

SAMANTHA RILEY DRIVE

Revised Yield and Massing
301 Samantha Riley Drive, Kellyville

11 November 2025

TURNER

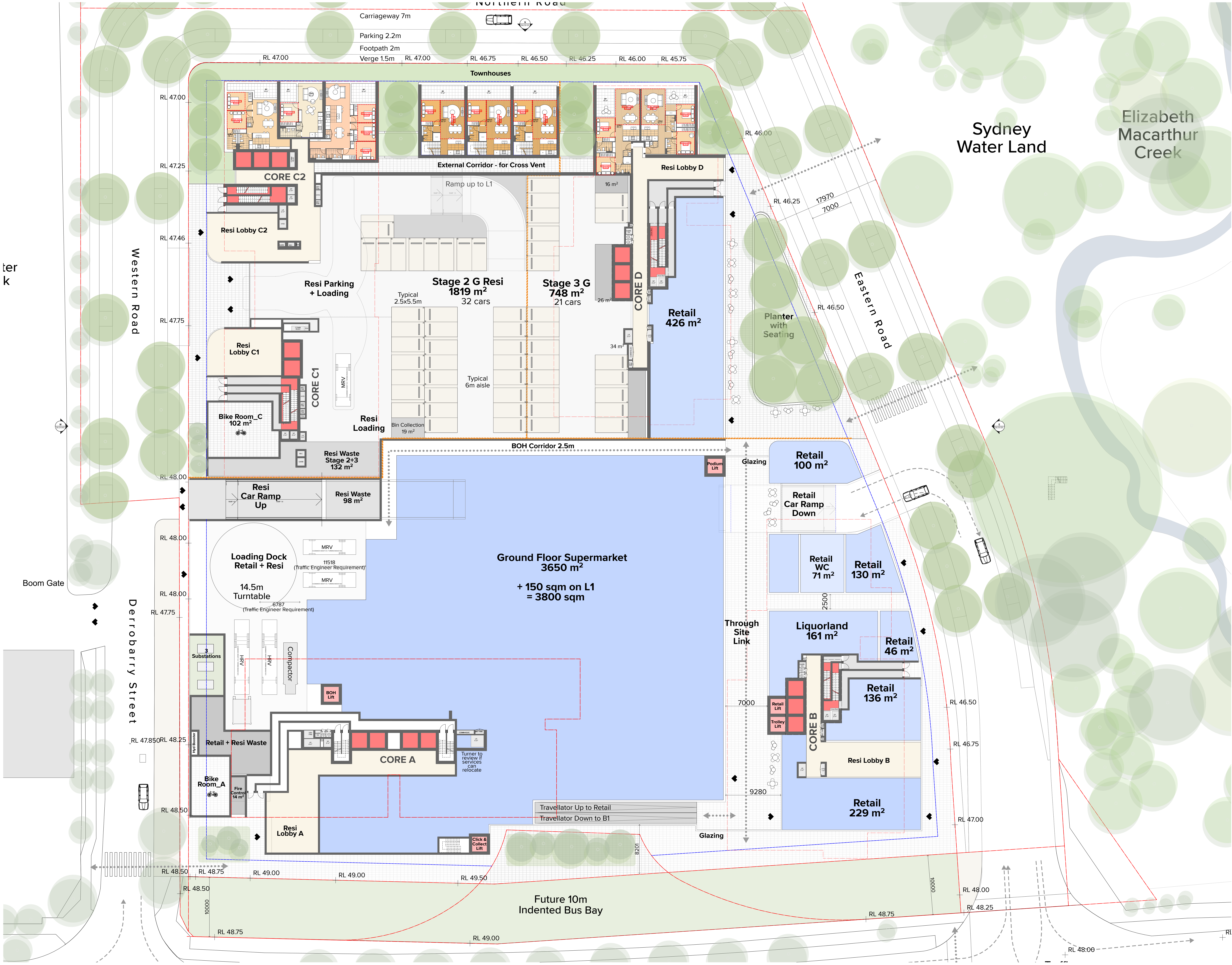


GA DRAWINGS



TURNER





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KEY PLAN

LEGEND

Rev	Date	Approved by	Status	Revision Notes
A	30/10/2025	AMYO	For Information	

Project Title
301 Samantha Riley Dr Kellyville
301 Samantha Riley Dr Kellyville NSW 2155 Australia

Client
Level 33
30A/44 Eva Street Riverwood NSW 2210 Australia

Drawing Title
GA Plans
Ground Level (New)

Scale
1:200 @ A0

Project No.
25040

Drawn by
TURNER

Status
For Information

Revision Notes
Rev A

North

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DLCS Quality Endorsed Company, 450 5000 0000, Registration Number 20476
Turner Architects Pty Ltd, 450 5000 0000, 450 5000 0000

KEY PLAN

LEGEND

Rev	Date	Approved by	Status	Revision Notes
A	30/10/2025	AMYD	For Information	Requires checking

Project Title
301 Samantha Riley Dr Kellyville
301 Samantha Riley Dr Kellyville NSW 2155 Australia

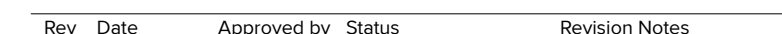
Client
Level 23
30A/44 Eva Street Riverwood NSW 2210 Australia

Drawing Title
GA Plans
Level 01

Scale 1:200 @ A0	Project No. 25040	Drawn by TURNER	North
Status For Information	Draw No. DA-110-010	Rev A	

Level 01 1:200

Level 01 1:200
Level 01 1:200
Level 01 1:200



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DLCS Quality Endorsed Company, 455 8800 9400, Registration Number 20476
Turner Architects Pty Ltd, Suite 100, 405 St Georges Road, Sydney, NSW 2000

KEY PLAN

LEGEND



Rev	Date	Approved by	Status	Revision Notes
A	30/10/2025	AMYD	For Information	

Project Title
301 Samantha Riley Dr Kellyville
301 Samantha Riley Dr Kellyville NSW 2155 Australia
Client
Level 33
30A/44 Eva Street Riverwood NSW 2210 Australia

Drawing Title
GA Plans
Level 05 (Podium Terrace)
Scale
1:200 @ A0
Status
For Information
Project No.
25040
Drawn by
TURNER
Rev
A
North

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Turner and Riley Pty Ltd, 655 8000 0000
KEY PLAN

LEGEND

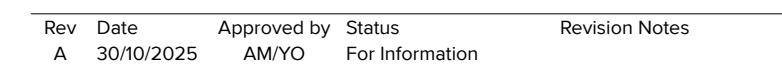


Rev	Date	Approved by	Status	Revision Notes
A	30/10/2025	AMYD	For Information	

Project Title
301 Samantha Riley Dr Kellyville
301 Samantha Riley Dr Kellyville NSW 2155 Australia
Client
Level 33
30A/44 Eva Street Riverwood NSW 2210 Australia

Drawing Title			
GA Plans Level 09 (Lower Tower Typical Plan)			
Scale	Project No.	25040	Drawn by
1:200 @ A0			TURNER
Status	Design No.	DA-110-090	Rev
For Information			A

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Project Title
301 Samantha Riley Dr Kellyville
301 Samantha Riley Dr Kellyville NSW 2155 Australia

CLIENT
Level 33
30A/44 Eva Street Riverwood NSW 2210 Australia

Drawing Title			
GA Plans			
Upper Tower Typical Plan			
Scale	Project No.	Drawn by	North
1:200 @ A0	25040	TURNER	
Status	Dwg No.	Rev	
For Information	DA-110-095	A	

MASSING VIEWS

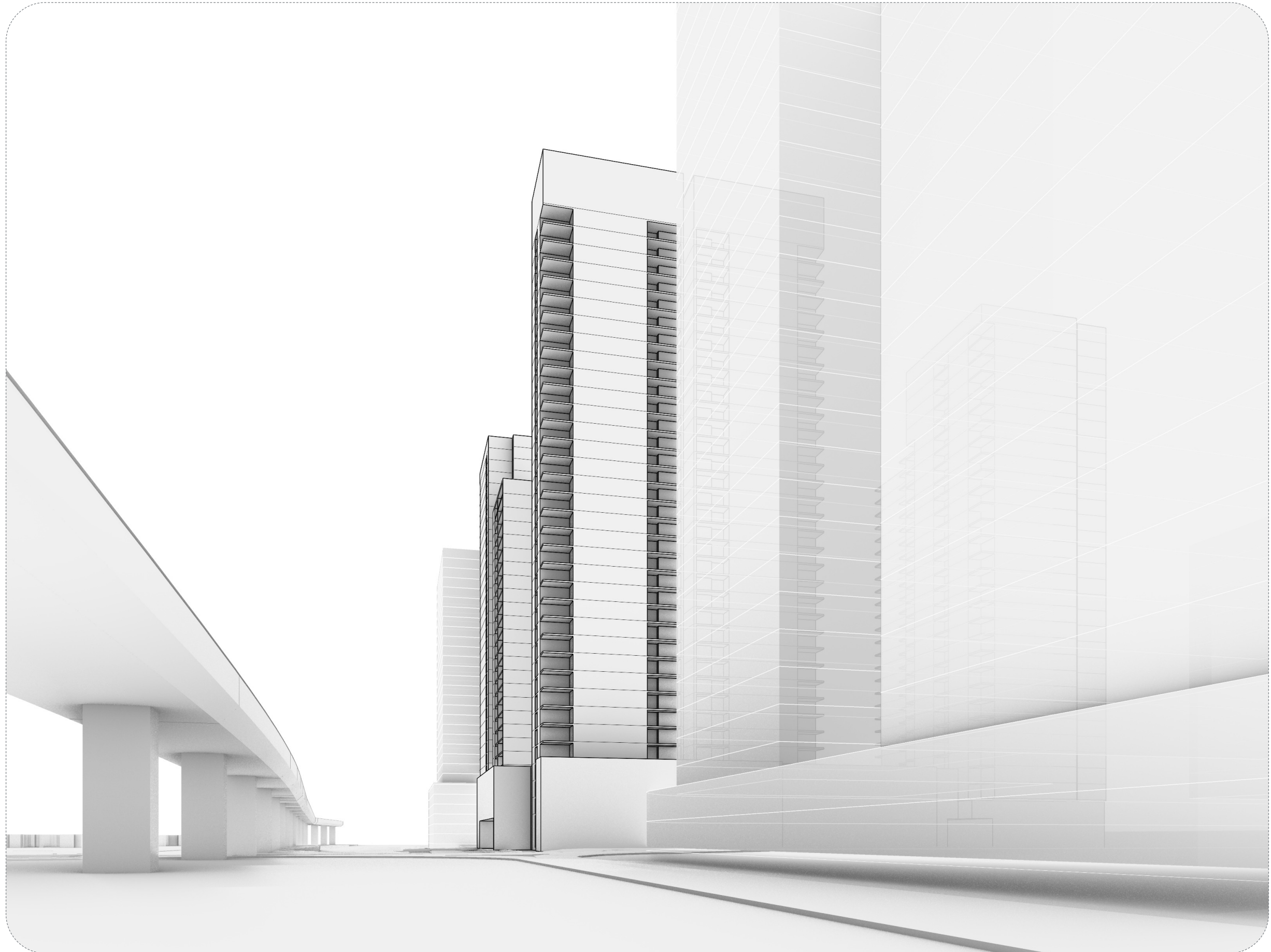


LEVEL 33

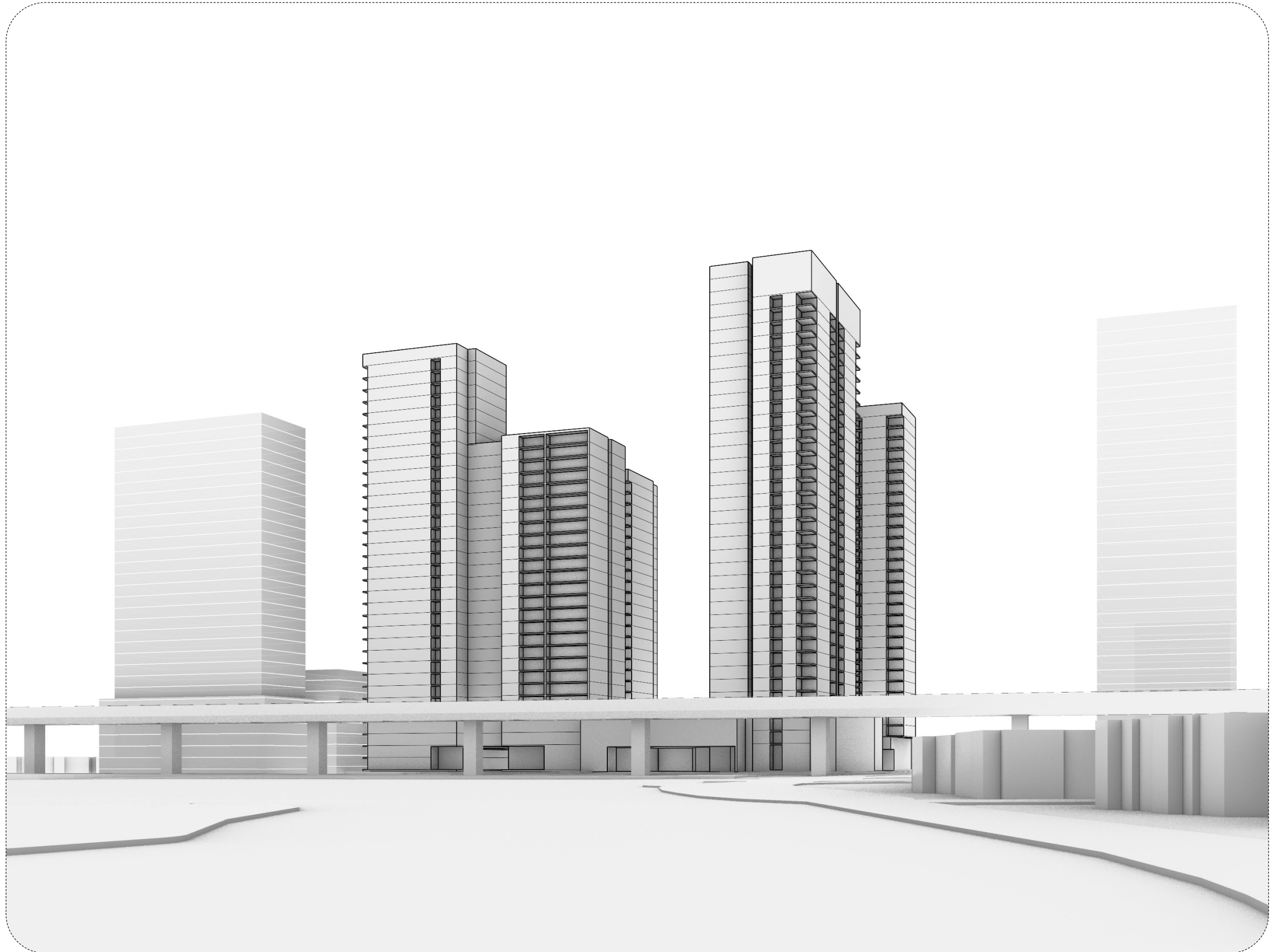
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1 - Kellyville Station



2 - Newbury Avenue



3 - Macquarie Avenue



4 - Fraser Ave



5 - Old Windsor Rd



View 1



View 2



View 3



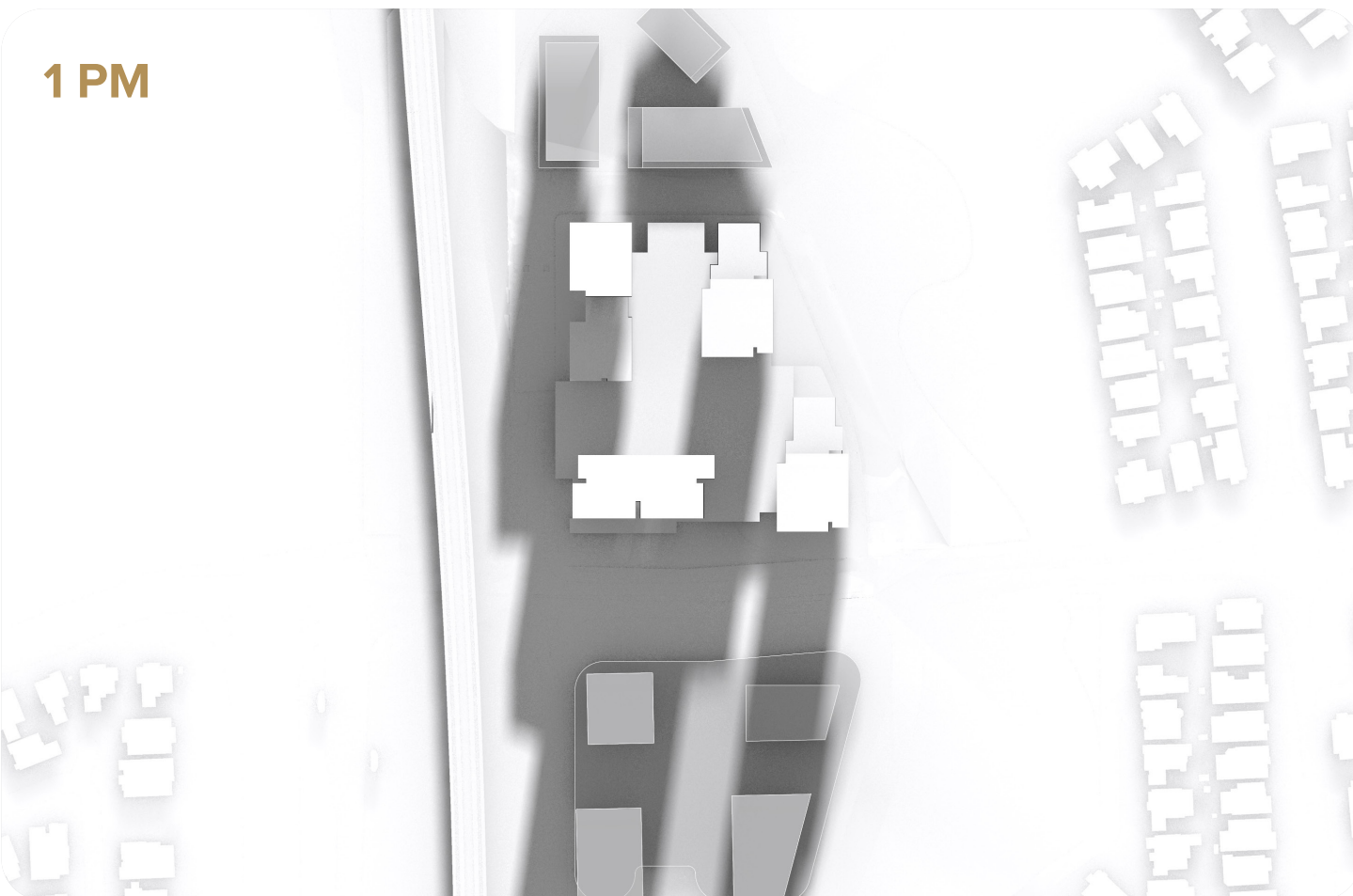
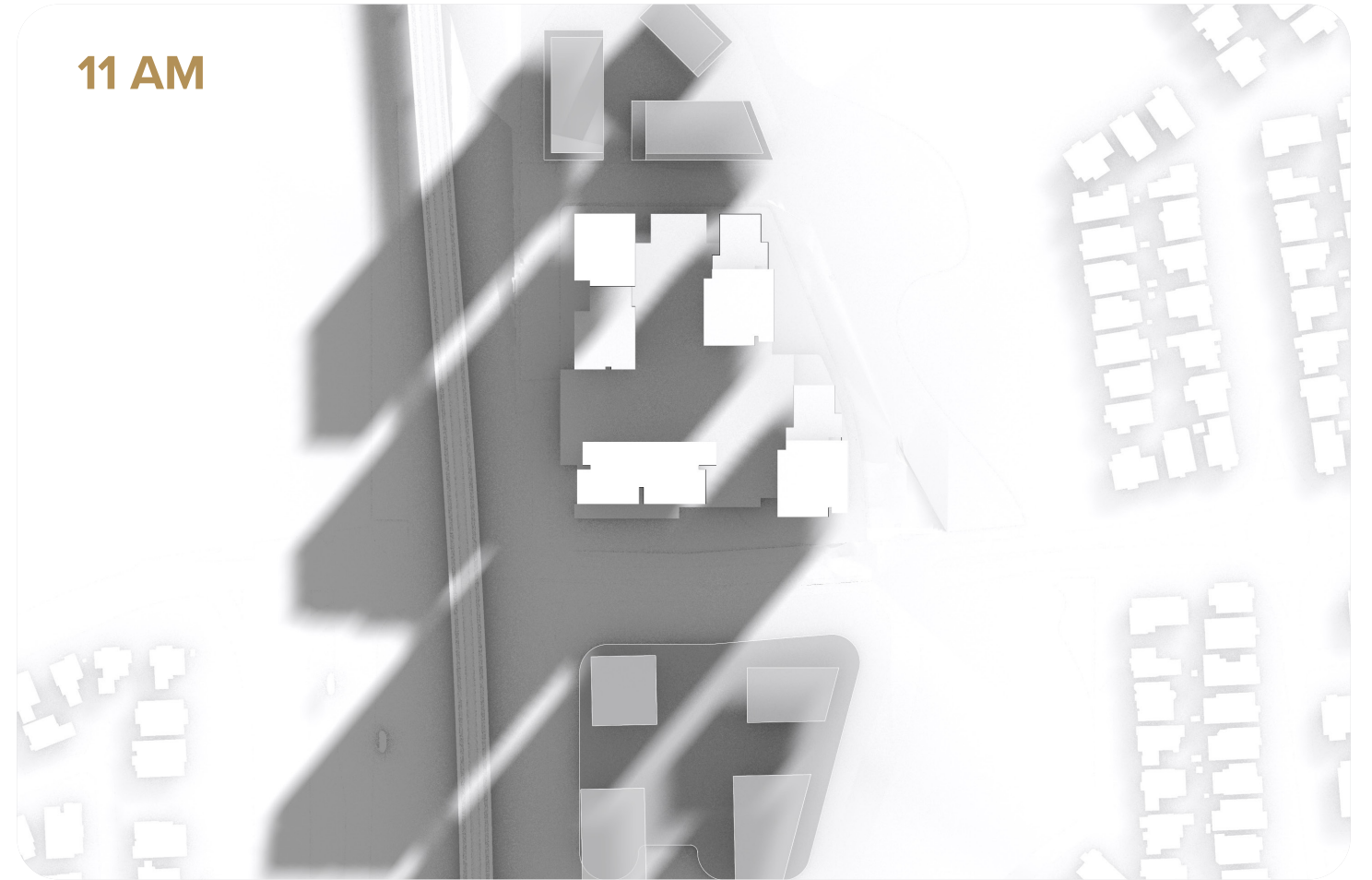
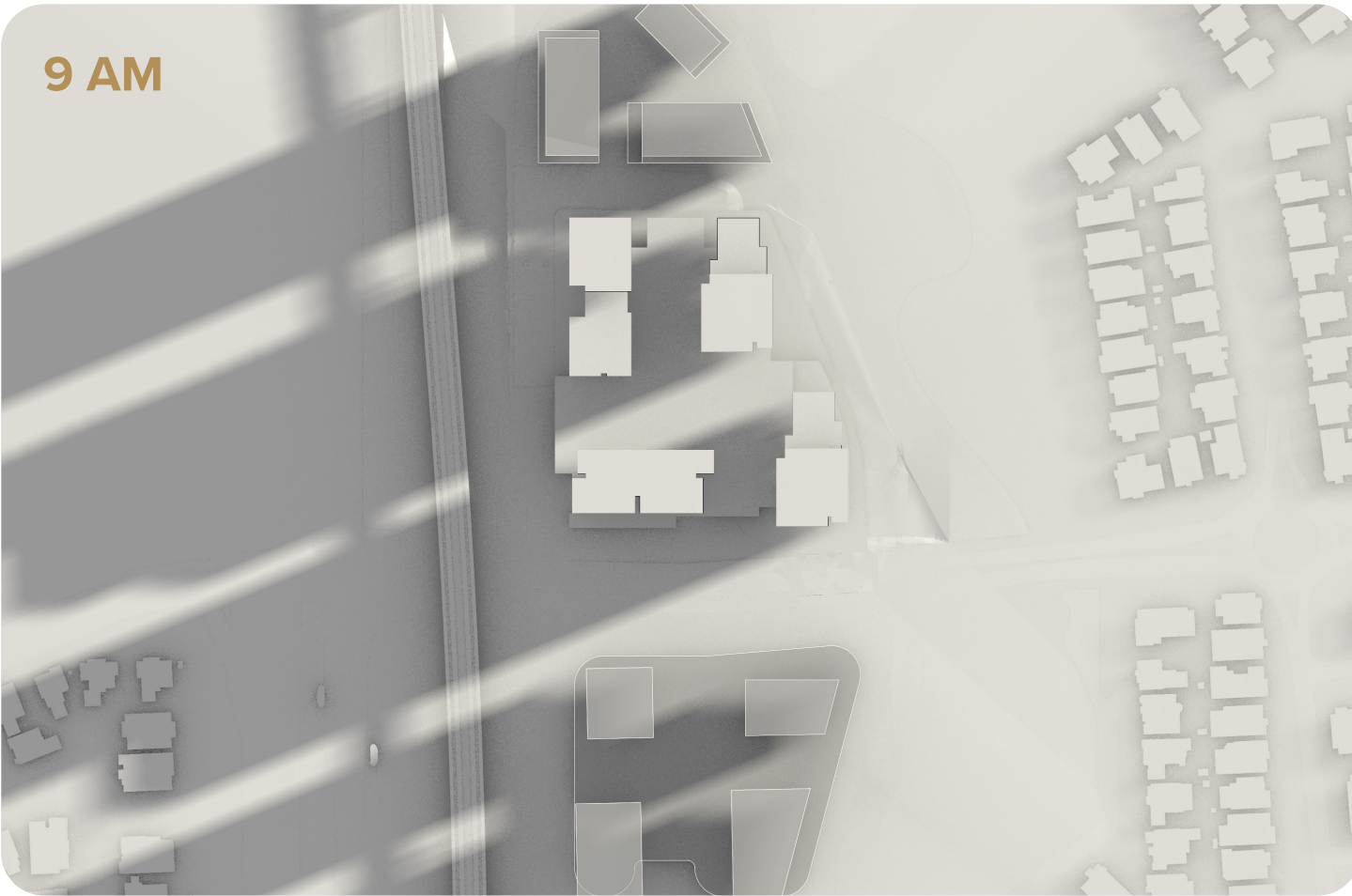
View 4

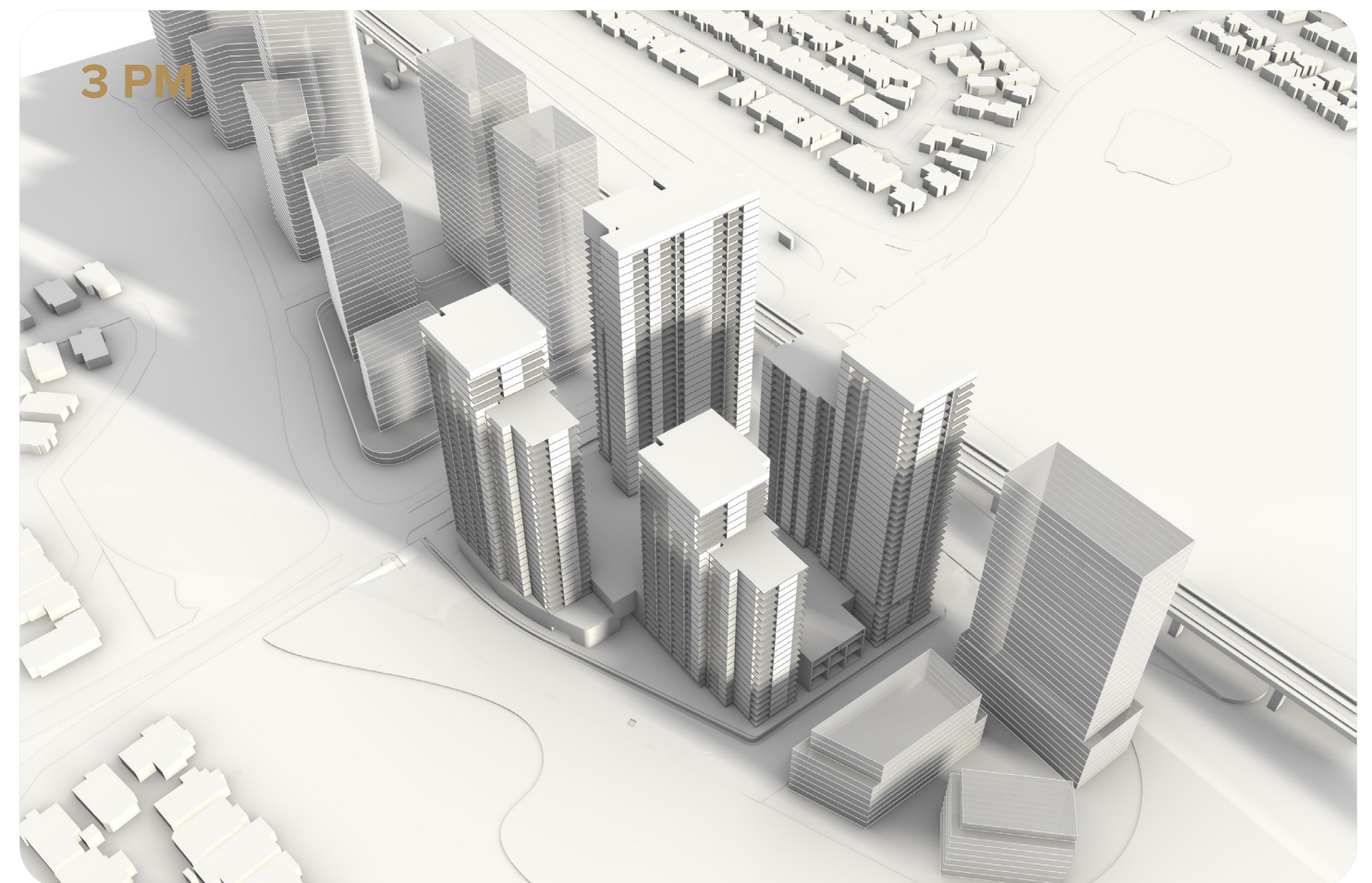
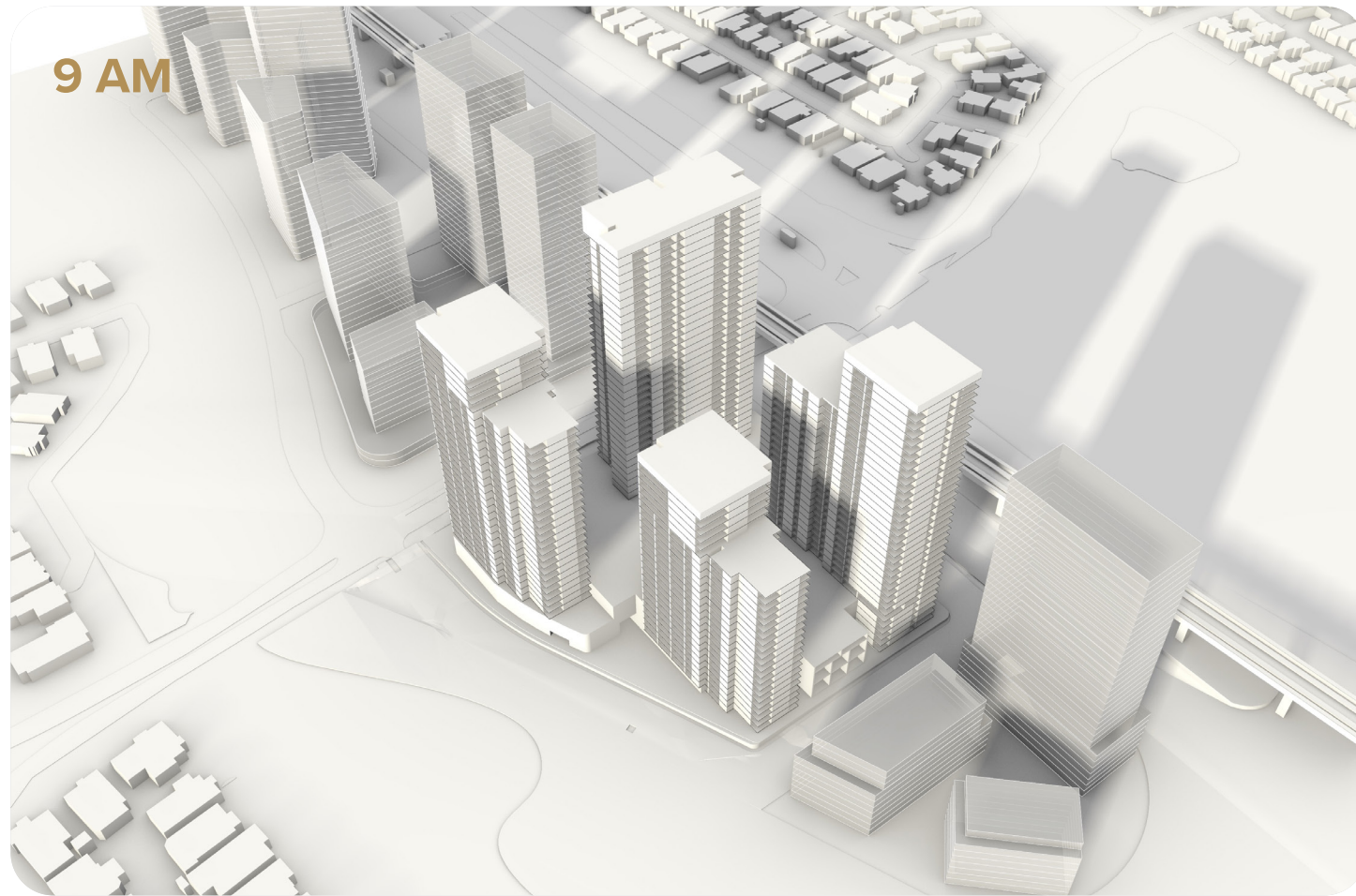


View 5



SHADOW ANALYSIS





YIELD



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25040

301 Samantha Riley Road, Kellyville
07/11/2025

Building D		
1 Bed	2 Bed	3 Bed

[illegible]

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25040

SSDA APARTMENT SUMMARY SCHEDULE
301 Samantha Riley Road, Kellyville
07/11/2025

YIELD AND MIX		1 Bed	2 Bed	3 Bed	Total Apts
Stage 1	Building A+B	145	477	22	644
	Building A	69	284	6	359
	Building B	76	193	16	285
Mix %		23%	74%	3%	

Stage 2	Building C	120	169	46	335
	Townhouses	0	3	0	3
Mix %		36%	50%	14%	

Stage 3	Building D	61	145	20	226
	Townhouses	0	0	0	0
Mix %		27%	64%	9%	

TOTAL APARTMENTS		326	791	88	1205
TOTAL MIX %		27%	66%	7%	

Townhouses	Total	0	3	0	3
Townhouse %					0%

TOTAL HOMES	326	794	88	1208
TOTAL MIX %	27%	66%	7%	100%
TARGET MIX	20%	70%	5-10%	

GFA	Resi	Retail	Childcare	Communal	
Building A	32390				
Building B	24672				
Building C	27504				
Building D	18265				
Level 5	3856			155	
Level 4	3052				
Level 3	3052				
Level 2	1521		688	841	
Level 1	1350	1456		237	
Ground Floor	1785	5745			
TOTAL GFA	117447	7201	688	1233	126569
SITE AREA	21037				
RESI FSR	5.58	0.34	0.03	0.06	TOTAL FSR 6.02