



Project Name: Crane Road Mixed Use Development and Rezoning
Case ID: PDA-95555208

Proponent Details

Project Owner Info

Title	Mr
First Name	Aaron
Last name	Sutherland
Role/Position	Director
Phone	0410452371
Email	aaron@sutherlandplanning.com.au
	PO Box 814
Address	BOWRAL , New South Wales, 2576 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	SUTHERLAND & ASSOCIATES PLANNING PTY LTD
ABN	54144979564

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Aaron	Sutherland
Phone	Email	Role/Position
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?

No

Project Info

Project Name	Crane Road Mixed Use Development and Rezoning
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD100,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	250
Number of Occupants	320
Number of Dwellings	152
Gross Floor Area (GFA) sqm	19,000
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	23

Description of the Development/Infrastructure

Demolition of existing structures and construction of a mixed use development comprising commercial premises and a residential flat development comprising approximately 152 apartments

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Crane Road, Castle Hill
Site Address (Street number and name)	Terminus Street and 5-13 Crane Road, Castle Hill
Site Co-ordinates - Latitude	-33.73273539365585
Site Co-ordinates - Longitude	151.007

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	☒

Lot and DP

Lot and DP
Lot 4 DP 1028642; Lot 1 DP 533763 ; Lot 1 DP 25337 ; SP 64141; Lot 4 DP 25337

Site Area

What is the total site area for your development?
Site Area sqm
4,792

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 site is currently zoned R4 High Density Residential pursuant to The Hills LEP 2019. Whilst a residential flat building is permitted with consent, an Additional Permitted Use of "Commercial Premises" in Schedule 1 of The Hills LEP 2019 for the site is required to allow ground and first floor commercial uses facing Terminus Street

HDA EOI Number

239110

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

Yes

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)
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).

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 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](#)?*

No

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

No

Attachments

