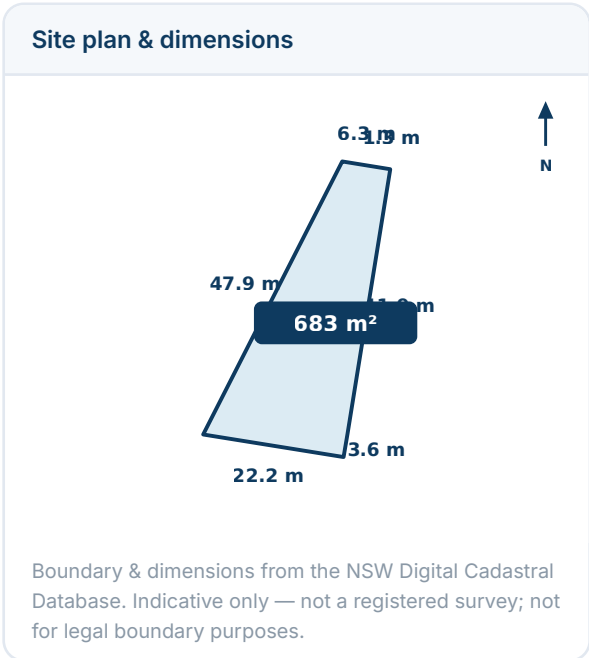


Property planning report

24 CRANBROOK Avenue, Cremorne, NSW, 2090

17 / DP8862 • 683 m² • North Sydney Council

DEVELOPER REPORT




At a glance

Land area	683 m ² (cadastre)
Approx. dimensions	47.9 × 1.3 m
Lot / Plan	17 / DP8862
Zone	R4 — High Density Residential
Council	North Sydney Council
Postcode	2090

Contents

1. Site Summary	3
2. Zoning Analysis.....	4
3. Development Envelope	4
4. Compliance Obligations	5
5. Heritage & Environmental.....	6
6. Transport & TOD Analysis	6
7. SEPP Override Analysis.....	6
8. DCP Guidelines	7
9. L&E Court Precedent	8
10. DA Analytics & Council Benchmarking.....	8
11. Rental Market & Demand Pipeline	10
12. Site Sales History	11
13. Recent Sales Nearby	11
14. State Significant Projects.....	12
15. Regulatory Landscape	13
APPENDICES	
Appendix A — Planning Scheme Defined Terms	14
Appendix B — Permissibility Matrix	14
Appendix C — Applicable Instruments.....	16

1 Site Summary

Address	24 CRANBROOK Avenue, Cremorne, NSW, 2090												
Lot Reference	17/DP8862												
Site Area	683 m ² Source: NSW Valuer General · cadastre measured 683 m ² · guide only — verify with a surveyor before reliance												
LGA	North Sydney Council												
Tenure	Freehold Title												
Land Value	\$3,410,000 1 July 2025 Valuer General (+44% since 1 July 2021)												
Value History	 <table border="1"> <caption>Value History Data</caption> <thead> <tr> <th>Year</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>~\$2,400,000</td> </tr> <tr> <td>2022</td> <td>~\$2,500,000</td> </tr> <tr> <td>2023</td> <td>~\$2,600,000</td> </tr> <tr> <td>2024</td> <td>~\$2,800,000</td> </tr> <tr> <td>2025</td> <td>\$3,410,000</td> </tr> </tbody> </table>	Year	Value	2021	~\$2,400,000	2022	~\$2,500,000	2023	~\$2,600,000	2024	~\$2,800,000	2025	\$3,410,000
Year	Value												
2021	~\$2,400,000												
2022	~\$2,500,000												
2023	~\$2,600,000												
2024	~\$2,800,000												
2025	\$3,410,000												
Zone	R4 — High Density Residential (residential)												
LEP	North Sydney Local Environmental Plan 2013												
DCP	North Sydney Development Control Plan 2013												
Heritage	Yes — 1 item												
Environmental Overlays	None												
Contamination Status	1 contaminated site(s) within 500m												
Nearest Station	Cremorne Point Ferry Wharf (ferry) — 709m TOD 800m												
SEPP Count	10												
Total Obligations	92 (structural: 10, exemption: 2, obligation: 7, requirement: 20, threshold: 6, permission: 18, condition: 29)												
Population Context	18,905 persons, density 5838/km ² , 2.3 persons/dwelling (s7.11 contribution basis)												
Existing Built Form	1 structure — 231.5 m ² total floor area — 23.3% site coverage												
Construction Economics	est. \$4,756.579/m ² construction — BASIX avg 1163 m ² floor area — 2.7 avg bedrooms												
DA Pipeline	avg 65 days DA determination — pipeline pressure 49.0 — 1 building approvals (12m)												
Soil / Geology	1km S OF WOY WOY STATION. — 79% clay — pH 7.7 — Hawkesbury Sandstone												
Composite Scores	Regulatory complexity: 605.2/100 — Amenity: 92.4/100 — Industrial exposure: 100/100												

2 Zoning Analysis

R4 — High Density Residential

Category: residential | Instrument: North Sydney Local Environmental Plan 2013

Zone Objectives (cl. 2.3)

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area.
- To ensure that a reasonably high level of residential amenity is achieved and maintained.

Key Use Permissibility

Land Use	Status	Derivation
Dwelling houses	With Consent	explicit
Residential flat buildings	With Consent	explicit
Boarding houses	With Consent	explicit
Shop top housing	With Consent	explicit
Multi dwelling housing	With Consent	explicit
Attached dwellings	With Consent	explicit
Semi-detached dwellings	With Consent	explicit
Neighbourhood shops	With Consent	explicit
Places of public worship	With Consent	explicit

3 Development Envelope

Control	Value	Source	Notes
Maximum Building Height	12 m	Clause 4.3	Clause 4.6 variation available subject to written request demonstrating compliance with zone objectives and unreasonable/unnecessary application of the standard.
Classified Road	SPOFFORTH (Regional Road)	~136m	Nearby classified road — check access provisions if development involves new vehicle entry.
Classified Road	MILITARY (State Road)	~169m	Nearby classified road — check access provisions if development involves new vehicle entry.
Classified Road	RANGERS (Regional Road)	~225m	Nearby classified road — check access provisions if development involves new vehicle entry.

Control	Value	Source	Notes
Traffic Volume	51,312 vehicles/day	Military Road (2025)	AADT from nearest TfNSW count station: Military Road. Perpendicular distance to road centreline.

4 Compliance Obligations

Housing Diversity (63 obligations)

SEPP **au-nsw-sepp-housing-2021** · Chapter 2 · The objective of Chapter 2 is to facilitate the delivery of in-fill affordable housing for very low,

The objective of Chapter 2 is to facilitate the delivery of in-fill affordable housing for very low, low and moderate income households.

SEPP **au-nsw-sepp-housing-2021** · Chapter 5 · Exception: Min lot size waived for shop top in TOD

The minimum lot size requirement that would otherwise apply under another environmental planning instrument does not apply to shop top housing in a TO...

SEPP **au-nsw-sepp-housing-2021** · Chapter 5 · The aim of Chapter 5 is to increase housing density within 400 metres of public transport stations.

The aim of Chapter 5 is to increase housing density within 400 metres of public transport stations.

SEPP **au-nsw-sepp-housing-2021** · Chapter 5 · Obligation: Min 2% GFA for affordable housing if GFA \geq 2000m²

A minimum of 2% of the gross floor area must be provided as affordable housing if the building has a gross floor area of 2000 square metres or more un...

SEPP **au-nsw-sepp-housing-2021** · Chapter 5 · Exception: Min lot size waived for res flat in TOD

The minimum lot size requirement that would otherwise apply under another environmental planning instrument does not apply to residential flat buildin...

+ 58 more obligations in this category

Land Use & Permissibility (29 obligations)

LEP **au-nsw-north-sydney-lep-2013** · Zone R4 ·

Zone R4 — High Density Residential: Land use provisions for the R4 High Density Residential zone under North Sydney Local Environmental Plan 2013.

LEP **au-nsw-north-sydney-lep-2013** · Zone R4 ·

To provide for the housing needs of the community within a high density residential environment.

LEP **au-nsw-north-sydney-lep-2013** · Zone R4 ·

To provide a variety of housing types within a high density residential environment.

LEP **au-nsw-north-sydney-lep-2013** · Zone R4 ·

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

LEP **au-nsw-north-sydney-lep-2013** · Zone R4 · **Qualitative**

To encourage the development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natu...

+ 24 more obligations in this category

2 of 92 obligations are qualitative (require professional judgment rather than numerical compliance).

5 Heritage & Environmental

Heritage Items (cl. 5.10)

Item ID	Name	Significance	Type	Clause
	Heritage item (listed in North Sydney Local Environmental Plan 2013)	Local	Heritage Item	Clause 5.10

Nearby EPA Contaminated Sites (1 within 500m)

- Shell Coles Express Service Station — Service Station (193m)

Consider contamination migration risk in site investigation scope.

Vegetation Context

Green cover: 37.8% — Forest cover: 0.0%

6 Transport & TOD Analysis

TOD SEPP — 800m Outer Ring

This site is within the 800m outer ring of Cremorne Point Ferry Wharf. Housing SEPP Chapters 5 and 6 provide moderate uplift to permissible height and FSR beyond local LEP controls.

Station	Mode	Line	Distance	TOD Band
Cremorne Point Ferry Wharf	ferry	Sydney Ferries	709m	800m ring
Mosman Bay Ferry Wharf	ferry	Sydney Ferries	1011m	beyond TOD
Neutral Bay Ferry Wharf	ferry	Sydney Ferries	1018m	beyond TOD
Kurraba Point Ferry Wharf	ferry	Sydney Ferries	1312m	beyond TOD

Amenity Context (Residential Yield Drivers)

Amenity	Detail
Nearest School	Neutral Bay Public School (804.06m) — Primary School — ICSEA 1169
Nearest Hospital	Royal North Shore Hospital (2,889.763m)
Liveability Scores	Amenity: 92.4/100 — Healthcare access: 93.4/100 — Lifestyle: 93.1/100

School proximity and ICSEA scores drive residential demand premiums. Hospital access is a key factor for family-oriented yield modelling.

7 SEPP Override Analysis

SEPP Overrides (1)

SEPP	Clause	Scope	Effect	Conditions
State Environmental Planning Policy (Housing) 2021	Chapter 3, Part 4	Build-to-rent housing in R3, R4, B3, B4, MU1 zones	Permits build-to-rent housing in specified zones with minimum 50 dwellings	Minimum 50 dwellings, 15-year retention period

Applicable SEPP Instruments (10)

Instrument	Applicable Maps
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Land Application Map, SEPP (Biodiversity and Conservation) 2021 Sydney Harbour Catchment Map, SEPP (Vegetation in Non-Rural Areas) 2017 Allowable Clearing Map
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Land Application Map
State Environmental Planning Policy (Housing) 2021	Land Application Map
State Environmental Planning Policy (Industry and Employment) 2021	SEPP No 64—Advertising and Signage Land Application Map
State Environmental Planning Policy (Planning Systems) 2021	SEPP (Concurrences and Consents) 2018 Land Application Map
State Environmental Planning Policy (Primary Production) 2021	SEPP (Primary Production and Rural Development) 2019 Land Application Map
State Environmental Planning Policy (Resilience and Hazards) 2021	SEPP No 33 - Hazardous and Offensive Development Land Application Map, SEPP No 55—Remediation of Land Cockle Creek Smelter Map
State Environmental Planning Policy (Resources and Energy) 2021	SEPP (Mining, Petroleum Production and Extractive Industries) 2007 Land Application Map
State Environmental Planning Policy (Sustainable Buildings) 2022	Land Application Map
State Environmental Planning Policy (Transport and Infrastructure) 2021	SEPP (Educational Establishments and Child Care Facilities) 2017 Land Application Map

8 DCP Guidelines

North Sydney Development Control Plan 2013

Total obligations: 0

Note: DCP controls are guidelines, not statutory requirements. Non-compliance does not automatically constitute grounds for refusal, but the consent authority must consider DCP provisions under s4.15(1)(a)(iii) of the EP&A Act 1979. Departure from DCP controls requires justification demonstrating the proposal achieves the objectives of the relevant section.

DCP Source Documents

- North Sydney Development Control Plan 2013

Contribution Plans

- North Sydney CP 2013

9 L&E Court Precedent

1 court proceeding(s) involving this property

Case	Address	Date	Out-come	Distance
Alexandra Kelly v North Sydney Council [2017] NSWLEC 1546	24 Cranbrook Avenue, Cremorne	3 Oct 2017	up-held	This property

SITE REGULATORY CONTEXT

- Regulatory complexity: **High** (605/100) — elevated likelihood of contested assessment matters
- DA pipeline pressure: 49.0 (avg 65 days determination) — high assessment workload may contribute to extended timeframes and increased refusal rates

Source: NSW CaseLaw (caselaw.nsw.gov.au). Court decisions are matters of public record.

10 DA Analytics & Council Benchmarking

82.2%

Approval Rate
North Sydney Council

147

Avg Days to Decision
median: 109d

1,883

Total DAs Since 2019

Based on 1,883 actual DA outcomes since 2019. Historical data — not a prediction for future applications.

How does your council compare?

Approval Rate



Avg Days to Decision



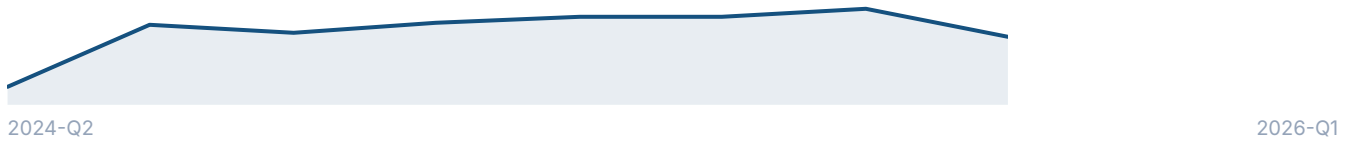
Historical Approval Rates by Development Type

Based on actual DA decisions in North Sydney Council. Individual outcomes depend on the specific proposal and merit assessment.





DA Activity Trend



↓ 81% fewer DAs this year vs last year

Activity Around You

114
Within 300m
6 active

1258
Within 1km
55 active

7769
Within 3km
341 active

Nearby Councils Comparison

Council	Approval	Avg Days	Total DAs
North Sydney Council	82.2%	147d	1,883
Central Coast Council	98.5%	0d	22,949
Blacktown City Council	97.5%	0d	22,367
Council of the City of Sydney	96.9%	0d	21,150
The Hills Shire Council	96.6%	0d	18,930
Northern Beaches Council	98.7%	0d	18,434

Historical Time to Decision

Based on past DA processing times. Actual timeframes vary depending on application complexity.





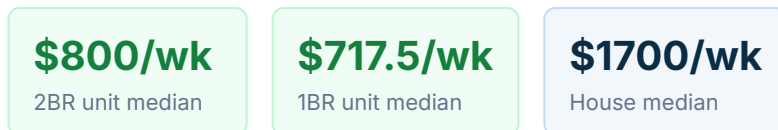
What's Popular Nearby? (3km)

1. Alterations & Additions	1285 DAs	91.7%
2. Other	890 DAs	87.6%
3. Dwelling House	665 DAs	94.2%
4. Residential Flat Building	178 DAs	85.6%
5. Demolition	142 DAs	93.4%
6. Subdivision	75 DAs	91.9%

Based on 1,883 development applications lodged since January 2019. Source: NSW Planning Portal.

11 Rental Market & Demand Pipeline

Rental Market (postcode 2090)



Source: NSW Fair Trading rental bonds (2026-02). 52 bonds in postcode.



Gross Rental Yield

Median rent: \$800/wk (2BR unit)

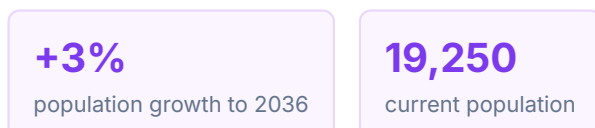
Median price: \$1,510,000

Based on 2026-02 rental bonds

Market Momentum (lot_profiles)

12m price change: **+44.5%** — 3m: +46.5% — Momentum: accelerating (+48.07) — Gross rental yield: **2.67%** — Suburb median rent: \$775/wk — Active listings: 54 — Median days on market: 63

Demand Pipeline — Cremorne - Cammeray



Source: TfNSW Travel Zone Projections 2024. Projections are indicative, not guarantees.

12 Site Sales History

PRICE	DATE	AREA	\$/M ²	CHANGE
\$4.14M	28 May 2021	683 m ²	\$6,062/m ²	

Source: NSW Valuer General property sales data. Excludes portfolio and nominal transfers.

13 Recent Sales Nearby

378

Sales within 500m

\$1.4M

Median price (500m)

2025-12-05

Most recent sale







Suburb context: Median sale price: \$1.5M (533 sales in 24 months)

Market momentum: Price change: ▲ 44.5% (12 months) · ▲ 46.5% (3 months)

63 days on market · 54 active listings · 2.7% gross yield

Address	Price	Date	Distance
108 CABRAMATTA RD, MOSMAN NSW 2088	\$225,000	2025-12-05	303m
131 HOLT AVE, CREMORNE NSW 2090	\$4,650,000	2025-11-25	142m
57 YEO ST, CREMORNE NSW 2090	\$1,500,000	2025-11-25	471m
75 PARRAWEEN ST, CREMORNE NSW 2090	\$3,500,000	2025-11-17	365m
21 RANGERS RD, CREMORNE NSW 2090	\$1,230,000	2025-11-14	362m
6 REED ST, CREMORNE NSW 2090	\$1,100,000	2025-11-14	489m
61 PARRAWEEN ST, CREMORNE NSW 2090	\$3,025,000	2025-11-13	323m
8 REED ST, CREMORNE NSW 2090	\$1,970,000	2025-11-13	474m
2 GERARD ST, CREMORNE NSW 2090	\$1,280,000	2025-11-10	401m
64 SPOFFORTH ST, CREMORNE NSW 2090	\$2,110,000	2025-11-08	148m

Price per m² — Nearby Sales

108 CABRAMATTA RE		\$333/m ²
131 HOLT AVE		\$22,794/m ²
57 YEO ST		\$1,318/m ²
75 PARRAWEEEN ST		\$19,231/m ²
21 RANGERS RD		\$644/m ²
6 REED ST		\$1,705/m ²

Source: NSW Valuer General. Sales data is from public records and may not reflect the full market. Price shown is the recorded contract price.

14 State Significant Projects

Major developments assessed by the NSW Department of Planning — hospitals, infrastructure, large-scale projects that may affect the surrounding area.

Project	Type	Status	Distance
SSD 6454 MOD 4 - SCEGGS Redlands Staged Development of Senior Campus (Concept & Stage 1) - modify Condition A4 of the Concept Approval and Condition A2 of the Stage 1 Approval to amend the approved plans. - ...	Education, Health & Safety	Determination	323 m
Mod 2	Education, Health & Safety	Determination	323 m
SCEGGS Redlands - Senior Campus Upgrade	Education, Health & Safety	Determination	323 m
Mod 1	Education, Health & Safety	Determination	323 m
Modification 3 SSD 6454 MOD 3 - SCEGGS Redlands Staged Development of Senior Campus (Concept & Stage 1) Modification application to correct legal Lot/DP description of land subject to approval and the change of use to 5 Monf...	Education, Health & Safety	Determination	323 m
Mod 2 - Pathways Cremorne Seniors Housing Section 4.55(1A) modification for amendments to basement design, reconfiguration of internal layouts, and addition of on...	Residential & Commercial	Assessment	340 m
Mod 1 - Window openings & internal layout	Residential & Commercial	Determination	425 m
Mosman Residence	Residential & Commercial	Determination	425 m
Mosman Demolition and Residence	Residential & Commercial	Determination	425 m
Mosman Demolition & New Residence	Residential & Commercial	Determination	425 m

15 Regulatory Landscape

Based on the zone (R4 High Density Residential) and proposed development, the following additional regulatory frameworks may apply. This is not exhaustive — specific requirements depend on the nature and scale of the development.

Regulation	Category	Obligations	Why it applies
Privacy Act Australian Privacy Act 1988 — Australian Privacy Principles	Privacy	410	Businesses handling personal information must comply with the Australian Privacy Principles
Fair Work Act Fair Work Act 2009 (Cth)	Employment	260	Employers must comply with minimum employment standards — wages, leave, conditions
Consumer Law Australian Consumer Law (Competition and Consumer Act 2010, Schedule 2)	Consumer Protection	211	Consumer-facing businesses must comply with consumer guarantees and fair trading
NCC National Construction Code (NCC)	Building Code	187	All buildings must comply with the National Construction Code (BCA)
WHS Act Australian Model Work Health and Safety Act	Workplace Safety	41	Construction work requires WHS compliance — safe work methods, site management

Total: 1,109 regulatory obligations across 5 frameworks

Planning controls (this report) + building, environmental, safety, and employment regulations. Run a full compliance assessment for detailed gap analysis.

Source: AuditDSS regulatory intelligence engine. Obligation counts are for the full regulation, not property-specific.

Appendices

The planning instruments and land-use permissibility this report relies on, reproduced in full as the legal reference basis. The complete defined-terms dictionary is provided as a free companion glossary (referenced below).

A Planning Scheme Defined Terms

North Sydney Local Environmental Plan 2013 — Defined Terms

The defined terms of **North Sydney Local Environmental Plan 2013** are reproduced in full in a free companion glossary, so this report stays focused on your property. The glossary is shared across every report under this instrument and updated with it.

Download the full defined-terms glossary (PDF) → <https://zonedss.com/glossary/north-sydney-local-environmental-plan-2013.pdf>

B Permissibility Matrix

Permitted Without Consent (1)

Use	Group	Derivation	Conditions	Definition
Environmental protection works	—	explicit	—	means works associated with the rehabilitation of land towards its natural state or any work to protect land from enviro...

Permitted With Consent (20)

Use	Group	Derivation	Conditions	Definition
Home-based child care	early education and care facility	explicit	—	means a family day care residence (within the meaning of the Children (Education and Care Services) National Law (NSW)) ...
Attached dwellings	residential accommodation	explicit	—	means a building containing 3 or more dwellings, where—(a) each dwelling is attached to another dwelling by a common wal...
Boarding houses	residential accommodation	explicit	—	means a building or place—(a) that provides residents with a principal place of residence for at least 3 months, and(b) ...
Dwelling houses	residential accommodation	explicit	—	means a building containing only one dwelling.Note.Dwelling houses are a type of residential accommodation—see the defin...
Hostels	residential accommodation	explicit	—	means premises that are generally staffed by social workers or support providers and at which—(a) residential accomodat...

Use	Group	Derivation	Conditions	Definition
Multi dwelling housing	residential accommodation	explicit	—	means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does ...
Residential flat buildings	residential accommodation	explicit	—	means a building containing 3 or more dwellings, but does not include an attached dwelling, co-living housing or multi d...
Semi-detached dwellings	residential accommodation	explicit	—	means a dwelling that is on its own lot of land and is attached to only one other dwelling.Note.Semi-detached dwellings ...
Shop top housing	residential accommodation	explicit	—	means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for co...
Centre-based child care facilities	—	explicit	—	means—(a) a building or place used for the education and care of children that provides any one or more of the following...
Community facilities	—	explicit	—	means a building or place—(a) owned or controlled by a public authority or non-profit community organisation, and(b) use...
Dual occupancies (attached)	—	explicit	—	
Entertainment facilities	—	explicit	—	means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered clu...
Information and education facilities	—	explicit	—	means a building or place used for providing information or education to visitors, and the exhibition or display of item...
Neighbourhood shops	—	explicit	—	means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspaper...
Oyster aquaculture	—	explicit	—	means the cultivation of any species of edible oyster for a commercial purpose.Note.Oyster aquaculture is a type of aqua...
Places of public worship	—	explicit	—	
Recreation areas	—	explicit	—	means a place used for outdoor recreation that is normally open to the public, and includes—(a) a children's playground,...
Respite day care centres	—	explicit	—	means a building or place that is used for the care of seniors or people who have a disability and that does not provide...
Roads	—	explicit	—	means a public road or a private road within the meaning of the Roads Act 1993, and includes a classified road.

C Applicable Instruments

Type	Instrument	Description
LEP	North Sydney Local Environmental Plan 2013	Primary planning instrument. Statutory controls for height, FSR, lot size, heritage, and land use permissibility.
DCP	North Sydney Development Control Plan 2013	Development control plan. 0 obligations across 0 sections. Guidelines (not statutory).
SEPP	State Environmental Planning Policy (Housing) 2021	State environmental planning policy. Overrides: Chapter 3, Part 4 — Permits build-to-rent housing in specified zones with minimum 50 dwellings
Contribution Plan	North Sydney CP 2013	Developer contribution plan under s7.11 / s7.12 of the EP&A Act 1979.

Sources. NSW Valuer General (land values & sales), the NSW Digital Cadastral Database (boundaries, areas & dimensions), the NSW Planning Portal (development applications) and ABS Census 2021 (demographics). All figures are **indicative only and are not legal, survey, or valuation values** — they may contain errors and must not be relied on for development, financial, or legal decisions. This automated summary is general information, not professional advice; verify current operative provisions against NSW Legislation (legislation.nsw.gov.au) and confirm with North Sydney Council and a qualified professional before acting. © 2026 ZoneDSS.