

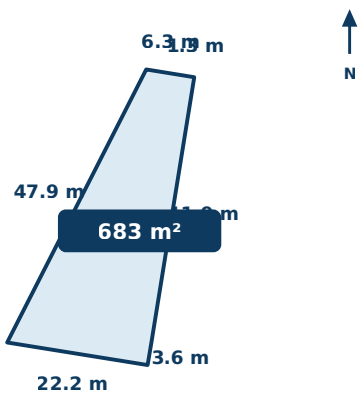
Property planning report

24 CRANBROOK Avenue, Cremorne, NSW, 2090

17 / DP8862 • 683 m² • North Sydney Council

PLANNER REPORT

Site plan & dimensions



Boundary & dimensions from the NSW Digital Cadastral Database. Indicative only — not a registered survey; not for legal boundary purposes.


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 & Permissibility	4
3. Development Standards.....	4
4. DA Preparation Checklist	5
5. Applicable Controls	6
6. Heritage & Environmental.....	7
7. Clause 4.6 Variation Assessment	7
8. Transport & TOD Analysis	8
9. SEPP Override Analysis	8
10. DCP Guidelines.....	9
11. DA Analytics.....	10
12. State Significant Projects.....	11
13. Regulatory Landscape.....	12
APPENDICES	
Appendix A — Planning Scheme Defined Terms	14
Appendix B — Applicable Instruments.....	14

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"> <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>~\$2,700,000</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	~\$2,700,000	2025	\$3,410,000
Year	Value												
2021	~\$2,400,000												
2022	~\$2,500,000												
2023	~\$2,600,000												
2024	~\$2,700,000												
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 & Permissibility

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 Standards

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 DA Preparation Checklist

Required Documentation

Document	Required?	Reason
Statement of Environmental Effects (SEE)	Required	All DAs — EP&A Regulation 2021, cl. 3
Heritage Impact Statement	Required	Property is heritage listed — Heritage Item (cl. 5.10)
Bushfire Assessment (BAL Report)	Not required	Not in bushfire-prone area
Flood Impact Assessment	Not required	Not in flood planning area
Acid Sulfate Soils Management Plan	Not required	No acid sulfate soils overlay
Preliminary Site Investigation (Contamination)	Recommended	1 EPA notified site(s) within 500m — consider contamination migration risk
Traffic & Parking Assessment	Check DCP	May be required depending on development scale and parking generation
Arborist Report	Check	Tree canopy 31.26% — check for significant trees requiring assessment

Key Controls to Address in SEE

- Height: 12m (Clause 4.3) — address compliance or Clause 4.6 variation
- Heritage conservation — address impact on significance (cl. 5.10)

Consent Authority

North Sydney Council (Local Planning Panel for DAs >\$5M or contentious applications per Ministerial Direction).

Pre-DA Meeting

Recommended for this site: heritage-affected site. A pre-DA meeting can clarify council expectations and reduce assessment timeframes.

Site Intelligence for DA

Factor	Data	DA Relevance
Existing Built Form	1 building, 232 m ² total floor area (23% site coverage)	Assess demolition/alteration vs new build scope. Existing built form and site coverage inform bulk/scale assessment.

Factor	Data	DA Relevance
Soil & Geology	1km S OF WOY WOY STATION. pH 7.7 79% clay Hawkesbury Sandstone Lachlan Orogen	Informs geotechnical report scope. High clay content or reactive soils may require additional foundation design.
Vegetation / Ecology	green cover 38%	Assess tree preservation, landscaping requirements per DCP.
DA Pipeline	avg determination 65 days pipeline pressure 49.0 1 building approvals (12m)	Factor into client timeframe expectations. High pipeline pressure may extend assessment periods.
Est. Construction Cost	~\$4,757/m ²	Use for s7.11/s7.12 contribution estimates. Cross-check against council contribution plan rates.
Council Performance	infrastructure backlog ratio 1328.0% operating performance -0.0%	High backlog ratio may indicate capacity constraints affecting infrastructure delivery and DA processing.
Climate (BASIX)	rainfall 1208 mm/yr mean max temp 22.7°C 4 extreme heat days/yr	Relevant to BASIX thermal comfort and water targets. High heat days may trigger additional passive design requirements.

5 Applicable Controls

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 >= 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).

6 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%

7 Clause 4.6 Variation Assessment

Clause 4.6 — Exceptions to Development Standards

Clause 4.6 of the Standard Instrument allows written requests to vary development standards where strict compliance is unreasonable or unnecessary.

Development Standards at this Site

Standard	Value	Clause	Variation Considerations
Maximum Height	12m	Clause 4.3	Variations of up to 10% are commonly supported. Heritage context may limit scope.

Historical Context

In North Sydney Council, 82% of DAs are approved overall. Clause 4.6 variation requests are assessed on individual merit — historical approval rates indicate the consent authority's general approach but are not predictive of any specific application outcome.

Note: Clause 4.6 assessment requires demonstrating that the standard is unreasonable or unnecessary in the circumstances, that sufficient environmental planning grounds exist, and that the proposal is in the public interest. This is a merit-based assessment.

8 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.

9 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

10 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

11 DA Analytics

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

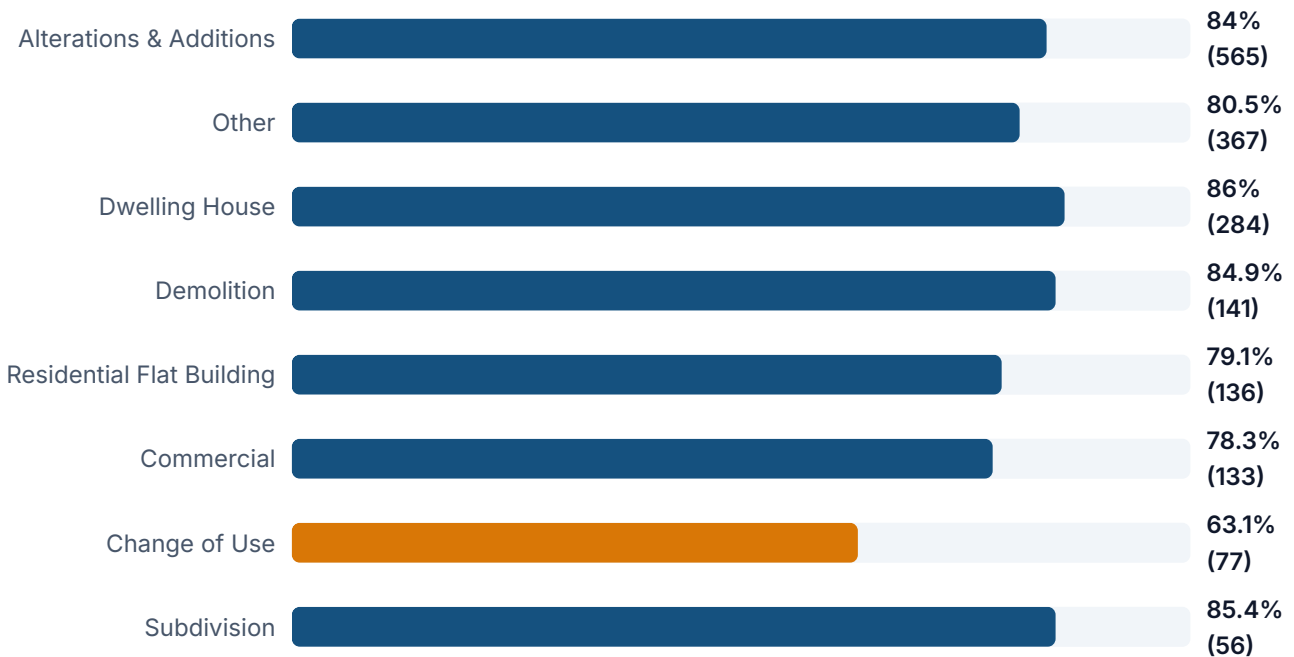


Avg Days to Decision



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

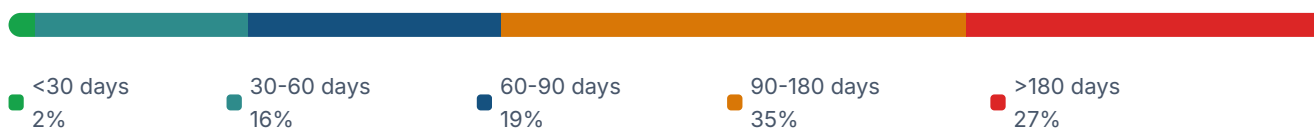
7769
Within 3km
341 active

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.

12 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

13 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

Regulation	Category	Obligations	Why it applies
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 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.