



## Pre-Development Application

Date Submitted: 29/04/2025

Project Name: Carrington Road, Castle Hill  
Case ID: PDA-82899456

### Proponent Details

#### Project Owner Info

Title	Mr
First Name	Aaron
Last name	Sutherland
Role/Position	Director
Phone	0410452371
Email	aaron@sutherlandplanning.com.au
Address	91A SHEPHERD STREET BOWRAL, New South Wales, 2576, AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	ARADA DEVELOPMENT MANAGEMENT PTY LTD
ABN	56672812332

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Aaron	Sutherland
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0410452371	aaron@sutherlandplanning.com.au	Director

#### Address

91A  
SHEPHERD STREET  
BOWRAL,  
New South Wales  
2576  
AUS

### Development Details

#### Engagement with the Department

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

Yes

#### Project Info

Project Name	Carrington Road, Castle Hill
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD395,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	870
Number of Occupants	980
Number of Dwellings	393
Gross Floor Area (GFA) sqm	58,215
% of In-fill Affordable Housing	5
Number of In-fill Affordable Dwellings	23

Description of the Development/Infrastructure

The construction of a residential development comprising approximately 393 apartments in three buildings, and over three levels of car parking (including 23-25 affordable housing apartments)

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Carington Road, Castle Hill
Site Address (Street number and name)	Lot 1 DP 253774, 16 Carrington Road; Lot 27 DP 247890, 18 Carrington Road; Lot 26 DP 247890, 20 Carrington Road; Lot 2 DP 1257535, 2 Middleton Avenue; Lot 24 DP 247890, 4 Middleton Avenue; Lot 23 DP 2
Site Co-ordinates - Latitude	-33.727986
Site Co-ordinates - Longitude	150.989

### Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 1 DP 253774, 16 Carrington Road; Lot 27 DP 247890, 18 Carrington Road; Lot 26 DP 247890, 20 Carrington Road; Lot 2 DP 1257535, 2 Middleton Avenue; Lot 24 DP 247890, 4 Middleton Avenue; Lot 23 DP 247890, 6 Middleton Avenue; Lot 22 DP 247890, 8 Middleton Avenue; Lot 21 DP 247890, 10 Middleton Avenue; Lot 20 DP 247890, 12 Middleton Avenue; Lot 32 DP 247890, 4 Fishburn Crescent; Lot 31 DP 247890, 6 Fishburn Crescent; Lot 30 DP 247890, 31 Sexton Avenue; Lot 29 DP 247890, 29 Sexton Avenue; Lot 28 DP 247890, 27 Sexton Avenue; Lot 2 DP 253774, 25 Sexton Avenue

### Site Area

What is the total site area for your development?

Site Area sqm

14,224

## 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

Permissible with consent

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

The site is zoned SP2 Infrastructure and R4 High Density Residential zone pursuant to The Hills Local Environmental Plan 2019 (THLEP).

The application seeks consent for the dedication of land zoned SP2 and a residential flat building development on land zoned R4 High Density Residential. Pursuant to the Land Use Table of the THLEP, the proposed uses are permitted with consent.

### 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)

SP2 Infrastructure, R4 High Density Residential

## Statutory Context 2

### Legislation and EPIs

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

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Transport and Infrastructure) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Resilience and Hazards) 2021

The Hills Local Environmental Plan 2019

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

NA

Would the project vary any development standard?

Yes

Describe the nature of variation.

The Hills LEP 2019 maximum height is 40m in Area A and 27 metres in Area B. The proposal seeks a height of 71.8m in Area A and 40.6m in Area B. The Hills LEP 2019 maximum FSR is 3.1:1 in Area A and 2.7:1 in Area B. The proposal seeks an FSR of 4.35:1 in Area A and 3.71:1 in Area B.

**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 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	Indicative Layout Plan
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