



Pre-Development Application

Date Submitted: 12/12/2023

Project Name: 40 The Retreat Bringelly
Case ID: PDA-65512217

Proponent Details

Project Owner Info

Title	Mr
First Name	William
Last name	Lam
Role/Position	Head of Development
Phone	0313238338
Email	williamlam@sathiogroup.com.au
Address	40 THE RETREAT BRADFIELD , , 2556 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Sabrina	Bichara
Phone	Email	Role/Position
0410671325	sbichara@ethosurban.com	Urban Planner

Address

Level 4
180 George Street
Sydney,
New South Wales
2000
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	40 The Retreat Bringelly
Industry	Residential & Commercial
Development Type	Residential
Capital Investment Value (excl GST)	AUD224,250,546.00
Indicative Operation Jobs	20
Indicative Construction Jobs	700
Number of Occupants	1,150
Number of Dwellings	530
Number of Apartments	530
Number of Rooms	530
Gross Floor Area (GFA) sqm	54,000

Description of the Development/Infrastructure

- A mix of uses including ground floor retail and above ground residential accommodation in buildings ranging from 4 to 12 storeys;
- Basement car parking for circa 733 car parking spaces;
- A total GFA of circa of 20,907sqm;
- Associated public, landscaped and deep soil areas and through site links; and
- Internal road and pedestrian layouts and new vehicle and pedestrian access points along the western Site boundary.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	40 The Retreat, Bradfield
Site Address (Street number and name)	40 The Retreat, Bradfield
Site Co-ordinates - Latitude	-33.920400
Site Co-ordinates - Longitude	150.742

Local Government Area

Local Government	District Name	Region Name	Primary Region
Liverpool City	Western City District	Sydney	☒

Lot and DP

Lot and DP
272/803167

Site Area

What is the total site area for your development?
Site Area sqm
20,912

Climate Zone

What climate zone/s is development in?
Climate Zone: select all that apply
Climate zone 5 - warm temperate

How has the climate zone impacted the design of the development?
Refer to preliminary drawings and Design Report

Statutory Context


2021

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](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule
Section 29 - Development in the Western Sydney Aerotropolis

Type of Project
Other?

Permissibly of Proposal
Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments
The Site is zoned Mixed Use under the Parkland City SEPP. This is a broad zone which permits an array of commercial, retail, high-density residential, entertainment and tourist land uses. The project is consistent with the land uses permissible within the Mixed Use zone.

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)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

State Environmental Planning Policy (Precincts—Western Parkland City) 2021
Environmental Planning and Assessment Regulation 2021
Environmental Planning and Assessment Act 1979

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?

No

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	Scoping Report 40 The Retreat Bringelly Final 231204
File Name	Appendix C - Scoping Report Summary Table
File Name	Appendix A - Preliminary Architectural Input
File Name	2311 The Retreat 40, Bringelly - CIV Letter