

16 December 2025

Keith Ng
Team Leader, Affordable Housing Assessments
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta, NSW, 2124

Dear Keith,

REQUEST FOR INDUSTRY SPECIFIC (HOUSING) SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – 1-3 CLANVILLE ROAD, 75 HILL STREET AND 2-4 OLIVER ROAD, ROSEVILLE

1. Introduction

This Secretary's Environmental Assessment Requirements (SEARs) request letter has been prepared on behalf of DPG Project 55 Pty Ltd (the Proponent) in relation to a proposed mixed-use State Significant Development Application (SSDA) at 1- 3 Clanville Road, 75 Hill Street and 2- 4 Oliver Road, Roseville (the site).

As of 13 June 2025, the Department of Planning, Housing and Infrastructure (DPHI) 'turned off' the transport-oriented development (TOD) controls for new SSDAs in the Ku-ring-gai local government area (LGA).

By way of background, a Scoping meeting was held with the DPHI and the Project Team on 27 August 2025 to present the preliminary vision for the site. Since this time, mediation between Council and DPHI resolved in favour of Council's alternative TOD scenario. This outcome was formalised, with Council's alternative TOD scenario published by DPHI on 14 November 2025.

The proposed development seeks to utilise the provisions of Chapter 2, Part 2, Division 1 in-fill affordable housing of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

The proposal constitutes the State Significant Development (SSD) pathway for in-fill affordable housing in accordance with schedule 26A of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) being:

- A development on land in the Eastern Harbour City with an estimated development cost (EDC) greater than \$75 million.
- A development that is not prohibited under an EPI applying to the land.
- A development that includes at least 10% affordable housing (for at least 15 years).

To support the request for SEARs, this letter sets out:

- The site, and its surrounding context;
- The proposed development;
- The statutory context; and
- SEARs reporting requirements.

This request for ISEARs is to be read in conjunction with:

- **Appendix 1** – Architectural Concept Plans, prepared by Project Design Management.
- **Appendix 2** – Preliminary Cost Plan noting that the EDC for the project will be greater than \$75 million.
- **Appendix 3** – Site survey prepared by Rygate & Company Pty Limited.

2. The Proponent

The Proponent’s details are as follows:

Table 1: Proponent details

Proponent Name	DPG Project 55 Pty Ltd
ABN	75 674 431 602
Address	Level 10, 97- 99 Bathurst Street, Sydney NSW, 2000

3. The Site

The site is located at 1- 3 Clanville Road, 75 Hill Street and 2- 4 Oliver Road, Roseville, within the Ku-ring-gai LGA. The site has an area of approximately 5,523sqm and is an irregular polygon in shape. An aerial image of the site is provided below.



Figure 1: Aerial photograph of the site, outlined in red (Source: Nearmap)

The site comprises multiple allotments being:

Table 2: Legal site description

Address	Lot / DP number	Area
1 Clanville Road	SP85656	1597 sqm
3 Clanville Road	Lot 12 DP 11475	1546 sqm
75 Hill Street	Lot 1 DP 1231755	654 sqm
2 Oliver Road	SP13419	757 sqm
4 Oliver Road	Lot D DP395583	969 sqm

The properties at 75 Hill Street and 4 Oliver Road are currently occupied by existing dwelling houses with swimming pools, trees and landscaping. The property at 1 Clanville Road is occupied by 6 semi-detached dwellings and basement parking and the property at 2 Oliver Road is occupied by an existing 2-storey residential flat building. The site benefits from approximately 120m of street frontage to Hill Street at the south. The existing improvements on the site are depicted at a high-level in the images below.



Figure 2: Existing improvements (Source: Google maps)

3.1 Site Characteristics

The key characteristics of the site are summarised as follows:

Table 3: Site characteristics

Site characteristic	Relevant mapping
Access and location Access to the site is via Hill Street to the south, Oliver Road to the east and Clanville Road to the west. The site is located approximately 150m walking distance from Roseville town centre and 250m from Roseville Station and is therefore defined as being in an ‘accessible area’ in accordance with schedule 10 of the Housing SEPP.	 Local Context - Site boundary - Town centre 400 meter catchment - Train station - Train route 0 100 200 m GYDE Consulting has prepared this map using OpenStreetMap data as the base map and public transport data sourced from the NSW Government's Transport Open Data Hub. Figure 3: Surrounding Context (Source: Gyde)
Topography There is a gradual slope from the north-west corner to the south-east corner of the site of approximately 9 metres.	
Heritage The site is located within a heritage conservation area (HCA #35 – The Grove Conservation Area), though is not a heritage item. The site is located in proximity of several heritage items: • I122 Dwelling house • 14 The Grove • I123 Dwelling house • 16 The Grove • I101 “Gooyong” Dwelling house • 10 Clanville Road • I102 “Luton”, Dwelling house • 14 Clanville Road	 Heritage - Site boundary - Conservation Area - General - Item - General 0 25 50 m GYDE Consulting has prepared this map using Environmental Planning Instruments (EPI) data sourced from the NSW Government Planning Portal, current as at 28 July 2025. Figure 4: Heritage map (Source: Gyde)

Biodiversity

The site is not mapped as containing terrestrial biodiversity values, as illustrated in Figure 5.

However, the site is mapped as containing a small area of biodiversity values in the north eastern corner of the site, as illustrated in Figure 6.

A suitably qualified ecologist will carry out a preliminary biodiversity investigation in due course and ascertain whether a Biodiversity Development Assessment Report is required. Regardless relevant legislation will be satisfied.

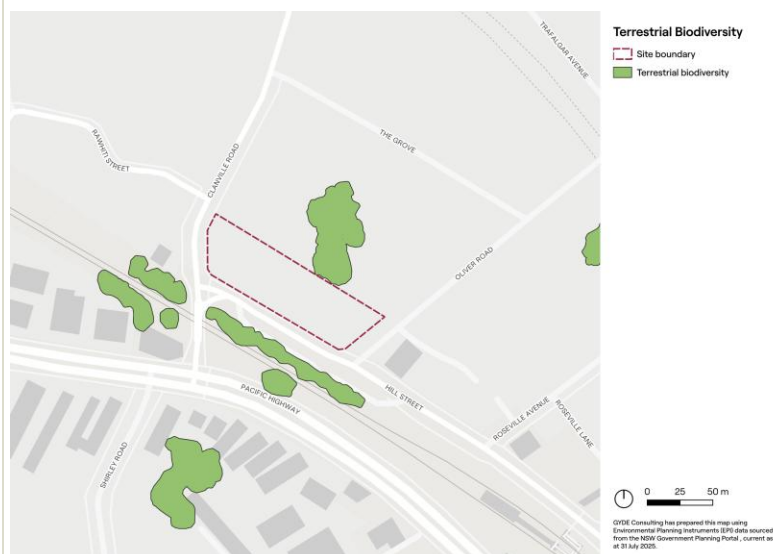


Figure 5: Terrestrial biodiversity values map (Source: Gyde)

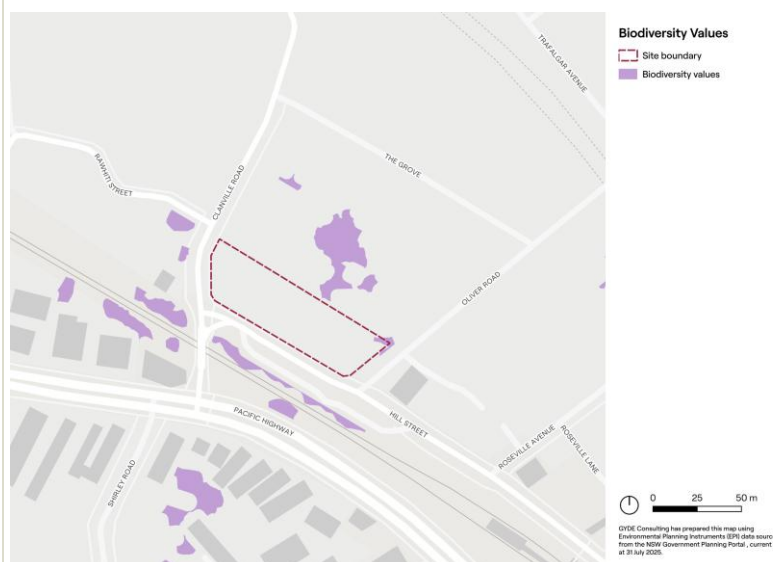


Figure 6: Biodiversity values map (Source: Gyde)

4. Development History

As of 03 December 2025, there are no relevant approvals or applications that apply to the site.

5. The Proposed Development

At a high-level, the proposal is for the demolition of existing dwellings on the site and the construction of a multi-storey mixed-use development comprising ground floor retail with residential units above, and associated site works. Access is proposed via Hill Street.



Figure 7: Extract of preliminary site plan (Source: Projected Design Management)

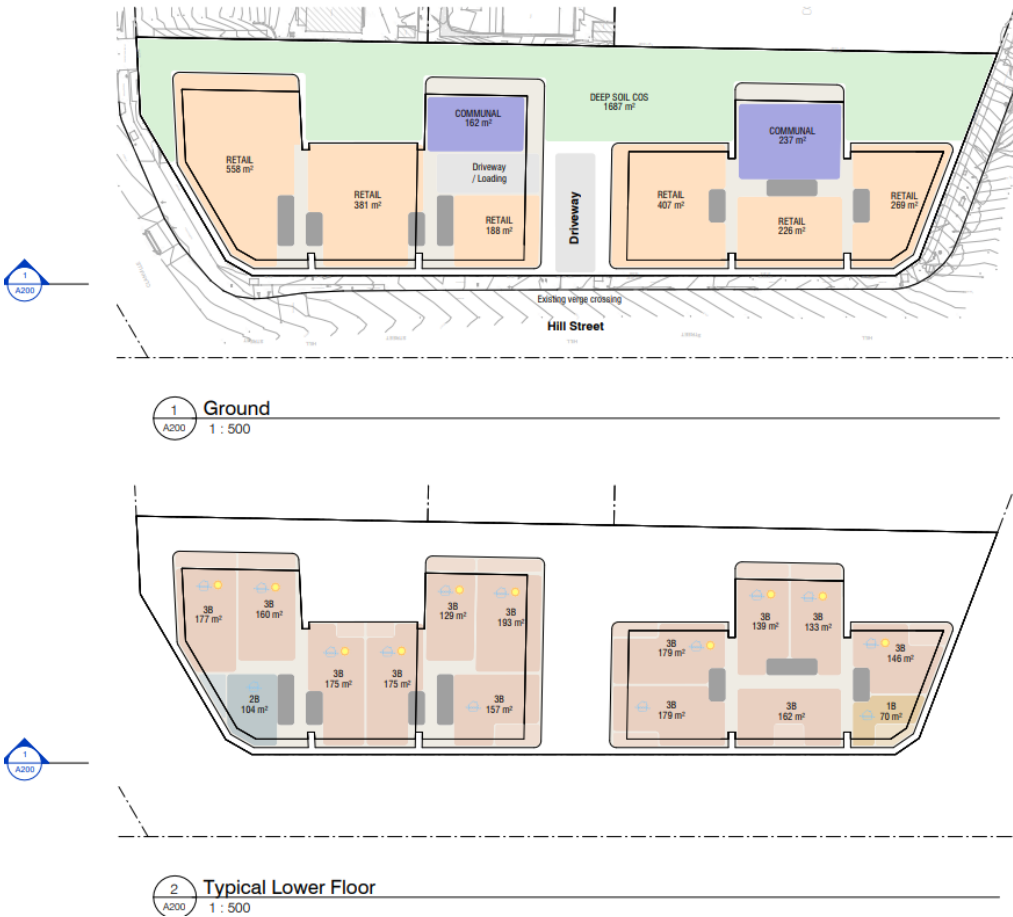


Figure 8: Indicative ground and lower residential floor plate (Source: Projected Design Management)

The proposal will provide:

- a) 15% of the total GFA as affordable housing for a minimum of 15 years to be managed by a Community Housing Provider; and
- b) An additional 2% of the total GFA as affordable housing to satisfy the affordable housing requirements of clause 6.14 of the KLEP 2015.

Refer to the accompanying Concept Architectural Plans (Appendix 1) for further details of the proposed development.

6. Zoning and permissibility

The site is zoned E1 Local Centre under the *Ku-ring-gai Local Environmental Plan 2015*.

Shop top housing is permissible with development consent in the E1 zone pursuant to the KLEP.

The development is anticipated to comply with the maximum established development standards applying to the site being a floor space ratio of 3.25:1 and height of buildings of 29.25 metres, which utilises the full 30% uplift in Chapter 2 of the Housing SEPP (refer to Sections below for further details).

The final height and GFA of the development are subject to further design refinement as part of the SSDA design development process.

7. Statutory Planning Context

7.1 Power to grant approval

Division 4.7 of the *Environmental Planning & Assessment Act 1979* (the Act) establishes a specific framework to consider projects classed as SSD. SSD is development deemed to be of State significance and includes certain classes of development above a certain value, that are regarded as important to the NSW Government.

Section 4.36(2) of the EP&A Act states that:

“A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.”

Schedule 1 of the Planning Systems SEPP sets out the criteria for development that is declared to be SSD.

Schedule 1 Section 26A states:

- (1) Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—
- (a) the part of the development that is residential development has an estimated development cost of—
 - (i) for development on land in the Eastern Harbour City, Central River City or Western Parkland City in the Six Cities Region—more than \$75 million, or
 - (ii) for development on other land—more than \$30 million

Chapter 2, Part 2, Division 1 of the Housing SEPP applies to the proposed development (this is considered further below) as:

- The residential component of the development has an EDC greater than \$75 million; and
- The proposal does not involve development prohibited under an EPI applying to the land (noting that shop top housing developments are permitted with consent in the E1 land use table in the KLEP 2015).

Therefore, the development is declared SSD in accordance with section 26A of the Planning Systems SEPP.

7.2 Other approvals

Section 4.41 of the Act stipulates certain authorisations that are not required for SSD. Additionally, section 4.42 of the Act stipulates certain authorisations that cannot be refused if they are necessary for carrying out SSD. These are set out below.

Table 4: Summary of other approvals

NSW Legislation	Requirement for subject application
Approvals that do not apply to State Significant Development	
Fisheries Management Act 1994	No
Heritage Act 1977	Likely, however not applicable to SSD.
National Parks and Wildlife Act 1974	No
Rural Fires Act 1997	No
Water Management Act 2000	No.
Legislation that must be applied consistently	
Fisheries Management Act 1994	No
Mine Subsidence Compensation Act 1961	No
Mining Act 1992	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	Likely, will be confirmed in the EIS preparation stage.
Pipelines Act 1967	No

7.3 Pre-conditions to exercising power to grant approval

The table below identifies pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent.

Table 5: Pre-Conditions to Exercising Power to Grant Approval

Legislation	Pre-condition and Response
<i>Biodiversity Conservation Act 2016</i>	Pursuant to section 7.9 of this instrument, SSDAs must be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head, and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values. This determination is referred to as a BDAR Waiver. A preliminary assessment will be undertaken and if acceptable by the Proponent's expert, a BDAR Waiver request will be prepared and submitted to the DPHI.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	As relevant, the pre-conditions in the TISEPP will be addressed as part of the future EIS.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Chapter 4, Clause 7 requires that a consent authority is not to consent to the carrying out of development unless it is satisfied that the land is suitable, or can be made suitable, for its future intended use. A contamination investigation(s) will be undertaken and submitted with the EIS demonstrating the site is suitable in its current condition or is capable of being made suitable for its proposed use.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Chapter 6, section 6.6(2) and 6.7(2), 6.9(2) of the BCSEPP note that development consent must not be granted for development on land in a regulated catchment unless the consent authority is satisfied that the development satisfies the matters set out with respect to water quality, impacts on biodiversity, availability of recreation uses.

Legislation	Pre-condition and Response
	The development is located in the Sydney Harbour Catchment, a regulated catchment. The matters referenced will be addressed in the EIS.
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	Chapter 2 Section 2.1 notes that development consent must not be granted to certain BASIX development unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified. The development is defined as BASIX affected development under the EP&A Regs and this section applies. The embodied emissions will be quantified as part of the EIS.
Ku-ring-gai LEP	The pre-conditions in the Ku-ring-gai LEP are considered further in the Section below.

7.4 Mandatory matters for consideration

The table below identifies relevant matters that the consent authority will be required to consider in deciding whether to grant consent to the SSDA. These matters will each be addressed in the EIS.

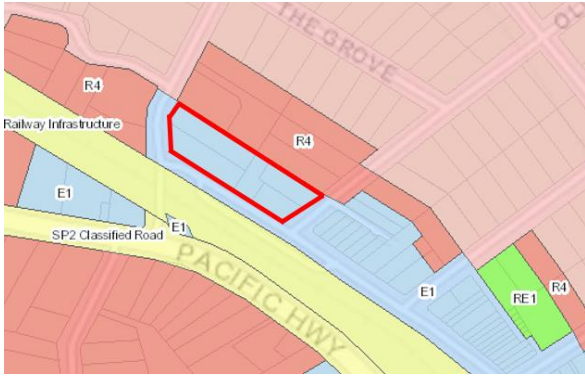
Table 6: Relevant Matters for Consideration

Legislation	Matters for Consideration	Comment
<i>Environmental Planning and Assessment Act 1979</i>		
Section 1.3	<i>Objects of the Act.</i>	An assessment against the objects of the Act will be provided in the EIS.
Section 4.15	a) <i>the provisions of:</i> <i>relevant environmental planning instruments</i> <i>any proposed instrument that is or has been subject of public consultation under the Act</i> <i>any development control plan</i> <i>any planning agreement</i> <i>the regulations</i> b) <i>likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i> c) <i>suitability of the site for the development</i> d) <i>any submissions made in accordance with the Act or Regulations</i> e) <i>the public interest.</i>	Section 4.15 of the Act will be assessed in the EIS and supporting documentation for the SSD.
<i>Environmental Planning and Assessment Regulations 2021</i>		
Section 61	(1) <i>In determining a development application for the demolition of a building, the consent authority must consider the Australian Standard AS 2601—2001: The Demolition of Structures.</i>	Demolition will be proposed in accordance with the relevant standard.
<i>State Environmental Planning Policy (Housing) 2021</i>		
Chapter 2 Affordable Housing. Part 2, Division 1 In-fill affordable housing	15(c) Development to which division applies (1) <i>This division applies to development that includes residential development if—</i> (a) <i>the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and</i> (b) <i>the affordable housing component is at least 10%, and</i>	The site is zoned E1 Local Centre. Shop top housing is permitted with development consent pursuant to the KLEP. The proposal will provide at least 15% affordable housing under Chapter 2 of the Housing SEPP, representing a minimum of 2,692.46sqm of in-fill

Legislation	Matters for Consideration	Comment
		affordable housing GFA. This will be managed by a CHP for at least 15 years.
	(c) all or part of the development is carried out— (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven local government area—in an accessible area, or (ii) for development on other land—within 800m walking distance of land in a relevant zone or an equivalent land use zone.	The site is in an 'accessible area' being within 250m of Roseville Station.
	(2) Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this division.	Any affordable housing required under another EPI will not be counted towards the affordable housing required by this Section.
	16 Affordable housing requirements for additional floor space ratio	
	(1) The maximum floor space ratio for development that includes residential development to which this division applies is the maximum permissible floor space ratio for the land plus an additional floor space ratio of up to 30%, based on the minimum affordable housing component calculated in accordance with subsection (2).	The development will deliver 15% GFA as in-fill affordable housing (in addition to the 2% GFA provided in accordance with Clause 6.14 of the KLEP. The applicable FSR pursuant to the KLEP is 2.5:1. A 30% increase equates to an FSR of 3.25:1. The proposal is anticipated to be compliant with the maximum permissible FSR. At this stage, a clause 4.6 variation request is not anticipated.
	(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows— $\text{affordable housing component} = \frac{\text{additional floor space ratio}}{(\text{as a percentage})} \div 2$	The proposal seeks a maximum FSR of 30% above the maximum permissible floor space, therefore a minimum of 15% of the proposed floor space must be for affordable housing purposes (noting that an additional 2% is required to satisfy the KLEP's affordable housing provision). Therefore, 15% of the total GFA or at least 2,692.46sqm is provided as in-fill affordable housing for at least 15 years and an additional 2% as AH under Council's controls. This equates to approx. 305.15sqm.
	(3) If the development includes residential flat buildings or shop top housing, the maximum building height for a building used for residential flat buildings or shop top housing is the maximum permissible building height for the land plus an additional building height that is the same percentage as the additional floor space ratio permitted under subsection (1). Example— Development that is eligible for 20% additional floor space ratio because the development includes a 10% affordable housing component, as calculated under subsection (2), is also eligible for 20% additional building height if the	The applicable building height pursuant to the KLEP is 22.5m. In accordance with section 16 of the Housing SEPP, a 30% FSR bonus is sought through the provision of 15% of the total GFA of the development to be allocated towards in-fill affordable housing. Therefore, and in accordance with section 16(3) of the Housing SEPP, the maximum height for the site is also 30% greater than the maximum permissible height (being 22.5m). The

Legislation	Matters for Consideration	Comment
	<i>development involves residential flat buildings or shop top housing.</i>	30% bonus will increase the maximum permissible height to 29.25 metres. The proposal is anticipated to sit below the 29.25m height limit. At this stage, a clause 4.6 variation request is not anticipated.
	<i>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</i>	Not applicable – an FSR control applies.
	19 Non-discretionary development standards – the Act, s4.15	
	<i>(1) The object of this section is to identify development standards for particular matters relating to residential development under this division that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.</i> <i>Note—</i> <i>See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.</i>	Noted.
	<i>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—</i> <i>(a) a minimum site area of 450m²,</i>	The subject site area is approximately 5,523 sqm.
	<i>(b) a minimum landscaped area that is the lesser of—</i> <i>(i) 35m² per dwelling, or</i> <i>(ii) 30% of the site area,</i>	Further details on the landscaping proposal for the development will be provided at the EIS stage. The scheme is expected to deliver at least the minimum landscaped area required.
	<i>(c) a deep soil zone on at least 15% of the site area, where—</i> <i>(i) each deep soil zone has minimum dimensions of 3m, and</i> <i>(ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site,</i>	Not applicable – refer to s19(3) below.
	<i>(d) living rooms and private open spaces in at least 70% of the dwellings receive at least 3 hours of direct solar access between 9am and 3pm at mid-winter,</i>	Not applicable – refer to s19(3) below.
	<i>(e) the following number of parking spaces for dwellings used for affordable housing—</i> <i>(i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces,</i> <i>(ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces,</i> <i>(iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space,</i>	The proposal will achieve at least the minimum non-discretionary standards set out in the Housing SEPP. The final car parking provision will be agreed as part of the design development and is anticipated to comply with these requirements.
	<i>(f) the following number of parking spaces for dwellings not used for affordable housing—</i> <i>(i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces,</i> <i>(ii) for each dwelling containing 2 bedrooms—at least 1 parking space,</i>	The proposal will achieve at least the minimum non-discretionary standards set out in the Housing SEPP. The final car parking provision will be agreed as part of the design development and is anticipated to comply with these requirements.

Legislation	Matters for Consideration	Comment
	<i>(iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces,</i>	
	<i>(g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development,</i>	Noted – an assessment will be undertaken as part of the EIS.
	<i>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</i>	Noted – Chapter 4 applies to this development. Accordingly, subsection (2)(c) and (d) do not apply.
	20 Design Requirements	
	<i>(1) Development consent must not be granted to development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces) under this division unless the consent authority has considered the Low Rise Housing Diversity Design Guide, to the extent to which the guide is not inconsistent with this policy.</i>	Not applicable – refer to 20(2) which identifies that subsection (1) does not apply to development to which Chapter 4 applies.
	<i>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</i>	Noted.
	<i>(3) Development consent must not be granted to development under this division unless the consent authority has considered whether the design of the residential development is compatible with— (a) the desirable elements of the character of the local area, or (b) for precincts undergoing transition—the desired future character of the precinct.</i>	A detailed assessment will be undertaken as part of the EIS noting the proposal will reflect the desired future character of the area and take into account the 'saved' TOD provisions.
	21 Must be used for affordable housing for at least 15 years	
	<i>(1) Development consent must not be granted to development under this division unless the consent authority is satisfied that for a period of at least 15 years commencing on the day an occupation certificate is issued for the development— (a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and (b) the affordable housing component will be managed by a registered community housing provider.</i>	Noted – the Proponent commits to this outcome, and it is their expectation this will be conditioned by the Department at the consent stage.
	<i>(2) This section does not apply to development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation.</i>	Not applicable.
Chapter 4 Design of Residential Apartment Development	<i>142 Aims of chapter – 149 Apartment Design Guide prevails over development control plans</i>	Compliance with the relevant standards (i.e. s148 non-discretionary standards, where relevant) and the ADG will be demonstrated in the EIS and supporting documentation.
Chapter 5 Transport oriented development	TOD has been turned off for the site.	

Legislation	Matters for Consideration	Comment
State Environmental Planning Policy (Planning Systems) 2021		
Chapter 4 Schedule 1 State significant development—general	26A: In-fill affordable housing (1) <i>Development to which <u>State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1</u> applies if—</i> a. <i>the part of the development that is residential development has an estimated development cost of—</i> i. <i>for development on land in the Eastern Harbour City, Central River City or Western Parkland City in the Six Cities Region—more than \$75 million, or</i> ii. <i>for development on other land—more than \$30 million, and</i> b. <i>the development does not involve development prohibited under an environmental planning instrument applying to the land.</i>	The residential component of the development is anticipated to have an EDC greater than \$75 million and provide in-fill affordable housing. Hence the project is SSD.
Ku-ring-gai Local Environmental Plan 2015		
Land use zone	The site is zoned E1 Local Centre. 	Shop top housing is permissible with development consent in the E1 zone pursuant to the KLEP.
Height of buildings	The site has a HoB control of 22.5m. 	The applicable HoB pursuant to the KLEP is 22.5m. The 30% bonus will increase the maximum permissible height to 29.25 metres. The proposal is anticipated to sit below the 29.25m height limit. At this stage, a clause 4.6 variation request is not anticipated.
Floor space ratio	The site has an FSR control of 2.5:1.	The applicable FSR pursuant to the KLEP is 2.5:1. A 30% increase equates to an FSR of 3.25:1. The proposal is anticipated to be compliant with the maximum permissible FSR. At this stage, a clause 4.6 variation request is not anticipated.

		
LMR exclusion area	The site is located in an LMR exclusion area.	Noted.
Affordable housing	The site is subject to 2% affordable housing contribution pursuant to the KLEP. 	15% of the total GFA as affordable housing for a minimum of 15 years to be managed by a Community Housing Provider pursuant to the IAH provisions in the Housing SEPP. An additional 2% of the total GFA as affordable housing to satisfy the affordable housing requirements of clause 6.14 of the KLEP 2015.
Active street frontages	The site has active street frontages mapped to all three frontages. 	The proposal will be designed to ensure active street frontages to all three frontages particularly through activation of the proposed ground floor retail uses.
Land reservation acquisition	The site is not mapped for land reservation acquisition. The site to the north east is mapped for local open space (RE1).	N/A.
Minimum lot size	The site is not subject to a minimum lot size.	N/A.

8. Community housing provider

In accordance with section 21 of the Housing SEPP, the affordable housing component for the development required under section 16 of the Housing SEPP will be managed by a registered community housing provider for at least 15 years. Details of the community housing provider will be provided in the EIS following issuing of ISEARs.

9. SEARs reporting requirements

In December 2024, the Department released revised Industry Specific Housing SEARs. These assessment requirements apply to eligible applications for development that is specified in several sections of schedule 1 of the Planning Systems SEPP including s26A relating to infill affordable housing.

The table below identifies the SSDA supporting documentation in response to each Housing ISEAR.

Table 7: Key issues and supporting documentation

ISEAR & Supporting Documentation	Yes	No	Justification for 'if required' matters
1. Statutory context - EIS - Clause 4.6 variation (if required)	•		A clause 4.6 variation request will accompany the SSDA <i>should</i> the height development standard be varied.
2. EDC report	•		
3. Contributions and public benefit - Address in EIS	•		
- Draft planning agreement (if required)		•	At this stage, it is not anticipated a Planning Agreement will be required for the project.
4. Engagement - Engagement report	•		
5. Design quality - Design excellence strategy (where design excellence is required by an EPI. - Competition report (where a competitive design process has been held.		•	There is no trigger for a design excellence competition under the KLEP 2015. Hence, this part of SEAR no.5 is irrelevant in the context of the site's characteristics and therefore the proposal.
- Design review report (where a project has been reviewed by the SDRP)	•		It is understood that DPHI will advise the Proponent if the proposal is required to be considered by the State Design Review Panel. If required, design advice provided by the Panel will be addressed as part of the detailed architectural and landscape design packages including Design Report to be submitted with the SSDA.
6. Built form and urban design - Architectural drawings	•		
- Design report	•		
- Survey plan	•		
- Schedule of colours, materials and finishes	•		
- Design verification statement	•		
7. Environmental amenity - Shadow diagrams	•		
- Chapter 4 Housing SEPP Assessment (ADG)	•		
- View impact analysis		•	The site is not understood to be affected by any valued views.
8. Visual impact - Visual impact analysis	•		A visual impact analysis will be sufficient to demonstrate the visual impact of the

ISEAR & Supporting Documentation	Yes	No	Justification for 'if required' matters
- Visual impact assessment		•	proposal as the site is not a visually prominent site and the scale of development proposed is consistent with the future character of the locality set by the relevant planning controls and nearby 'saved' TOD sites.
9. Transport - Transport impact assessment - Preliminary construction traffic management plan (if required)	•		
10. Noise and Vibration - Noise and vibration impact assessment	•		
11. Water Management - Integrated water management plan	•		
12. Ground and water conditions - Geotechnical assessment	•		
- Groundwater impact assessment (if required)		•	At this stage, these assessments/plans are not considered necessary in the context of the site/proposal. Should the geotechnical engineer identify the site is affected/the assessment is required, they will be prepared to accompany the SSDA.
- Salinity management plan (if required)		•	
- Acid sulfate soils management plan (if required)		•	
13. Contamination and remediation - Preliminary site investigation - Detailed site investigation (if required) - Remedial action plan (if required) - Preliminary long-term environmental management plan (if required)	•		Contamination investigations will be undertaken to satisfy section 4.6 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> and ISEAR no.13.
14. Trees and landscaping - Landscape plan - Arboricultural impact assessment	•		
15. Ecologically sustainable development - ESD report - BASIX certificate	•		
16. Biodiversity - Biodiversity development assessment report or BDAR waiver	•		The site is mapped as containing a small area of biodiversity values in the north eastern corner of the site. The site is not affected by 'terrestrial biodiversity' in the NSW Spatial Viewer, see below. The Biodiversity Conservation Act 2016 (BC Act) lists and protects threatened species, populations and ecological communities that are under threat of extinction in NSW. Impacts to threatened species and endangered ecological communities listed under the BC Act are required to be assessed in accordance with Section 7.3 of the BC Act and applicants must also consider whether their proposal will exceed the following Biodiversity Offset Scheme Development Thresholds:

ISEAR & Supporting Documentation	Yes	No	Justification for 'if required' matters
			1. Exceeding the clearing threshold on an area of native vegetation. 2. Carrying out development on land included in the Biodiversity Values Land Map; or 3. Having a 'significant effect' on threatened species or ecological communities. Field investigations will be undertaken by suitably qualified ecologists utilising industry standard methodology to determine whether any biodiversity values will likely to be impacted by the proposal. Dependent on the outcome of these investigations, a Biodiversity Development Assessment Report (BDAR) waiver may be requested.
17. Waste management - Waste management plan	•		
18. Social impact - Address in EIS	•		
- Social impact assessment in accordance with the guidelines	•		
19. Flood risk - Flood impact and risk assessment		•	The site is not flood affected. Hence, the technical requirement in ISEAR no.19, is considered irrelevant in the context of the site's characteristics and therefore the proposal.
20. Bushfire risk - Bushfire assessment		•	The site is not bushfire affected land. Hence, the technical requirement in ISEAR no.20, is considered irrelevant in the context of the site's characteristics and therefore the proposal.
21. Aboriginal cultural heritage - Aboriginal cultural heritage assessment report		•	A Preliminary Aboriginal Cultural Heritage Assessment Report has been undertaken which did not identify any potential for Aboriginal objects to be present within the project area. As such a detailed Aboriginal Cultural Heritage Assessment Report (ACHAR) is not considered necessary.
22. Environmental heritage - Statement of heritage impact	•		A SoHI will be prepared to accompany the proposed development.
- Archaeological assessment		•	The site is not understood to be impacted by European archaeological significance. Notwithstanding, a Preliminary Archaeological Assessment will be undertaken. Should the preliminary assessment find that the site has Archaeological significance, a comprehensive Archaeological Assessment will be undertaken.
23. Public space - Public space plan (if required)	•		In consideration of the proposed ground floor retail uses.
24. Hazards and risks - Hazard analysis (if required)		•	The site is not affected by above ground dangerous goods storage from the surroundings developments and/or underground high-pressure dangerous

ISEAR & Supporting Documentation	Yes	No	Justification for 'if required' matters
			good pipelines in the vicinity of the proposal location. Hence, the technical requirement in SEAR no.24 is considered irrelevant in the context of the site's characteristics and therefore the proposal.

10. SSDA Submission Timing

The intention is to submit the SSDA in the first quarter of 2026. Should a robust and comprehensive SSDA be complete in advance, it will be submitted earlier.

11. Conclusion

As detailed herein, the proposal is declared SSD pursuant to schedule 1, s26A of the Planning Systems SEPP.

This scoping letter has outlined, at a high level, the site and its context, the site's planning history being of particular relevance, the statutory context, and provided commentary in relation to site-specific characteristics which could negate the need for certain specialist reporting at the EIS stage. We acknowledge in relation to the latter that this is at the discretion of the Department.

We trust that the information in this letter is sufficient and will enable DPHI to issue industry specific housing SEARs. Should you have any questions please do not hesitate to contact the undersigned.

We look forward to discussing with you further.

Yours sincerely,



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