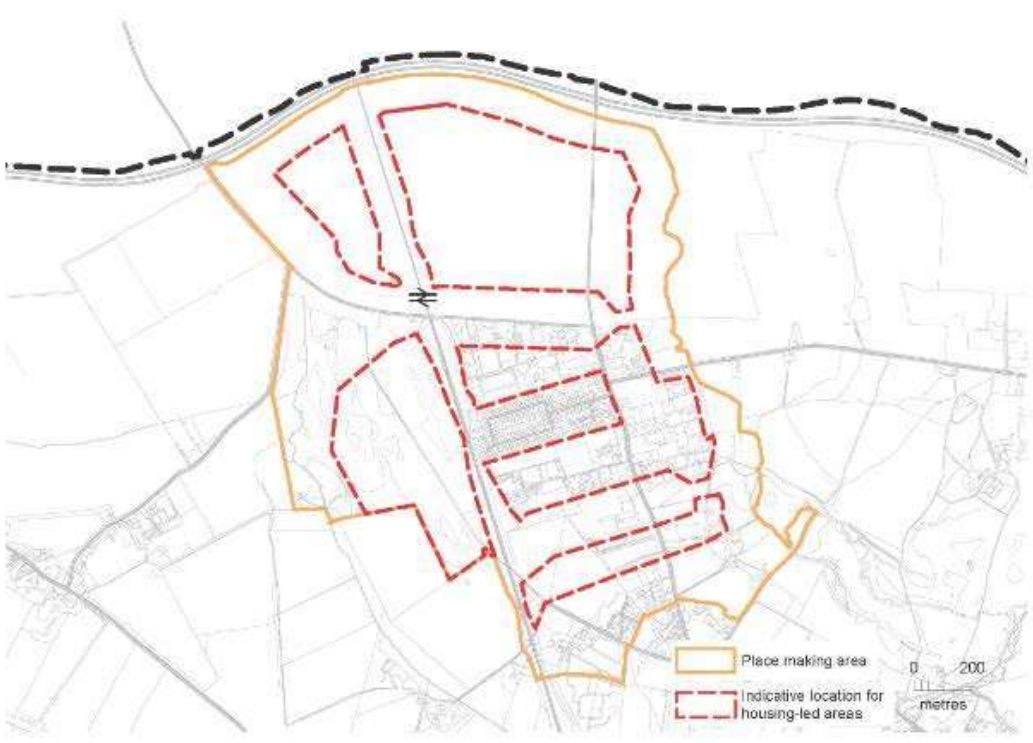


PL9: Crews Hill – Site Allocations

SA27: Land at Crews Hill			
			
Existing Site Information			
Address	Land at Crews Hill		
Site Area	82.40ha		
Existing Use(s)	Mix of uses including paddocks, storage and other uses.		
Site Considerations			
Flood Zone	1-3		
PTAL	1a-1b		
Heritage Considerations	Amber - A number of nationally listed heritage assets within the proposed site allocation. heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Impacts an Archaeological Priority Area	Amber - Within APA3: Whitewebbs Hill, Bulls Cross and Forty Hill. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required		
Proposal			
Land Use Requirements	<ul style="list-style-type: none"> Redevelopment should provide new homes, associated community and social infrastructure, and enhanced open space Must retain the existing riding school 		
Implementation			
Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	-	X
Estimated capacity by proposed Land Use			
Growth Scenario / Spatial Strategy		Baseline / Urban Area only	Medium / Urban area + Green Belt
Mixed Use Capacity Estimate		n/a	Approximately 3000 homes