

ANGEL PLACE
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11 December 2024

Keith Ng
Team Leader, State Significant Acceleration – Affordable Housing
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta
NSW 2150

Dear Keith,

REQUEST FOR ISEARS | 16-24 LORD STREET & 21-27 ROSEVILLE AVENUE, ROSEVILLE

1. INTRODUCTION

This letter has been prepared on behalf of Hyecorp Property Group (Hyecorp) (**the Applicant**) to provide a detailed description of the proposed residential development at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville (**the site**).

It has prepared to respond to a request to Department of Planning, Housing and Industry for industry-specific Secretary's Environmental Assessment Requirements ('SEARs').

The following sections identify the applicant for the project and describe the site and proposed development.

1.1. APPLICANT DETAILS

The applicant details for the proposed development are listed in the following table.

Table 1 Applicant Details

Proponent	Hyecorp Property Group
Postal Address	Suite 1/256 Victoria Ave, Chatswood NSW 2067
ACN	53 158 946 331
Nominated Contact	Norelle Jones, Senior Development Planner

1.2. SITE DESCRIPTION

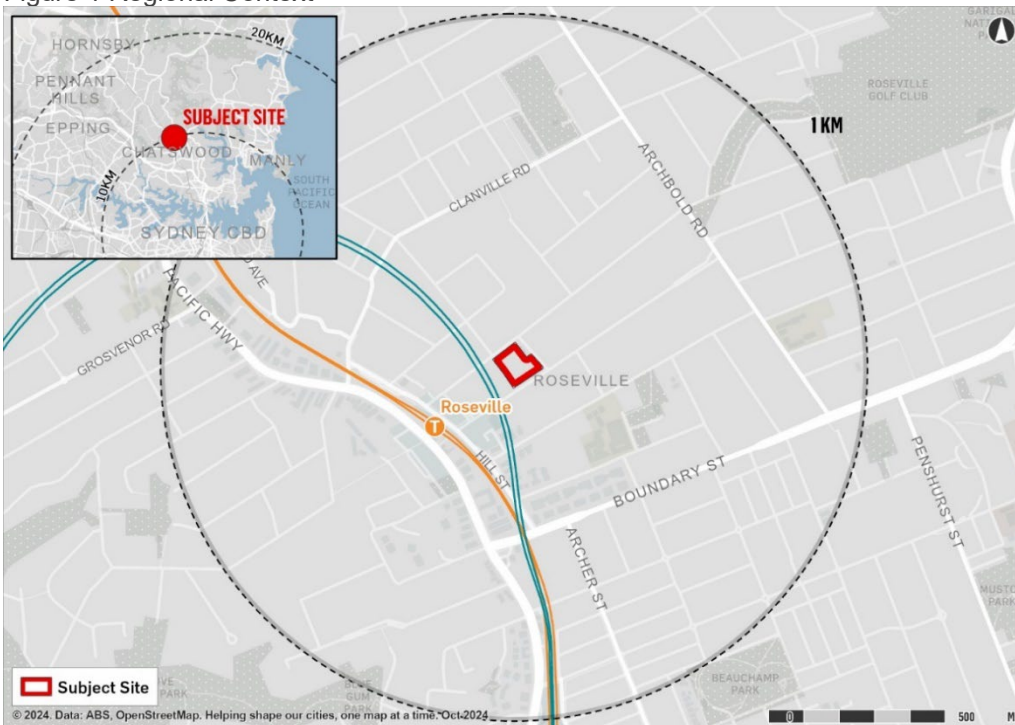
Table 2 Site and Project Overview

Matter	Description
The Site	
Country	Guringai
Street Address	16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069
Legal Description	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.
Site Area	0.94ha
Development Area	0.94ha
LGA	Ku-ring-gai
Existing development	Residential dwellings
Land Configuration	The site is regular in shape, made up on nine consolidated lots with an area of approximately 0.94ha. The site topography has been modified to create generally level individual lots. The site generally slopes from the south (RL 93.46m) to the north east (RL 85.06m).
Surrounding Land Use	Surrounding land uses include: - To the north of the site are residential uses, beyond which is Roseville Park. - To the east of the site is residential uses as well as Roseville Presbyterian Church, beyond which is Roseville Public School. - To the south of the site is residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. - To the west of the site is residential uses, beyond which is a mixture of commercial and retail uses as part of Roseville town centre and Roseville train station.
Site Access and road network	The site is accessible from Roseville Avenue, Martin Lane and Lord Street.

Matter	Description
Easements and Covenants	The Epping-to-Chatswood Rail Line tunnels are located beneath the site, with the First and Second rail Reserves located in the western portion of the site (refer Figure 3). In accordance with the Sydney Metro Underground Corridor Protection Technical Guidelines, excavation is not permitted within the First Reserve. As such a future basement would need to be located outside of the First Reserve. Initial geotechnical analysis undertaken by PSM on behalf of Hyecorp finds that basement excavation outside the First Reserve would be feasible and unlikely to have adverse effects on the rail tunnel.
Services & Utilities	The site has connections to existing services and utilities.
Acid Sulfate Soils	The site is mapped as Acid Sulfate Soils Class 5
Contamination	The site is not known to be contaminated land.
Stormwater and Flooding	The eastern portion of the site is mapped as within the flood planning area. The relevant flood related development controls will be considered in the design of the proposal in consultation with the project civil engineer.
Bushfire Prone Land	The site is not mapped as bushfire prone land.
Biodiversity	The site is not mapped as having biodiversity values.
Aboriginal Heritage	An Aboriginal Cultural Heritage Assessment is to be undertaken for the site to assess any Aboriginal cultural heritage values.
European Heritage	The site is located within the Clanville Conservation Area with none of the properties within the site listed as individual heritage items. A locally listed heritage item is located adjacent to the site at 29 Roseville Avenue, being Roseville Scout Group Hall (item I115) (refer Figure 4 below).

A map of the site in its regional setting is provided at **Figure 1**.

Figure 1 Regional Context



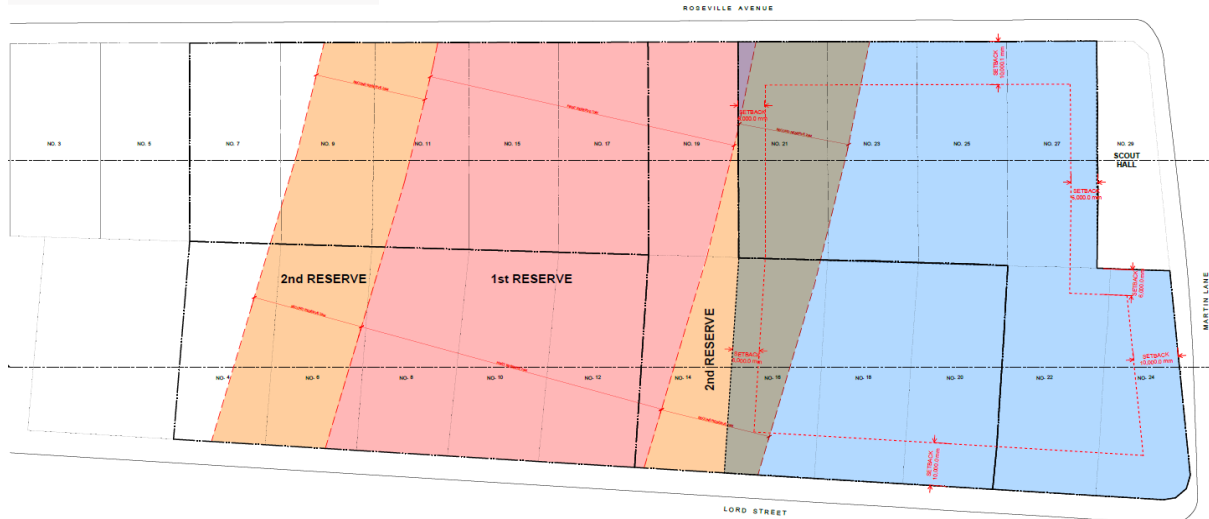
Source: Urbis

Figure 2 Aerial Photo



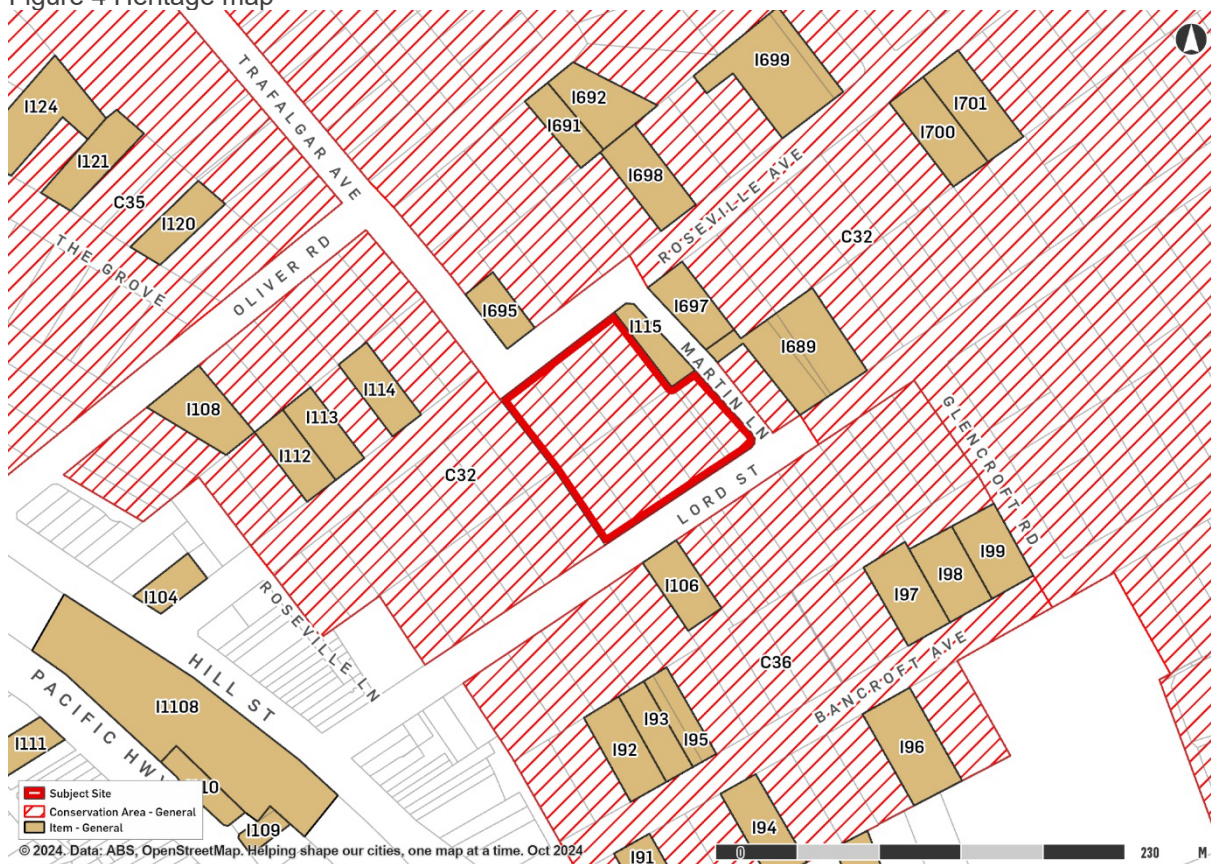
Source: Urbis

Figure 3 Epping-to-Chatswood Rail Line Tunnels First & Second Reserves



Source: HPG

Figure 4 Heritage map



Source: Urbis

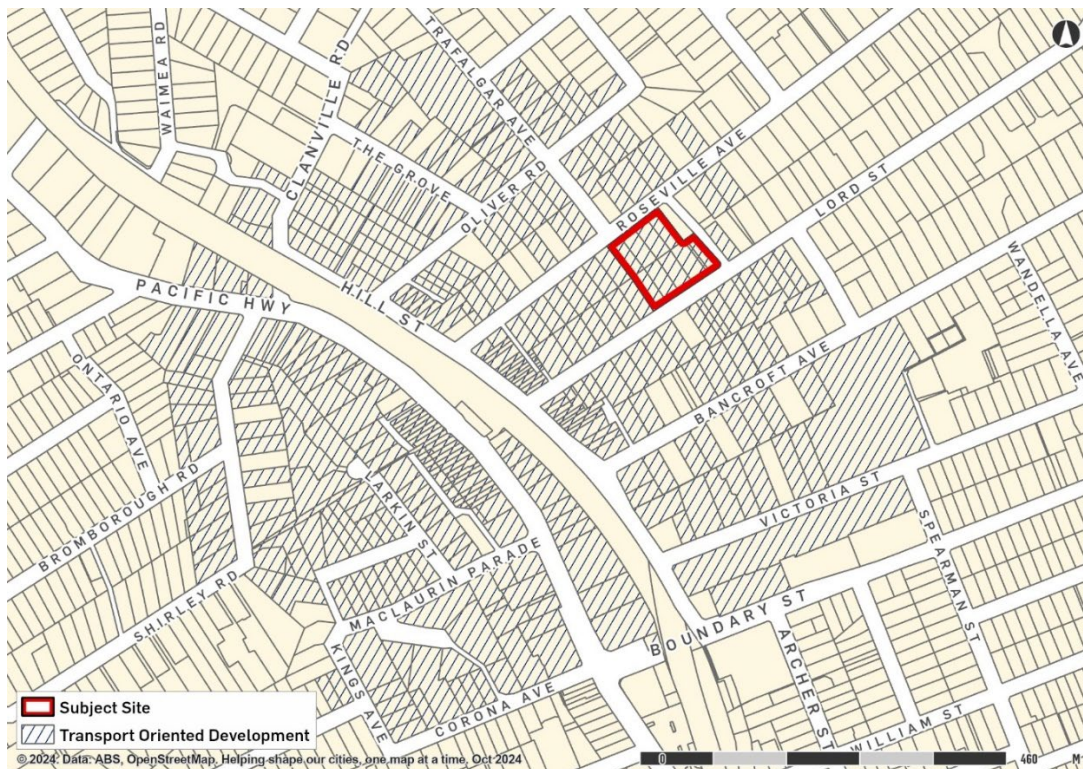
2. PROJECT OVERVIEW

Table 3 Project Summary

Key Element	Proposal
Residential apartments	- Construction of approximately 267 residential apartments in buildings up to 10 storeys in height. - Provision of approximately 30,000m² GFA - Provision of approximately: 45 no. 1-bedroom apartments 124 no. 2-bedroom apartments 91 no. 3-bedroom apartments 7 no. 4-bedroom apartments - Provision of approximately 315 basement car parking spaces.
Affordable housing	- Provision of 17% affordable housing in a mix of units, including provision of 2% as required under the TOD Controls - Provision of approximately 5,177m² affordable housing GFA which includes approximately 80 dwellings. - Link Wentworth, as a Tier 1 Community Housing Provider, has confirmed their interest to HPG in managing the affordable housing proposed to be provided at the site (refer letter at Attachment B).
Residential amenities and services	Provision of residential amenities and services on site, indicatively including swimming pool, gym, restaurant and lounge, media and games rooms and kids' club.
Hard and soft landscaping	- Retention of existing significant trees and provision of landscape planting. - Provision of central courtyard.

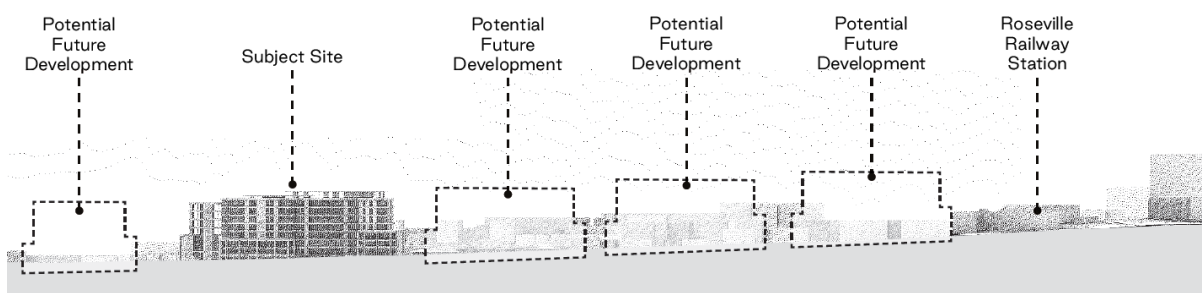
Under the Chapter 5, section 155 of the Housing SEPP, the maximum building height for a residential flat building in a Transport Oriented Development (TOD) Area is 22m and floor space ratio is 2.5:1. In accordance with Chapter 2, section 16 of the Housing SEPP, an additional 30% FSR and building height is proposed. A maximum building height of 22m allows for a development of approximately 7 storeys, with the 30% bonus allowing for a development of up to 10 storeys at the site. As shown in **Figure 5** below, the site is surrounded by other sites within the Roseville station TOD area to the north, south, east and west. The additional building height and FSR afforded by the affordable housing bonus will have limited impact in the context of the Roseville TOD area and the proposed development uplift surrounding Roseville station (refer **Figure 6** below). The additional building height and floorspace (i.e. a development of up to 9 storeys, as opposed to 7 storeys) will have limited impact on the surrounding area and is expected to have similar impacts on infrastructure, e.g. traffic generation. The articulation of the proposed building form has been carefully considered to seek to minimise impacts on the surrounding area, including in relation to visual impacts and solar access.

Figure 5 Transport Oriented Development Sites Map



Source: Urbis

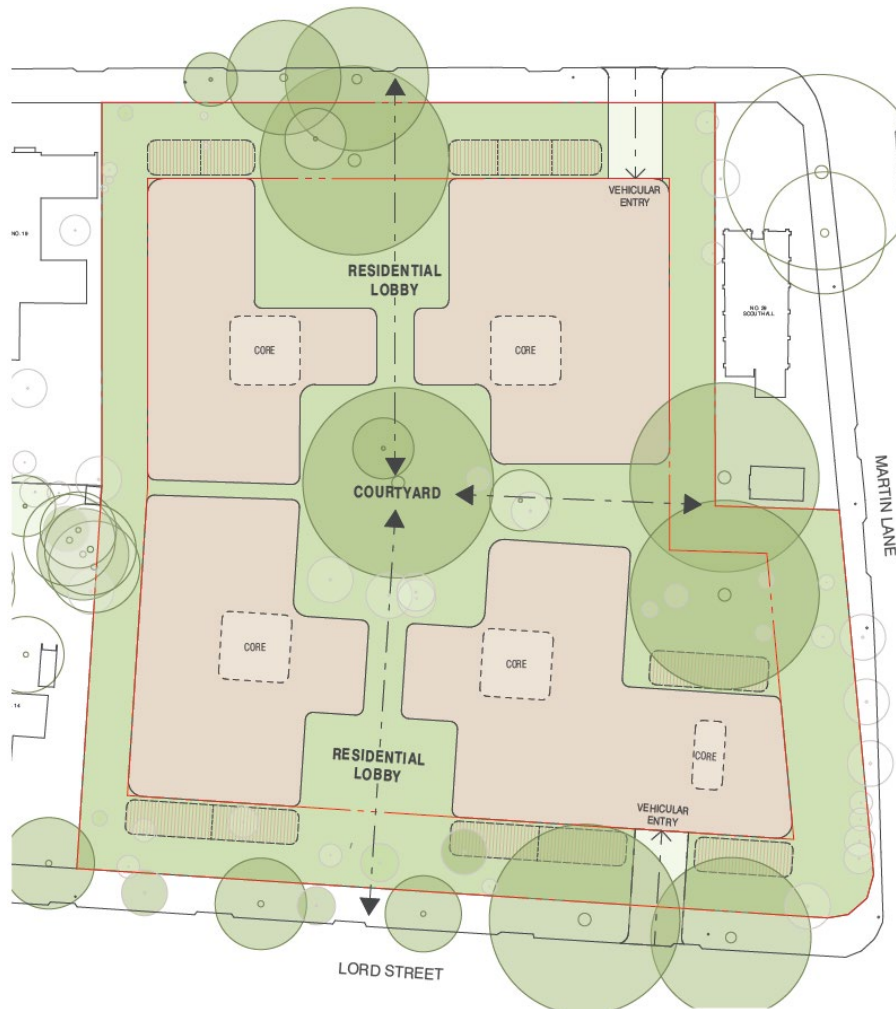
Figure 6 Roseville TOD area development uplift



Source: HDR

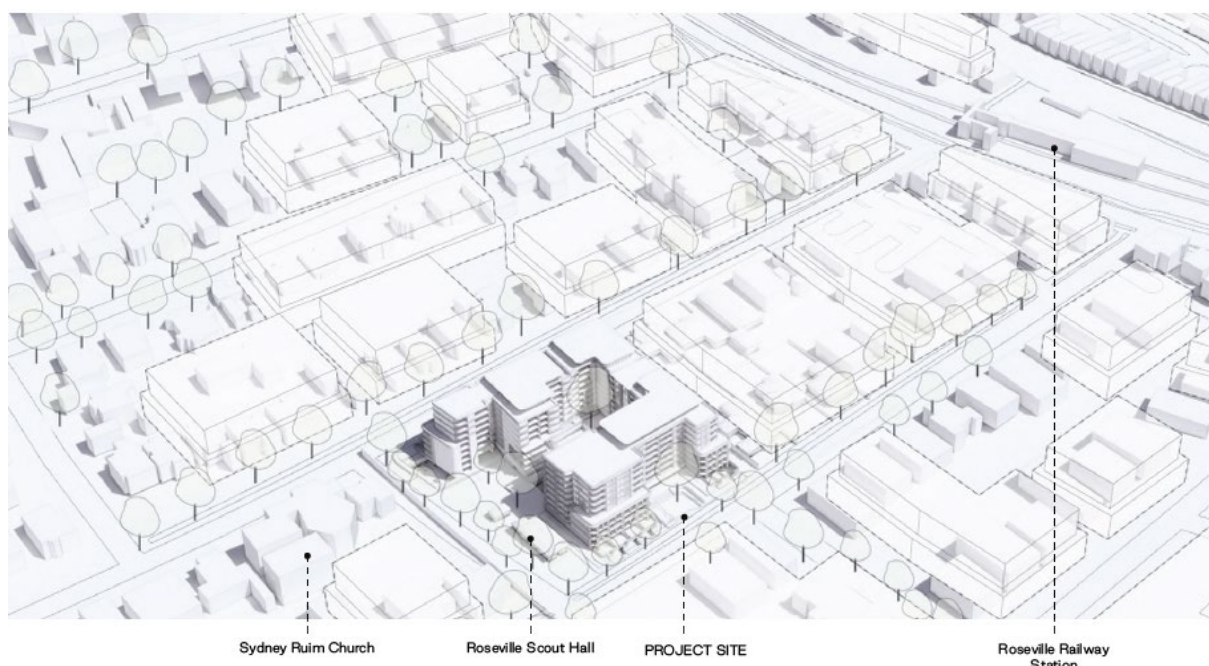
The proposed architectural plans are included at **Attachment A** and shown in **Figures 7 and 8**.

Figure 7 Proposed Ground Plan



Source: FKA

Figure 8 Proposed Axonometric View



Source: FKA

3. STATUTORY CONTEXT

The following table categorises and summarises the relevant requirements in accordance with the DPHI *State Significant Development Guidelines*.

Table 4 Identification of Statutory Requirements for the Project

Details	Comment
Power to grant approval	Section 26A of Schedule 1 of the Planning Systems SEPP sets out that development which has an estimated development cost of more than \$75 million is SSD. Estimated cost of development for the proposal is in excess of \$75 million. The proposed development is appropriately classified as SSD.
Permissibility	The site is zoned R2 Low Density Residential in accordance with the KLEP2015. In accordance with Chapter 5, section 154 of the Housing SEPP, development for the purposes of residential flat buildings is permissible with development consent.
Key development standards	<u>Transport Oriented Development</u> In accordance with Chapter 5 of the Housing SEPP, the site is located within a mapped Transport Oriented Development Area and a relevant residential zone, being R2 Low Density Residential, and as such development for the purposes of a residential flat building is permitted with development consent.

Details	Comment
	<u>In-fill Affordable Housing</u> In accordance with Housing SEPP section 155, the maximum building height for a residential flat building is 22m and the maximum FSR is 2.5:1. In accordance with Housing SEPP section 156, as a development for a residential flat building that has a gross floor area (GFA) of over 2,000m², at least 2% of the GFA of the building will be provided as affordable housing. In accordance with the provisions of Chapter 2, Part 2, Division 1, section 15 of Housing SEPP, the site is suitable for in-fill affordable housing for the following reasons: - development for residential flat building is permitted under Chapter 5 of the Housing SEPP; - up to 15% of the GFA is proposed to be provided for the purposes of affordable housing; and - the development is within an accessible area, being within 400m walking distance of Roseville Station. In accordance with Housing SEPP section 16, up to an additional 30% FSR and building height is proposed. In accordance with Chapter 2, Part 2, Division 1, section 19 of the Housing SEPP, the site area is greater than 450m². <u>Environmental Heritage</u> With regard to Ku-ring-gai LEP clause 5.10, it is noted that the scenarios proposed by Ku-ring-gai Council to deliver new housing supply around Roseville station include retaining TOD controls within heritage conservation areas. Scenario 2b proposes TOD controls (development uplift to a height of 6 storeys and an FSR of 2.5:1) for site.
Other approvals	The following Acts were considered but by virtue of the application being SSD and the nature of the proposal, no further approval is required under the following: <i>NSW National Parks & Wildlife Act 1974;</i> <i>NSW Heritage Act 1977;</i> <i>NSW Roads Act 1973;</i> <i>NSW Water Management Act 2000;</i> <i>NSW Rural Fire Service Act 1997; and</i> <i>NSW Protection of the Environment Operations Act 1997.</i> No requirements for other approvals have been identified at this stage
Pre-conditions to exercise the power to grant consent	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>
Mandatory Matters for Consideration	<i>State Environmental Planning Policy (Housing) 2021</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>

Details	Comment
	- State Environmental Planning Policy (Resilience and Hazards) 2021 - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 - State Environmental Planning Policy (Sustainable Buildings) 2022 - Ku-ring-gai Local Environmental Plan 2015

4. KEY ASSESSMENT ISSUES

The following table outlines the key issues and impacts of the project which will be addressed in detail within the EIS. It also outlines any matters raised by the community and other stakeholders.

Table 5 Key Assessment Issues

Matter	Consideration
Design Excellence	Section 3 the SEARs issued for the project will require that the development exhibit design excellence. An assessment against the relevant matters for consideration will be undertaken in the Urban Design Report and EIS which will set out a design excellence strategy for the development of the site. The project is required to be reviewed by the State Design Review Panel (SDRP).
Connection with Country	All future development will consider the Connection to Country Framework prepared by the NSW GA. The design has been informed by Country and will clearly demonstrate how the frameworks has been implemented and reflected the design
Urban Design and Landscaping	The SSDA will include an urban design and landscaping report to ensure the proposal is of a high quality and landscape led design. The project will be aiming to provide a high-quality landscaped outcome on the site that will maximise tree canopy to optimise shade and reduce urban heat island effect. The urban design will be informed by Country and will reflect and embed the recommendations of the appointed cultural advisor to address the Connection to Country Framework.
Amenity	The SSDA will address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and landscape strategy.
Noise & Vibration	The proposed development is expected to have acoustic and vibration impacts through the construction phase. A Noise and Vibration Impact Assessment (NVIA) will accompany further assessment of this matter in the EIS, to satisfy the Environmental Protection Authority's (EPA's) Noise Policy for Industry, Interim Construction Noise Guideline and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.
Visual	Visual impact will be assessed in the EIS. As a part of this, impacts on viewpoints and vistas will be assessed as well as visual amenity assessment of landscaping, design and supporting works. The Visual Impact Assessment (VIA) will include an assessment at suitable intervals from construction (e.g. 0, 5, 10 years) to demonstrate the appearance of the development prior to and following the establishment of landscaping. The site's proposed use is suitable in terms of visual amenity.

Matter	Consideration
Access & Transport	A Traffic Impact Assessment (TIA) to assess key traffic considerations in relation to the site and its development will be obtained and evaluated in the EIS. Existing and estimated future traffic conditions, parking, and access as well as the impact on surrounding road capacity and pedestrian/cycling routes are all key features to be analysed.
Water and Flooding	Analysis of the site's water and stormwater conditions will be included in the civil infrastructure report and plans. A Soil and Water Management plan (SWMP) will be prepared alongside the completion of an Erosion and Sediment Control Plan and Stormwater Management Strategy (SMS). These will help inform further site analysis in the EIS surrounding catchment capacity on and around the site as well as any irrigation risks. A Flood Impact Risk Assessment in accordance with the NSW Floodplain Development Manuel 2005 will be provided in the SSDA and analyse any further potential flood impacts on the site and surrounds.
Contamination	The suitability of the site in terms of existing contamination, to undergo the proposed development is expected to be appropriate. A Preliminary Site Investigation (PSI), Hazardous Buildings Material Survey, and a Salinity Investigation will be prepared as required. Any necessary further investigation will be conducted and explored in the EIS.
Geotechnical	A Geotechnical Report will provide an assessment of the ground conditions of the site and any risks associated with ground stability or proposed excavation. The report will detail the findings from desktop review of the site and borehole testing where necessary. The report will recommend appropriate temporary and permanent site support and retention measures if required. The Geotechnical Report will also assist to determine any required engineering and earthworks to achieve the proposed development outcome.
Waste	The proposed development is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan (WMP) will be prepared to determine the extent of management required and will be in accordance with waste regulatory frameworks and legislation.
Biodiversity	The site currently consists of trees and vegetation associated with the existing residential dwellings. Assessment in accordance with the Biodiversity Assessment Method will be undertaken in the EIS as part of the preparation of the BDAR. An Arboricultural Impact Assessment will be undertaken to assess the value of existing trees on the site that are proposed to be removed to facilitate the development, and management measures for those trees proposed to be retained.
Heritage	Consultation with Aboriginal Community representatives will be conducted and assessed in an Aboriginal Cultural Heritage Assessment Report (ACHAR) as part of the SSDA. In terms of European Heritage, a Heritage Impact Assessment will be undertaken to assess impacts on the Conservation Area and adjacent local heritage items.
Building Code of Australia	A BCA report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia.

Matter	Consideration
Access	An access report will be prepared for the development to ensure that disabled access can be provided in accordance with Disability Discrimination Act 1992. The access report will demonstrate how access for all users are addressed through the development.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements.
Social Impact & CPTED	A Social Impact Assessment will be prepared assess the social consequences the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project, as well as the measures to mitigate these impacts. The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the design.
Community Engagement	An Engagement Outcomes Report will be provided as required by the SEARs. The Report will outline the engagement carried out to date, the outcomes of that engagement and how it has informed the proposal. The report will provide evidence of a transparent and collaborative engagement process. This document will be included in the EIS as part of the SSDA. The document will also outline: ▪ Issues raised by surrounding landowners & stakeholders. ▪ Project response to issues ▪ Proposed future community and stakeholder engagement based on the results of consultation.

5. CONCLUSION

This letter has outlined preliminary information regarding the proposed development at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The report has outlined preliminary information regarding the site and proposal, identified the relevant strategic and statutory context, summarised the approach to engagement with stakeholders and, identified the scale and nature of the impacts of the project.

As outlined in **Section 3.0**, the Proposal is declared State Significant Development under Schedule 1, section 26A of *State Environmental Planning Policy (Planning Systems) 2021*. We trust that the information detailed in this report is sufficient to enable the Secretary to issue SEARs for the preparation of an Environmental Impact Statement.

Yours sincerely,



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