

SCOPING REPORT

**Residential Flat Building including In-Fill Affordable Housing
36-56 Dover Road, 27-31 Hamilton Street, Rose Bay**

**6 March 2026
250277**

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Version	Issue Date	Prepared By	Reviewed By
V01	16 December 2025	Luke Goodhand	Jack Freckelton
V02	11 February 2026	Montana Murphy	Tom Goode
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This document is a draft for discussion purposes only unless signed and dated by the persons identified.

planning&co

ABN 53 669 617 770
80 William Street
Woolloomooloo NSW 2011
<https://planningandco.com/>

Contact:

Tom Goode - Director
tgoode@planningandco.com

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1.0 INTRODUCTION

This scoping report has been prepared on behalf of Hewlett Property Rose Bay Pty Ltd (**the Applicant**), in support of a proposal for a Residential Flat Building including infill affordable housing at 36-56 Dover Road and 27-31 Hamilton Street, Rose Bay (**the site**). This report has been prepared to facilitate a request for industry-specific Secretary’s Environmental Assessment Requirements (**SEARs**).

The site is within a Low- and Mid-Rise (**LMR**) Housing *Inner Area* pursuant to Chapter 6 of *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)*, as it is on land within 400m walking distance of the Rose Bay Town Centre.

The proposed development is an 8-storey residential flat building comprising approximately 210 dwellings including in-fill affordable housing pursuant to Part 2, Chapter 2 of the Housing SEPP. It is proposed that 15% of the total GFA of the proposed development will be provided as affordable rental housing for at least 15 years.

The proposal is State Significant Development (**SSD**) pursuant to the SEPP Planning Systems Schedule 1, Section 26A as it is:

- development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies, being development on land in an accessible area as defined in Schedule 10 of the Housing SEPP that will include at least 10% of the total GFA as affordable housing for 15 years,
- is residential development on land in the Eastern Harbour City, with an estimated development cost of more than \$75 million, and
- does not involve development prohibited under an environmental planning instrument applying to the land

This scoping report has been prepared in accordance with the *State Significant Development Guidelines – preparing a scoping report* (October 2022). It provides an overview of the project, outlines the statutory context and identifies the key matters requiring further assessment in the EIS.

This report is accompanied by concept architectural drawings prepared by PBD Architects as **Appendix A** and a preliminary EDC Report prepared by MBM as **Appendix B**.

1.1 The Applicant

The details of the Applicant for this SSDA are provided in **Table 1**.

Table 1 Applicant’s Details

Aspect	Detail
Applicant name	Hewlett Property Rose Bay Pty Ltd
ABN	98 690 840 307
Address	Level 9, 75-77 Pitt Street, Sydney NSW 2000

2.0 THE SITE

2.1 Site Description

The site is located at 36-56 Dover Road and 27-31 Hamilton Street, Rose Bay, within the Woollahra LGA. The site comprises 15 lots as identified in Table 2 and has a total area of 5,987.6 sqm.

The site has an approximate 101m frontage to Dover Road, a 30m frontages Hamilton Street, a 92m frontage to Short Lane and a 40m frontage along Spencer Lane. The site is shown in Figure 1.

Table 2 Site allotments and existing built form

Address	Legal Description	Existing Development
36 Dover Road	SP/67516	RFB, with 5 apartments
38 Dover Road	12/71839, A/DP357729	2-Storey, 4 bedrooms
40 Dover Road	SP/58620	4 Townhouses
42 Dover Road	141/234577	2-Storey, 5 bedrooms
44 Dover Road	142/234577	2-Storey, 4 Bedrooms
46 Dover Road	1/597479	1-storey, 3 Bedrooms
48 Dover Road	2/597479	1-storey, 3 Bedrooms
50 Dover Road	A/935598	1-storey, 3 Bedrooms
52 Dover Road	B/935598	1-storey, 3 Bedrooms
54 Dover Road	A/439381	2-Storey, 4 Bedrooms
56 Dover Road	B/439381	2-Storey, 4 Bedrooms
27 Hamilton Street	1/557960	1-Storey, 3 Bedrooms
27A Hamilton Street	2/557960	1-Storey, 3 Bedrooms
29 Hamilton Street	2/573445	2-Storey,4-Bedrooms
31 Hamilton Street	1/573445	2-Storey,4-Bedrooms



Figure 1: The site
Source: PBD Architects

2.2 Site Context

The site is approximately 245m walking distance to the Rose Bay Town Centre. The surrounding context is characterised by a range of residential development of varying density and architectural style, as well as commercial development within local centres along New South Head Road and Old South Head Road.

Regular bus services within the meaning of the Passenger Transport Act 1990 are located within 400m walking distance of the site along Old South Head Road and Dover Road, providing bus services towards Bondi Junction, Edgecliff and the Sydney CBD.



Figure 2: Site context
Source: PBD Architects

2.3 Surrounding Development

The site is surrounded by residential and mixed-use development of various density, ages and architectural style.

- North of the site consists predominately of 3-storey residential flat buildings and 1 to 3-storey low density dwellings, contained along Hamilton Street.
- East of the site along Dover Road consists of 3 to 4-storey residential flat buildings and low-density dwellings consisting of 1 to 2-storey homes. Retail and business uses are located within mixed-use development on the corner of Dover Road and Old South Head Road. Immediately east of the site is Short Lane which facilitates vehicular access into the Bunnings warehouse car park and 33 Hamilton Street basement.
- South of the site consists primarily of 1 to 3-storey low density residential dwellings.
- West of the site consists generally of low density residential dwellings typically ranging from 1 to 3 storey homes with garages.



Figure 3: Development east of the site at the intersection of Dover Road and Old South Head Road
Source: Google Maps Street View



Figure 4: Existing access points into basement parking along Short Lane
Source: Google Maps Street View



Figure 5: Development west of the site along Dover Road
Source: Google Maps Street View

2.4 Confirmation of Accessible Area

The site is within an accessible area as defined in Schedule 10 of the Housing SEPP, as it is within 400m walking distance of a bus stop used by a regular bus service, within the meaning of the Passenger Transport Act 1990, that has at least 1 bus per hour servicing the bus stop between:

- 6am to 9pm Monday to Friday and,
- 8am to 6pm on both Saturday and Sunday.

Bus stop Old South Head Rd at Dover Rd (Stop ID 202926) is approximately 130m walking distance from the site. The regular bus service 386 *Vaucluse to Bondi Junction via New South Head Rd & Old South Head Rd* services this bus stop at least twice per hour between 6am and 9pm, Monday to Friday, and at least once per hour between 8am and 6pm, Saturday and Sunday.

2.5 Site Suitability

The site is suitable for the proposed development as:

- It is in an accessible area as defined in Schedule 10 of the Housing SEPP and proximate transport, services and open space.
- Is zoned R3 and within an LMR Inner Area, being within 400m walking distance of the 'Rose Bay Town Centre', identified for greater density and urban renewal aligned to government strategic priorities.
- The site has been used as residential accommodation since at least the 1940s and it is not anticipated that the site is contaminated or unsuitable for residential uses.
- The site does not contain any heritage items nor is it in a heritage conservation area.

3.0 THE PROPOSAL

3.1 Summary of proposal

The proposed development is an 8-storey residential flat building including affordable rental housing and basement car parking. Refer to the concept architectural drawings prepared by PBD Architects as Appendix A.

As the proposed development is within a Low- and Mid-Rise Housing Inner Area, the proposal may utilise the non-discretionary development standards in s180 of the Housing SEPP, which permits a residential flat building up to 22m in height with a 2.2:1 floor space ratio.

The proposal also seeks an additional 30% floor space and commensurate 30% height per s16 of the Housing SEPP, as the proposal is for the purposes of a residential flat building and will provide at least 15% of the total GFA as infill affordable housing under Part 2, Chapter 2 of the Housing SEPP. The GFA dedicated to affordable rental housing is equivalent to approximately 44 units, which will be provided as a mix of 1- and 2-bedroom apartments.

Therefore the maximum permissible height of building for the proposal is 28.6m and the maximum floor space ratio is 2.86:1. The proposed development seeks a minor variation to the maximum permitted height as a result of the lift overrun and the sites' topographical characteristics. A written variation request pursuant to clause 4.6 of the Woollahra LEP will be prepared in support of the future SSDA.

A preliminary EDC Report has been prepared for the proposal by MBM (**Appendix B**). The EDC Report confirms that the proposal will have an estimated development cost exceeding \$75,000,000.



Figure 6: Ground Floor

Source: PBD Architects concept scheme

3.2 Development Description

The key components of the proposed development are listed in Table 3 below.

Table 3: Key development components

Descriptor	Project Details												
Site Area	5,987.6 sqm												
Project Description	Amalgamation of 15 lots for the construction of a new 8-storey residential flat building development with infill affordable housing and basement car parking.												
Maximum Building Height	29.6m												
Gross Floor Area	17,124.54 sqm including 2,628 sqm (15.35%) affordable housing												
Floor Space Ratio	2.86:1 (2.2:1 LMR FSR + 0.66:1(30%) bonus Infill AH FSR)												
Indicative Apartment Mix	<p>The proposal includes approximately 210 apartment dwellings comprising a mix of sizes. An indicative unit mix based on the concept drawings is as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Indicative unit mix</th> </tr> <tr> <th>Apartment Size</th> <th>Number of Apartments</th> </tr> </thead> <tbody> <tr> <td>1-Bedroom</td> <td>60 (inc. ~ 36 affordable units)</td> </tr> <tr> <td>2-Bedroom</td> <td>115 (inc. ~ 8 affordable units)</td> </tr> <tr> <td>3-Bedroom</td> <td>35</td> </tr> <tr> <td>Total</td> <td>210</td> </tr> </tbody> </table>	Indicative unit mix		Apartment Size	Number of Apartments	1-Bedroom	60 (inc. ~ 36 affordable units)	2-Bedroom	115 (inc. ~ 8 affordable units)	3-Bedroom	35	Total	210
Indicative unit mix													
Apartment Size	Number of Apartments												
1-Bedroom	60 (inc. ~ 36 affordable units)												
2-Bedroom	115 (inc. ~ 8 affordable units)												
3-Bedroom	35												
Total	210												
Deep Soil	900sqm (15% of the site area)												
EDC	> \$75,000,000 + GST												
Staging / Phasing	The project is proposed to be constructed in a single stage, to include demolition, site preparation, basement excavation, construction and landscaping works.												

4.0 STRATEGIC CONTEXT

A summary of the consistency with the strategic planning framework is provided in **Table 3**.

Table 3: Strategic Context

Strategy	Assessment
National Housing Accord 2022	The National Housing Accord (Housing Accord) aims to deliver 1.2 million new well-located homes, including 377,000 in New South Wales, by mid 2029. Woollahra Council’s housing target is to provide 1,900 new completed homes by 2029. The proposal will provide approximately 210 apartment dwellings including affordable housing within walking distance of public transport, employment, local businesses and open spaces.
Sydney Region Plan	The Plan sets out objectives that will guide Sydney’s growth; the following demonstrates how the proposal aligns with and gives effect to the following strategic objectives: <ul style="list-style-type: none"> Objective 7: Communities are healthy, resilient and socially connected. Objective 10: Greater housing supply Objective 11: Housing is more diverse and affordable. Objective 12: Greater places that bring people together. Objective 14: A Metropolis of Three Cities – integrated land use and transport for 30-minute cities.
The (Draft) Sydney Plan	The proposed development is consistent with the Draft Sydney Plan as it: <ul style="list-style-type: none"> Reacts to the identified need for housing in the Woollahra LGA to meet the Housing Accord. Provides an increase in housing supply and diversity, with infill affordable housing and market dwellings. Is development within an accessible area, close to existing transport infrastructure and services .
Eastern City District Plan	The proposed development is consistent with the District Plan as it: <ul style="list-style-type: none"> Will provide 210 new dwellings, close to transport, jobs and amenity Will be a well-designed residential building that provides good amenity for future residents and minimise environmental impacts on neighbours.
Woollahra Local Strategic Planning Statement	The proposed development is consistent with the Woollahra LSPS as it will: <ul style="list-style-type: none"> Deliver diverse, affordable and well-located housing to meet community needs. Enhance and protect the character, heritage and identity of Woollahra. Reduce environmental impact and achieve sustainable development outcomes
Woollahra Local Housing Strategy 2021	The proposed development is consistent of the LHS, as it will provide affordable housing and other diverse housing options and will be designed to a high degree of quality. The proposed development will also consider the local context of Rose Bay and Dover Road.

4.1 Cumulative Impacts

The proposed development is within a Low- and Mid-Rise Housing Area that is identified for additional density and urban renewal in response to government priorities and the National Housing Accord. The potential cumulative impacts of the proposed development can be reasonably mitigated to maintain the positive social, economic and environmental characteristics of the community.

4.2 Public Benefit

The Dover Road proposal will deliver the following public benefit:

- The delivery of new, well located housing including affordable housing for the community, close to existing infrastructure, employment and open space.
- A well-designed, contemporary building that provides landscaping and deep soil planting, ESD initiatives and high-quality design.

5.0 STATUTORY CONTEXT

This section provides an overview of the key statutory requirements for the proposal.

Table 4 Key Statutory Requirements

Category	Assessment
Power to Grant Consent	<p>SEPP Planning Systems declares certain development to be State significant development.</p> <p>The proposal is SSD pursuant SEPP Planning Systems Sch 1 s 26A as it is development:</p> <ul style="list-style-type: none"> To which Chapter 2, Part 2, Division 1 of SEPP Housing applies, as it is for the purposes of a residential flat building, in an accessible area as defined and will include at least 10% of the total GFA to be dedicated as affordable housing for 15 years, On land in the Eastern Harbour City, Does not include prohibited development, Has an EDC more than \$75 million. <p>The Minister for Planning and Public Spaces is the consent authority for SSD pursuant to Section 4.5(a) of the EP&A Act.</p>
Permissibility	<p>The proposal is located on land which is subject to the Woollahra LEP 2014 and is zoned R3 Medium Density Residential.</p> <p>The proposed development is for the purposes of a residential flat building, which is permitted with consent in the R3 Zone.</p>
Other Approvals	<p>The following approvals and/or referrals will not be required in order to permit the proposal to occur:</p> <ul style="list-style-type: none"> Roads Act 1993: An approval under Section 138 of the Roads Act is unlikely to be required, subject to further design development. Environmental Protection and Biodiversity Conservation Act 1999: The Project is not likely to impact any Matter of National Environmental Significance (MNES). On this basis, the Project is unlikely to be required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.
Pre-conditions to exercising the power to grant consent	<ul style="list-style-type: none"> Biodiversity Conservation Act 2016 (BC Act): A BDAR or BDAR waiver will be sought following initial review from the Department for this project to satisfy Section 7.9(2) of the BC Act. National Parks and Wildlife Act 1974 (NPW Act): An initial assessment of the potential impacts of the proposal on Aboriginal cultural heritage will be carried out. Subject to the findings of the initial assessment, an Aboriginal Cultural Heritage Report (ACHAR) may be required to be prepared. State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP): A BASIX Certificate is required pursuant to Chapter 2 of the Sustainable Buildings SEPP.
Mandatory matters for consideration	<ul style="list-style-type: none"> EP&A Act 1979, Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), Biodiversity Conservation Act 2016 (BC Act), Roads Act 1993, SEPP (Planning Systems) 2021, SEPP (Housing) 2021, SEPP (Biodiversity and Conservation) 2021, SEPP (Resilience and Hazards) 2021, SEPP (Sustainable Buildings) 2022, SEPP (Transport and Infrastructure) 2021. Woollahra LEP 2014.
SEPP Housing 2021 Chapter 6 – Low- and Mid-Rise Housing	
174- Development permitted with consent	<ul style="list-style-type: none"> Development for the purposes of residential flat buildings is permitted with development consent in a low and mid-rise housing area in Zone R2 Low Density Residential or R3 Medium Density Residential. low and mid-rise housing inner area means land within 400m walking distance of— (a) land identified as “Town Centre” on the Town Centres Map The proposal is within a LMR Inner Area as it is within 400m of the Rose Bay Town Centre. Residential flat buildings are permitted in the R3 Zone under the WLEP in any case.

<p>175- Development standards low- and mid-rise inner area</p>	<ul style="list-style-type: none"> (1) This section applies to land in a low- and mid-rise housing inner area in Zone R3 Medium Density Residential. (2) Development consent must not be granted for development for the purposes of residential flat buildings with a building height of up to 22m unless the consent authority is satisfied the building will have 6 storeys or fewer. 	<ul style="list-style-type: none"> Chapter 6 of the Housing SEPP permits a maximum building height of 22m. Chapter 2 of the Housing SEPP provides an additional 30% commensurate building height where the proposal utilises 30% additional FSR for the provision of 15% of GFA as affordable rental housing. A minor variation to the maximum permitted height is sought for a part of the lift overrun. A written variation request pursuant Cl 4.6 of the WLEP will be prepared with the SSDA.
<p>177 Landscaping residential flat buildings or shop top housing</p>	<ul style="list-style-type: none"> (1) This section applies to land in a low and mid-rise housing area in Zone R3 Medium Density Residential or R4 High Density Residential. (2) Development consent must not be granted for development for the purposes of residential flat buildings or shop top housing unless the consent authority has considered the Tree Canopy Guide for Low- and Mid-Rise Housing, published by the Department in February 2025. 	<ul style="list-style-type: none"> The proposal will consider and can comply with the LMR Tree Canopy Guide.
<p>180 non-discretionary development standards-- residential flat buildings and shop top housing in Zone R3 or R4</p>	<ul style="list-style-type: none"> (2) The following non-discretionary development standards apply in relation to development on land in a low- and mid-rise housing inner area— (a) a maximum floor space ratio of 2.2:1, (b) for residential flat buildings—a maximum building height of 22m, (c) for a building containing shop top housing—a maximum building height of 24m. 	<ul style="list-style-type: none"> Chapter 6 of the Housing SEPP permits an FSR of 2.2:1. Chapter 2 of the Housing SEPP provides an additional 30% floor space where the proposal provides 15% of GFA as affordable rental housing. The proposal has an FSR of 2.86:1 and therefore complies.

SEPP Housing 2021 Chapter 2, Division 1 – Infill Affordable Housing

<p>16 Affordable housing requirements for additional floor space ratio</p>	<ul style="list-style-type: none"> The minimum affordable housing component is 10%. 30% additional FSR is permitted for proposals delivering up to 15% affordable housing, based on the maximum permissible FSR for the land, in accordance with Section 16 (1) and (2). In accordance with Section 16 (3), 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). 	<ul style="list-style-type: none"> The proposal will provide at least 15% of the total GFA as affordable rental housing for a period of at least 15 years.
<p>20 Design requirements</p>	<ul style="list-style-type: none"> The SEPP requires consideration of the compatibility of the design with 20(3)(b) for precincts undergoing transition – the desired future character of the precinct. 	<ul style="list-style-type: none"> The proposal will consider the compatible with the desired future character of the area as established by all of the planning instruments that apply to the land and surrounding land.

Woollahra Local Environmental Plan 2014

<p>Land zoning</p>	<p>Zone R3 Medium Density Residential Permitted with consent: ... <i>Residential flat buildings;</i></p>	<ul style="list-style-type: none"> The proposal is permitted on the land under the WLEP
<p>5.10 Heritage conservation</p>	<ul style="list-style-type: none"> The site does not contain identified items of heritage significance. 	<ul style="list-style-type: none"> The site is not a heritage item nor in a conservation area. A local heritage item as #I714 at 73A Dover Road is to the south of the site.
<p>5.12 Flood Planning</p>	<ul style="list-style-type: none"> The site is identified within a flood mapped area. 	<ul style="list-style-type: none"> The proposal will be informed by technical flood inputs and Council’s requirements.

<p>6.1 Acid Sulfate Soils</p>	<ul style="list-style-type: none"> The site is situated on Class 5 acid sulfate soils 	<ul style="list-style-type: none"> Site investigation works will be carried out during the SSDA.
<p>6.9 Tree canopy cover in Zones R2 and R3</p>	<ul style="list-style-type: none"> The proposed development must incorporate planning and design measures to enable the retention and planting of trees to minimise the urban heat island effect, and will avoid, minimise or mitigate adverse impacts on the existing tree canopy. 	<ul style="list-style-type: none"> The proposed development will maintain existing trees where possible; the proposed development is designed in alignment with the low and mid-rise tree canopy guidelines. An arborist report will be prepared with the SSDA.

6.0 COMMUNITY ENGAGEMENT

The project team held a Scoping Meeting with the DPHI on 28 January 2026. The DPHI's feedback and comments has been considered in the preparation of the concept architectural drawings and will be addressed further during the SSDA process.

The Applicant will undertake engagement and consultation in accordance with the SEARs and the *Undertaking Engagement Guidelines for State Significant Projects* published by DPHI (March 2024).

The following stakeholders have been identified for future consultation:

- DPHI
- TfNSW
- GANSW
- Woollahra City Council
- Aboriginal knowledge holders
- Surrounding residents and businesses
- Local community groups and members

The outcomes of engagement activities will be detailed in the Engagement Report supporting the SSDA.

The public exhibition process will allow further opportunities for the public, relevant agencies, and other stakeholders to comment and provide submissions on the SSDA.

7.0 PRELIMINARY ASSESSMENT OF IMPACTS

The potential impacts of the proposed development are considered in Table 5. The potential environmental, social and economic impacts of the proposal will be addressed in detail within the EIS.

Table 5 Matters Requiring Further Assessment in the EIS

Assessment Matter	Proposed Approach
Urban Design	The urban design response to the proposed development surrounds will be addressed in the EIS and supporting technical reports. The proposal will be carefully designed to be compatible with the future desired character of the area and to minimise potential environmental impacts on neighbours and the locality.
Setbacks	The DPHI expressed during scoping meeting engagement that adequate setbacks to surrounding properties are to be maintained. The EIS and supporting reports will provide an assessment of proposed setbacks against Council's DCP and the Apartment Design Guide. Appropriate contextual analysis will support the final design of the development and will ensure impacts are minimised and proportionate.
Flooding	Initial investigations show parts of the sites to be flood affected. A preliminary Flood assessment will be carried out and accompany the proposal. The proposed development will be designed in accordance with expert flood advice and Council's policies.
Geotechnical	Geotechnical investigations will be carried out on the site to determine the suitability of the site for the proposed development and the existing ground conditions.
Environmental Amenity	The following potential environmental impacts (in particular) will be addressed in the EIS and supporting technical reports including architectural drawings. <ul style="list-style-type: none"> • Overshadowing, • Solar access, • Natural ventilation, • Private and communal open spaces, • Visual privacy.
Solar access	A detailed analysis of solar access to each unit will be undertaken in accordance with the ADG requirements.
Overshadowing	An overshadowing assessment and visual impact analysis will accompany the EIS which will analyse the impact of the proposal on the following: <ul style="list-style-type: none"> • Visual impacts on the surrounding properties, and • Overshadowing impacts on adjacent properties and places.
Traffic, Parking and Access	A Transport Impact Assessment will accompany the EIS to assess potential traffic generation and impacts on the surrounding net have specific regard for the Proposal's impact on traffic generation, cumulative traffic impacts, traffic modelling and management including key intersections, parking provision, site access, loading/servicing, public transport, and construction impacts. Engagement with TfNSW will be carried out to determine any issues and provide the best design outcomes for the project.
Noise and Vibration	A Noise and Vibration Impact Assessment will accompany the EIS with regard to potential road noise and vibration on future dwellings and the implementation of mitigation measures/ design measures that will need to be incorporated to maximise amenity.
Aboriginal Heritage	An initial assessment will be undertaken to assess the potential impacts of the proposal on Aboriginal Cultural Heritage. If the potential impacts are significant, an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared.
European Heritage	Due diligence and an initial heritage assessment will be undertaken in relation to the nearby item of local significance to determine whether further assessment is required. A Heritage Impact Assessment can be carried out if or as required.
Biodiversity	A BDAR waiver will be sought in the first instance, subject to appropriate due diligence and site investigation.
Landscaping	Landscape drawings will be prepared for the SSDA. The landscape drawings will include deep soil and open space calculations, canopy cover and proposed tree species and opportunities for landscaping on structure.

ESD	The proposal will include Environmentally Sustainable Development (ESD) measures and be accompanied by BASIX certificates as required.
Construction	Construction impacts including traffic, noise and vibration, and construction waste management will be assessed as part of the proposal having regard to Council's requirements.
Engagement	An engagement report will be prepared which transparently details the engagement activities carried out throughout the SSDA process.
Other Matters	<p>The EIS will also consider:</p> <ul style="list-style-type: none"> • Water quality and stormwater management, • Waste management, • Potential adverse social impacts, • Potential adverse economic impacts, • Site suitability and the public interest.

8.0 CONCLUSION

This scoping report provides the relevant information to facilitate the preparation of industry-specific SEARs for the proposed development at 36-56 Dover Road and 27-31 Hamilton Street, Rose Bay. This scoping report has outlined preliminary information regarding the site, the proposed development, the strategic and statutory context and planned and ongoing stakeholder engagement.

The proposal will deliver new, well located housing including affordable housing in an identified precinct undergoing change in accordance with government priorities and the National Housing Accord. The proposal is within an accessible area close to public transport, jobs and open space and is suitable for greater density and renewal.

We trust that the information detailed in this report is sufficient to enable the preparation of SEARs.