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	10, 14 and 14a Stanhope Road
Site Address (Street number and name)	10, 14 and 14a Stanhope Road, Killara, 2071
Site Co-ordinates - Latitude	-33.76827096971905
Site Co-ordinates - Longitude	151.162

Local Government Area

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

Lot and DP

Lot and DP

Lot 2 DP224907 14A Stanhope Road, Killara
Lot B DP326483 10 Stanhope Road, Killara
Lot 1 DP224907 14 Stanhope Road, Killara

Site Area

What is the total site area for your development?

Site Area sqm

7,864

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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R2 Low Density Residential. Chapter 5 of the Housing SEPP permits residential flat buildings in this zone.

Biodiversity Development Assessment Report Waiver Request

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

No

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R2 Low Density Residential

Statutory Context 2

Legislation and EPIs

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

Ku-ring-gai Local Environmental Plan 2015
State Environmental Planning Policy (Housing) 2021

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

N/A

Would the project vary any development standard?

Yes

Describe the nature of variation.

Clause 4.3 of the LEP - Height of Building

The applicable building height under Chapter 5 (TOD) of the Housing SEPP is 22m. A 30% bonus will increase the maximum height to 28.6m.
A maximum building height of 36m is proposed.

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.

N/A

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), 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 - 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](#)?*

Yes

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

No

Attachments

File Name	10, 14 and 14a Stanhope Road Appendix 1 Design Package
File Name	10, 14 and 14a Stanhope Road Appendix 3 Survey
File Name	10,14-14a Stanhope Rd Killara Appendix 2 EDC Letter
File Name	10, 14 and 14a Stanhope Road Scoping Report
File Name	Letter of Support from CH Stanhope