



STEVE WATSON
& PARTNERS

**16-24 LORD STREET AND 21-27
ROSEVILLE AVENUE, ROSEVILLE –
RESIDENTIAL DEVELOPMENT**

BCA Assessment Report
Report 2024/2808 R2.1

Prepared for Hycorp
November 2025



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Revision History

Revision No:	Date:	Revision Details:	Author:
R1.0	Friday, 4 April 2025	Final report	Timothy Abovian
R2.0	Monday, 3 November 2025	Updated report	Steve Watson
R2.1	Wednesday, 5 November 2025	Updated report	Steve Watson

Disclaimer:

This report is based on a desktop audit of preliminary documentation only. Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the design documentation only. It represents a compliance report for “documentation to this point in time” and will be subject to amendment and expansion as project documentation develops.



1.0 Executive Summary

This BCA Compliance Statement has been prepared by Steve Watson & Partners to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	<ul style="list-style-type: none"> ▪ 21 Roseville Avenue – Lot 9 DP1046734 ▪ 23 Roseville Avenue – Lot 66 Section B DP3277 ▪ 25 Roseville Avenue – Lot 65 Section B DP3277 ▪ 27 Roseville Avenue – Lot 64 Section B DP3277 ▪ 16 Lord Street – Lot 14 Section B DP3277 ▪ 18 Lord Street – Lot 15 Section B DP3277 ▪ 20 Lord Street – Lot 16 Section B DP3277 ▪ 22 Lord Street – Lot 17 Section B DP3277 & Lot 1 DP104781 ▪ 24 Lord Street – Lot 18 DP1173328.
Project Site Area	0.94ha

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-78996460).

2.0 Introduction

A State Significant Development Application (SSDA) was lodged for 259 residential apartments under application SSD-78996460. The application has since been modified in response to stakeholder comments with the development now seeking consent for demolition of existing buildings and structures on the site and construction of 252 residential apartments (with a similar affordable housing component).

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings and structures and removal of selected trees.
- Excavation & construction of a three-level basement.
- Construction of a residential flat building up to nine-storeys in height (RL120.45 metres) to provide 252 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

3.0 Brief Description

The proposal is for the construction of an in-fill affordable housing residential development within 400m of Roseville train station.



4.0 Detailed Description

The projects consists of the following:

- The project includes demolition of existing buildings and structures on the site and construction of 252 residential apartments with affordable housing and basement parking. Specifically, the SSDA seeks development consent for:
 - Demolition of existing buildings and structures and removal of selected trees.
 - Excavation & construction of a 3-level basement.
 - Construction of a residential flat building up to 9-storeys in height (RL120.45m) to provide 252 apartments including affordable housing, residential amenities and services.
 - Provision of 30,247.6.m2 GFA
 - Provision of:
 - 1 bedroom apartments: 29 (12%)
 - 2 bedrooms apartments: 112 (44%)
 - 3 bedrooms apartments: 101 (40%)
 - 4 bedrooms apartments: 10 (4%)
 - Provision of 344 basement car parking spaces and bicycle parking.
 - 197 of these apartments will be market housing and 55 apartments will be affordable housing (17% of overall GFA). All affordable housing units will be located in Building D.
 - Provision of residential amenities and services on site, including swimming pool, gym, lounge, media and games rooms and kids' club.
 - Provision of hard and soft landscaping.
 - Associated works for the provision of infrastructure and servicing.
 - Retention of existing significant trees and provision of landscape planting.
 - Provision of central courtyard.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 14 January 2025 and issued for the SSDA (SSD- 78996460). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
1. Built Form and Urban Design (Building Code of Australia Report)	Assess how the development complies with the relevant BCA requirements.	Section 6.0 in this report.

5.0 The Site

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

- Lot 9 DP1046734
- Lot 66 Section B DP3277



- Lot 65 Section B DP3277
- Lot 64 Section B DP3277
- Lot 14 Section B DP3277
- Lot 15 Section B DP3277
- Lot 16 Section B DP3277
- Lot 17 Section B DP3277 & Lot 1 DP104781
- Lot 18 DP1173328.

The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.

To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.

To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.

To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Shopping Village which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walk distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

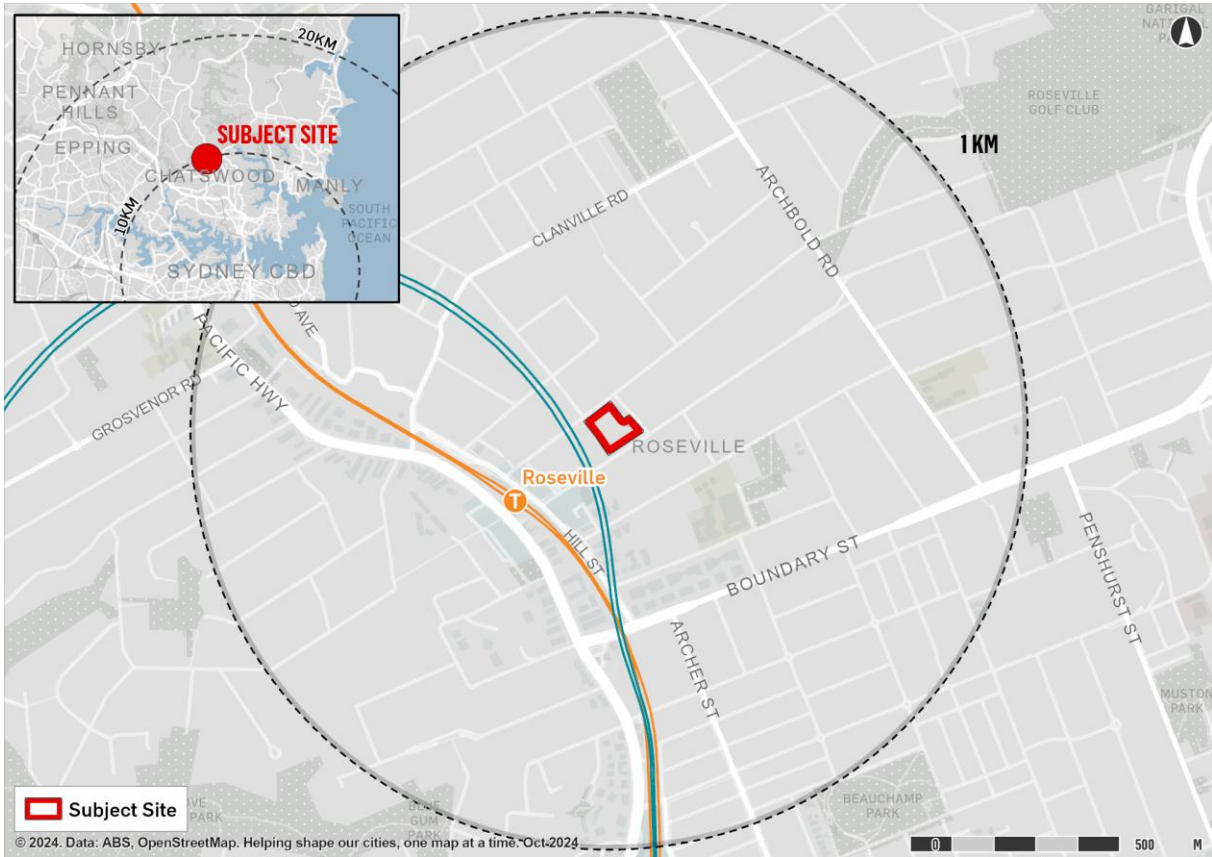
The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.

Figure 1 Site Aerial



Source: Urbis, 2025

Figure 2 Local Context



Source: Urbis, 2025



6.0 Assessment

Steve Watson and Partners have undertaken a review of the proposal and can confirm that the design shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to resolution of the following items as well as the required performance solutions tabulated below:

1. Provision of a secondary egress path from the lower ground floor loading dock area to Lord Street that will accommodate travel distances that area within the BCA or performance-based limitations that are approved for the project.
2. Compliant separation between rising and descending stair flights on ground floor in Buildings A, B and C in the form of either deemed-to-satisfy smoke separation or performance based open connections.
3. Compliant separation between rising and descending stair flights on lower ground floor in Building D in the form of either deemed-to-satisfy smoke separation or performance based open connections. It is also noted that an adequate number and arrangement of discharge corridors leading to open space must be provided as part of detailed design.
4. Fire hydrants must generally be located within fire stairs such that compliant coverage is provided throughout the building. A performance solution during detailed design may be required to permit intermediate on floor hydrants.
5. Fire hose reels must generally be located within 4m from an exit such that compliant coverage is provided throughout the building except for the Class 2 residential use areas. Compliance will need to be demonstrated as part of detailed design.
6. Fire extinguishers required within 10m of every residential SOU entry door. Compliance will need to be documented as part of detailed design.
7. Dead end Travel distance exceeds 30 m from the South East Corner of the basements under Building D. Dead end travel exceeding 30m from an area normally used by the occupants is unlikely to be supported by a Performance Solution and the exit arrangements will need to reduce the dead end travel to a distance that can be supported under a Performance Solution.

Performance Solutions:

Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
1.	Fire-resisting construction	C2D2 & S5C11	To permit skylights within trafficable roof, which will not maintain the required FRL for the floor slab.	C1P2 & C1P8
2.	Openings in fire-isolated exits	C4D9	Access hatches above fire-isolated stairs in Buildings A, B, C & D cannot comply with the BCA and require a performance solution.	C1P2 & C1P8
3.	Bounding construction	C4D12	To permit non-fire separated spaces within the public corridors open directly from and serving residential SOUs and amenity use areas on the ground floor of Buildings B & D.	C1P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
4.	Travel via fire isolated exits.	D2D12	The paths of discharge from the fire stairs on the ground floor of Buildings A, B & C necessitate passing within 6m of external wall openings that require protection unless omitted or varied under a performance solution.	D1P5 & E2P2
5.	Exit travel distances	D2D5 & D2D6	To permit the following basement travel distances: <ul style="list-style-type: none">- Up to 30m to a point of choice.- Up to 50m to an exit.- Up to 90m between alternative exits.	D1P4 & E2P2
6.	Exit travel distances	D2D5	To permit a dead end travel distance of up to 35m to a point of choice from the 'Pool Void' on basement level 01 will require a performance solution.	D1P4 & E2P2
7.	Exit travel distances	D2D5	To permit a dead end travel distance of 30m from the pool deck area on Ground level .	D1P4 & E2P2
8.	Exit travel distances	D2D5	To permit the following travel distances from residential SOUs as follows: <ul style="list-style-type: none">- Buildings A, B and C : Various distances up to 12m to a point of choice in lieu of 6m from residential SOU entry doors between ground floor to level 07.- Building D: Up to 13m to a point of choice in lieu of 6m from residential SOU entry doors between ground floor to level 07.	D1P4 & E2P2
9.	Distance between alternative exits	D2D6	To permit alternate scissor stair exit doors being located less than 9m apart in Building D.	D1P4 & E2P2
10.	Discharge from exits	D2D15	To permit alternative exits that do not discharge as far apart as practical in Buildings A, B, C & D.	D1P5 & E2P2
11.	Fire hydrants	E1D2	To permit the booster assembly not being located within sight of every main building entrance.	E1P3
12.	Sprinklers	E1D4	To permit sprinkler control valves	E1P4



Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
			being located in the basement fire pump room in lieu of having direction access to open space.	

7.0 Conclusion

We confirm the design as shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.



Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

DRAWING LIST		
SHEET NUMBER	SHEET NAME	REVISION
SSDA-000	COVER PAGE	B
SSDA-001	SITE SURVEY	B
SSDA-002	SITE PLAN	B
SSDA-003	SITE ANALYSIS PLAN	B
SSDA-004	DEMOLITION PLAN	B
SSDA-005	METRO RESERVE PLAN	B
SSDA-006	SURVEY ROOF PLAN	A
SSDA-050	DEVELOPMENT SUMMARY	B
SSDA-096	BASEMENT 03	B
SSDA-097	BASEMENT 02	B
SSDA-098	BASEMENT 01	B
SSDA-099	LOWER GROUND	B
SSDA-100	GROUND FLOOR	B
SSDA-101	LEVEL 01	B
SSDA-102	LEVEL 02	B
SSDA-103	LEVEL 03	B
SSDA-104	LEVEL 04	B
SSDA-105	LEVEL 05	B
SSDA-106	LEVEL 06	B
SSDA-107	LEVEL 07	B
SSDA-108	LEVEL 08	B
SSDA-109	ROOF LEVEL	B
SSDA-200	NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)	B
SSDA-201	EAST ELEVATION (MARTIN LANE) & WEST ELEVATION	B
SSDA-202	INTERNAL ELEVATIONS	B
SSDA-250	SECTION A & B	B
SSDA-251	SECTION C	B
SSDA-252	SECTION A & B & AXO	A
SSDA-253	SECTION C & AXO	A
SSDA-260	SECTION D, E, F & G (GROUND LEVEL INTERFACE)	B
SSDA-261	SECTION H & I (GROUND LEVEL INTERFACE)	B
SSDA-262	SECTION J & K (GROUND LEVEL INTERFACE)	B
SSDA-300	3D VISUALISATION - SHEET 01	B
SSDA-301	3D VISUALISATION - SHEET 02	B
SSDA-320	MATERIAL PALETTE	B
SSDA-400	SHADOW DIAGRAMS - JUNE 21	B
SSDA-401	SUN EYE VIEWS	B
SSDA-402	3D MASSING	B
SSDA-410	GFA DIAGRAMS - SHEET 01	B
SSDA-411	GFA DIAGRAMS - SHEET 02	B
SSDA-420	SOLAR ACCESS PLANS	B
SSDA-421	CROSS VENTILATION PLANS	B
SSDA-425	COMMUNAL OPEN SPACE AND DEEP SOIL ZONE PLANS	B
SSDA-500	PLATINUM UNIT LAYOUTS - SHEET 01	B
SSDA-501	PLATINUM UNIT LAYOUTS - SHEET 02	B