



Pre-Development Application

Date Submitted: 02/06/2025

Project Name: Kings Hill  
Case ID: PDA-83302212

Proponent Details

Project Owner Info

|               |                                                                          |
|---------------|--------------------------------------------------------------------------|
| Title         | Mr                                                                       |
| First Name    | Wesley                                                                   |
| Last name     | Chong                                                                    |
| Role/Position | Project Manager                                                          |
| Phone         | 0425302583                                                               |
| Email         | Wesley.chong@pmno1.com                                                   |
| Address       | 3B Macquarie Street<br><br>Sydney ,<br>New South Wales,<br>2000 ,<br>AUS |

Company Info

Are you applying as a company/business?  
Yes

|              |                                    |
|--------------|------------------------------------|
| Company Name | Kingshill Development No 1 Pty Ltd |
| ABN          | 99158129652                        |

Primary Contact Info

Are you the primary contact?  
No  
Select a Primary contact from the list below  
mdaniel@pacificplanning.com.au

Development Details

Engagement with the Department

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

Project Info

|                                        |                            |
|----------------------------------------|----------------------------|
| Project Name                           | Kings Hill                 |
| Industry                               | Residential & Commercial   |
| Development Type                       | In-fill Affordable Housing |
| Estimated Development Cost (excl GST)  | AUD140,000,000.00          |
| Indicative Operation Jobs              | 250                        |
| Indicative Construction Jobs           | 1,000                      |
| Number of Occupants                    | 6,250                      |
| Number of Dwellings                    | 2,500                      |
| Gross Floor Area (GFA) sqm             | 50,000                     |
| % of In-fill Affordable Housing        | 10                         |
| Number of In-fill Affordable Dwellings | 250                        |

Description of the Development/Infrastructure  
A Concept masterplan for aprx. 2,500 new dwellings in the form of dwelling houses , multi-unit dwellings,residential flat buildings and shop top housing; in a range of affordability levels with diverse typology, in a sale and rental configurations. A minimum of 10% or greater of the housing stock will be allocated as affordable housing per clause 13 of SEPP Housing, supported by open space, recreation areas, local road networks, servicing infrastructure, community facilities and town centres.

Concept Development

Are you intending to submit a concept or staged application?  
Yes  
  
Would this be for the initial concept application?  
Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

|                                       |                                                     |
|---------------------------------------|-----------------------------------------------------|
| Site Name                             | Kings Hill                                          |
| Site Address (Street number and name) | 3221 Pacific Highway & 35 Six Mile Road, Kings Hill |
| Site Co-ordinates - Latitude          | -32.718264                                          |
| Site Co-ordinates - Longitude         | 151.774                                             |

Local Government Area

| Local Government | District Name | Region Name | Primary Region                   |
|------------------|---------------|-------------|----------------------------------|
| Port Stephens    |               | Hunter      | <input checked="" type="radio"/> |

Lot and DP

Lot and DP  
41/-/DP1037411, 4821/-/DP852073

Site Area

What is the total site area for your development?

Site Area sqm  
5,170,000

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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned R1, MU1 and C2 land. All zones permit residential development as defined by clause 15B of the HSEPP. All or part of the development including that subject to affordable housing component are within 800 metres of the relevant MU1 zone. The overall project is permitted with consent. Clause 22 of the HSEPP informs that development to which Division 1 applies maybe subdivided with consent. The works component for subdivision works and environmental protection works are permissible

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)

R1 General Residential, MU1 Mixed Use, C2 Environmental Conservation, B2 Local Centre

Statutory Context 2

Legislation and EPIs

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

Refer to Chapter 4 of attached SEARs application Scoping Report for details:

- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmental Protection & Biodiversity Conservation Act 1999
- Biodiversity Conservation Act 2016
- Fisheries Management Act 1994
- Local Land Services Act 2013
- National Parks and Wildlife Act 1974
- Contaminated Land Management Act 1997

- Water Management Act 2000
- Rural Fires Act 1997
- Hunter Water Act 1991
- Hunter Water Regulation 2024
- Roads Act 1993
- Protection of the Environment Operations Act 1997
- Biosecurity Act 2015
- National Parks and Wildlife Act 1974
- Port Stephens Local Environmental Plan 2013 (pub. 23-12-2013).
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022).
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021).
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Greenfield Housing Code Area (pub. 6-5-2018).
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021).
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021).
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12- 2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Subject Land (pub. 23-9 -2022) .
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2- 12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29- 8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

1. State Planning Agreement executed 25 October 2019 - state to fund and deliver M1 interchange, drainage channel and school.
2. Sewer and Water Main lead-in Consent October 2020.

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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

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](#)?\*

Yes

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](#)?\*

Yes

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](#)?\*

Yes

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

|           |                                  |
|-----------|----------------------------------|
| File Name | 280528 KHD SEARs request letter  |
| File Name | 250512 RFI SEARs response KHD v1 |
| File Name | KHURA Site Map                   |
| File Name | 250506 KHD SSD SEARs FINAL MD    |