



Project Name: Samantha Riley Drive - Mixed use development
Case ID: PDA-99127206

Proponent Details

Project Owner Info

Title	Mr
First Name	Charbel
Last name	Kazzi
Role/Position	Development Director
Phone	0405300050
Email	charbel@level33.com.au
Address	102 BONDS ROAD
	RIVERWOOD ,
	2210 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	KELLYVILLE DEVELOPMENTS NO.1 PTY LTD
ABN	34675639219

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jack	Storch
Phone	Email	Role/Position
0438038272	jstorch@ethosurban.com	Principal

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	Samantha Riley Drive - Mixed use development
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD360,000,000.00
Indicative Operation Jobs	300
Indicative Construction Jobs	500
Number of Occupants	3,000
Number of Dwellings	1,208
Gross Floor Area (GFA) sqm	126,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	121

Description of the Development/Infrastructure

A mixed-use development comprising a 5-storey podium and four residential towers of 21 to 38 storeys with 1,208 dwellings and 9,122sqm of non-residential space, including neighbourhood supermarket, retail, food and beverage, and centre based childcare. Works include excavation, basement parking, internal roads and paths, landscaping, communal/private open space, stormwater management, and utility connections.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	301 & 301B Samantha Riley Drive Kellyville
Site Address (Street number and name)	301 & 301B Samantha Riley Drive Kellyville
Site Co-ordinates - Latitude	-33.710736
Site Co-ordinates - Longitude	150.935

Local Government Area

Local Government	District Name	Region Name	Primary Region
The Hills Shire	Central City District	Sydney	☒

Lot and DP

Lot and DP
3/DP1253073, 4/DP1253073, Part 1/DP1028391, Part 192/DP1249550

Site Area

What is the total site area for your development?
Site Area sqm
21,038

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?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Development for the purpose of a residential flat building, shop top housing, centre-based child care facility, retail and neighbourhood supermarket is permissible with development consent in the R1 zone under the Hills Local Environmental Plan 2019.

HDA EOI Number

233967

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

Statutory Context 2

Legislation and EPIs

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

Environmental Planning & Assessment Act 1979
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022
State Environmental Planning Policy (Transport and Infrastructure) 2021
The Hills Local Environmental Plan 2019
Biodiversity Conservation Act 2016

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](#)?*

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](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Site Map
File Name	C - Survey Plan
File Name	B - Scoping Design Report
File Name	D - Scoping Summary Table
File Name	Scoping Report - Main Works 301 Samantha Riley Drive