

Scoping Report

2 & 4 Drovers Way and 9A Gladstone Parade, Lindfield

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Staldone Corporation Pty Ltd



Prepared by Ethos Urban, a Colliers Company.

21 May 2025 | 2250047



'Gura Bulga'

Liz Belanjee Cameron

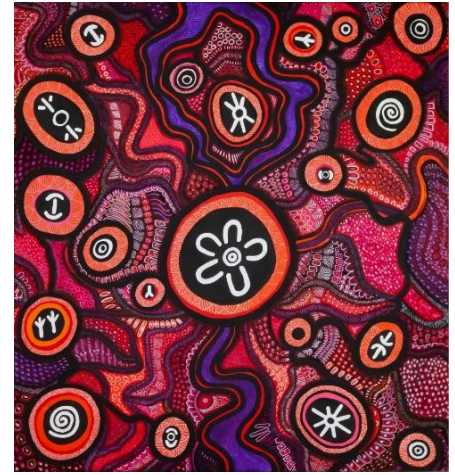
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

In March 2025, Ethos Urban took a major step toward future growth by partnering with leading professional services firm, Colliers. While our name evolves, our commitment to delivering high-quality solutions remains unchanged—now strengthened by broader access to property and advisory services and expertise.

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Contents

1.0	Introduction	6
1.1	Applicant Details.....	6
1.2	Guide to the Faster Assessment Program for Affordable Housing (2023)	6
2.0	The Site	8
2.1	Site Location and Context	8
2.2	Surrounding Development	9
3.0	Proposed Development	10
4.0	Strategic Context	13
5.0	Statutory Context.....	15
5.1	State Environmental Planning Policy (Housing) 2021.....	17
5.2	Ku-ring-gai LEP 2015.....	27
5.3	Suitability of the Site for the Proposed Development	29
5.4	Eligibility for Industry-Specific SEARs	29
5.5	Cumulative Impacts	29
5.6	Agreements with Other Parties	29
6.0	Community Engagement	30
6.1	Overview.....	30
6.2	Proposed Community Engagement During EIS Preparation.....	30
7.0	Proposed Assessment of Impacts	31
7.1	Matters Requiring Further Assessment in EIS	31
7.2	Matters not Requiring Further Assessment Beyond Industry-Specific SEARs.....	33
8.0	Conclusion.....	34

Figures

Figure 1 Site context map..... 8

Figure 2 Site aerial map..... 9

Figure 3 Proposed site plan (indicating building outline, pedestrian and vehicular entries) 10

Figure 4 Detailed floorplan (level 6)11

Figure 5 North-east elevation.....11

Figure 6 Proposed building in relation to surrounding development.....12

Figure 7 Proposed development photomontage (viewing south-west from Drivers Way)12

Figure 8 NSW Housing Strategy Key Pillars13

Figure 1 TOD Area mapping17

Figure 1 LMR Indicative Mapping Overlay18

Figure 1 Distances measured from Lindfield Town Centre (routes shown in green and yellow; affected lot shown in dark red)19

Figure 9 Heritage map.....27

Figure 10 Biodiversity map.....28

Figure 11 Riparian lands and watercourses map.....28

Figure 12 Biodiversity certified land32

Tables

Table 1 Applicant Details..... 6

Table 2 Faster Assessment Program for Affordable Housing Scoping Meeting Requirements..... 6

Table 3 Site Description 8

Table 4 Strategic Alignment Table13

Table 5 Relevant Statutory Requirements.....15

Table 6 Relevant provisions of Chapter 2 of the Housing SEPP 20

Table 7 Assessment against the Apartment Design Guide23

Table 8 Ku-ring-gai LEP 2015 assessment27

Appendices

Appendix	Author
A. Preliminary Architectural Pack	Wolski Coppin Architecture
B. Site Survey Plan	Usher & Company
C. Landscape Plan	iScape Landscape Architecture
D. Urban Design Report	Wolski Coppin Architecture

1.0 Introduction

This Scoping Report has been prepared by Ethos Urban on behalf of Staldone Corporation Pty Ltd ('the Applicant') in support of the proposed development of a new residential flat building, comprising of approximately 119 apartments across 9 storeys located on land at 2 & 4 Drovers Way and 9A Gladstone Parade, Lindfield. This Scoping Report seeks to inform the Department of Planning, Housing and Infrastructure (DPHI) to enable the issuing of industry-specific Secretary's Environmental Assessment Requirements (SEARs) and schedule a preliminary scoping meeting to discuss the proposed development. This in turn will enable the preparation of an Environmental Impact Statement (EIS) that will accompany a State Significant Development Application (SSDA).

Development for the purposes of in-fill affordable housing with an estimated development cost of more than \$75 million is identified in Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP) and is therefore declared to be State Significant Development (SSD) for the purposes of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

This Scoping Report has been prepared in accordance with the DPHI's *State Significant Development Guidelines* (2022) and the *Guide to the Faster Assessment Program for Affordable Housing* (2023). It supported by a preliminary architectural pack (**Appendix A**).

1.1 Applicant Details

The Applicant's details are presented in **Table 1** below.

Table 1 Applicant Details

Applicant:	Staldone Corporation Pty Ltd
Address:	205, 350 George Street, Sydney, 2000
ACN:	31 003 893 132

1.2 Guide to the Faster Assessment Program for Affordable Housing (2023)

This scoping report has been prepared in accordance with the Department of Planning, Housing, and Infrastructure's (DPHI) *Guide to the Faster Assessment Program for Affordable Housing* (2023) and the list of scoping meeting requirements for Applicants. **Table 2** below indicates where in this report, or its attachments, these requirements have been met.

Table 2 Faster Assessment Program for Affordable Housing Scoping Meeting Requirements

Scoping Meeting Requirement	Addressed
Summary of development application This should be a short document showing the following: <ul style="list-style-type: none">• site address• confirmation of the site's location• description of the proposal, including:<ul style="list-style-type: none">- number of affordable and market dwellings- percentage of floor space provided as affordable housing- other proposed land uses- alignment with Planning Systems SEPP• details of the site's zoning and permissibility• details of provisions and development standards which apply to the site under any environmental planning instrument• details of compliance with development standards or any anticipated variations	Addressed in Scoping Report.
Survey plan A registered surveyor with the NSW Board of Surveying and Spatial Information must prepare the survey plan. The plan should not be more than 12 months old at the time of meeting.	Provided in Appendix B .
Architectural drawings The drawings must include the following: <ul style="list-style-type: none">• site plan, elevations and sections• boundary dimensions and site area• show new work, easements, right-of-way and existing structures• fully dimensioned setbacks to front, side and rear boundaries	Preliminary architectural drawings provided in Appendix A .

Scoping Meeting Requirement	Addressed
<ul style="list-style-type: none"> any significant cut or fill proposed within and outside of building envelope significant trees the development proposes to remove location of pedestrian and vehicle access points where manoeuvrability is likely to be an issue, driveways and parking areas must indicate turning circles to the Australian standard - for more information, please see the RTA Guide to Traffic Generating Development buildings on adjoining sites including the location of windows (with top and bottom sill heights relative levels to Australian Height Datum) a ground floor plan indicating entry, services, parking, delivery access and communal open space typical floor plans indicating location of core, vertical transport, arrangement, communal open spaces, and number of apartments elevations indicating overall height comparison with and without the bonus, streetscape context illustrating height and typology of existing and future adjacent buildings. 	
<p>Apartment Design Guide</p> <p>A brief review against the non-discretionary standards in Chapter 2 of the Housing SEPP and the Apartment Design Guide with a focus on:</p> <ul style="list-style-type: none"> site area landscaping and deep soil zones solar access cross ventilation parking building separation. 	Addressed in Scoping Report
<p>Shadow diagrams</p> <p>Shadow diagrams must show the effect, in plan form, of any existing shadows and any additional shadows cast by the development, comparing maximum building height to maximum building height + bonus. This is particularly relevant for the development's overshadowing effect on:</p> <ul style="list-style-type: none"> public open space any surrounding private open space residential properties windows communal and private yard spaces clothes drying areas any solar hot water or similar systems. 	Preliminary shadow diagrams provided in Appendix A .

This Report introduces the proponent and the Proposal, outlines the key issues to be considered in the Proposal's design, assessment and operation, provides the Proposal's strategic and statutory context and proposes an approach to community consultation.

Upon receipt of the SEARs, the information contained in this report will form the basis of a comprehensive EIS prepared in accordance with the requirements of Part 4 of the EP&A Act, Part 8 Division 2 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and the *State Significant Development Guidelines* (2021).

2.0 The Site

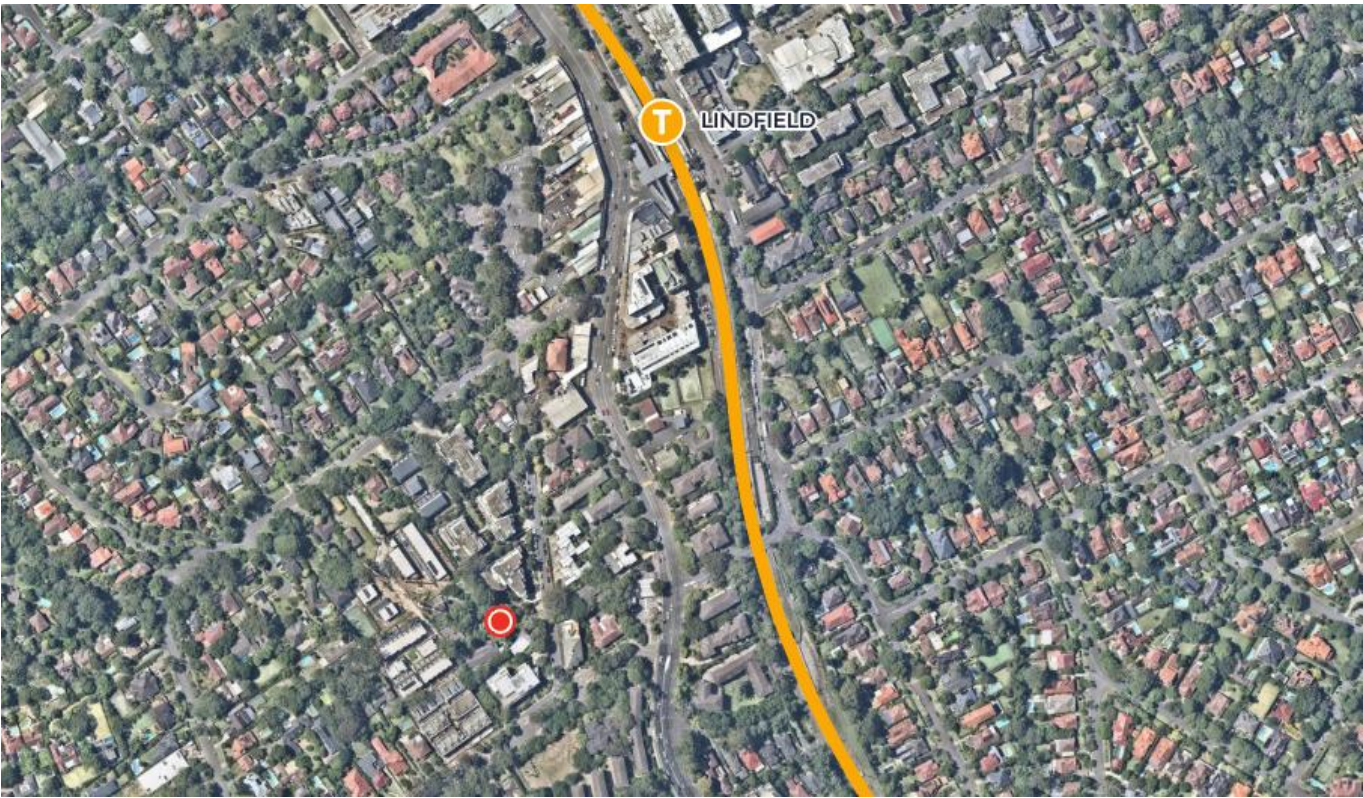
2.1 Site Location and Context

The site is situated at 2 & 4 Drovers Way and 9A Gladstone Parade, Lindfield within the Ku-ring-gai Council Local Government Area (LGA). It is well located, being approximately 400m from Lindfield Railway Station which provides services to Hornsby, Chatswood, Richmond, Penrith, and Sydney CBD. It is equally proximate to Lindfield's commercial centre and retail hub. The site has ready access to public open space being less than 250m from Two Turners Reserve. Existing development on the site consists of 3 detached residential dwellings and landscaping. The site context and aerial are shown in **Figure 1** and **Figure 2** respectively.

The site area and legal description are recorded in **Table 3**.

Table 3 Site Description

Legal Description	Address	Area (m²)
Lot 4 in DP1047528	2 Drovers Way	1,300
Lot 3 in DP1047528	4 Drovers Way	1,491
Lot 9 in DP1048182	9A Gladstone Parade	1,314
Total Area		4,105



The Site



NOT TO SCALE

Figure 1 Site context map

Source: Nearmap



Figure 2 Site aerial map

Source: Nearmap/Ethos Urban

2.2 Surrounding Development

The development surrounding the site is characterised by predominantly medium and high-density residential uses.

- **North:** Immediately north of the site are residential uses comprising 5 and 6 storey residential flat buildings. Further north is Lindfield Railway Station, and Lindfield's commercial centre and retail hub.
- **East:** The site is bounded to the east by Drovers Way with a narrow battle-axe street frontage. Immediately east of the site are 4 and 5 storey residential flat buildings. 2A Drovers Way adjoins the site between the site and Drovers Way. 2A Drovers is identified in a TOD lot and is therefore subject to TOD controls. Further east, beyond the Pacific Highway and railway line is low-density detached residential development.
- **South:** The site has pedestrian access to Gladstone Parade to the south of the site. Immediately south of the site are 5 and 6 storey residential flat buildings. Further south of the site is Lindfield Public School.
- **West:** Immediately west of the site are 3 and 4 storey residential flat buildings. Further west are low density detached residential buildings and multiple sports ovals (Edenborough Oval, Primula Oval) and large public open space (Sir Phillip Game Reserve North) all within 1km from the site.

3.0 Proposed Development

The proposal will generally be undertaken in accordance with the architectural drawings prepared by Wolski Coppin Architecture at **Appendix A**.

The proposal will seek approval for:

- Site amalgamation.
- Demolition of existing structures and tree removal.
- Construction of a 9 storey building, comprising:
 - 119 residential apartments equivalent to approximately 12,800m² of GFA, including:
 - 16 1-bedroom apartments.
 - 65 2-bedroom apartments.
 - 38 3-bedroom apartments.
 - Approximately 24 of these apartments will be provided as affordable housing.
 - Approximately 160 basement car parking spaces.
 - Communal open space.
- Associated landscaping and public domain works.

The proposed massing, select floor plans, and photomontage are shown in **Figure 3** to **Figure 7**.

Associated tree removal within the development footprint will also be required, however primary assessment by an Arborist has indicated that the majority of trees across the entire site are either exempt or very insignificant.

The site contains a total of 77 trees. 35 of these trees are proposed to be retained. 42 trees are proposed to be removed, 29 of which are considered to be exempt or of low retention value. Further information relating to existing trees are provided in the Landscape Plan in **Appendix C**.

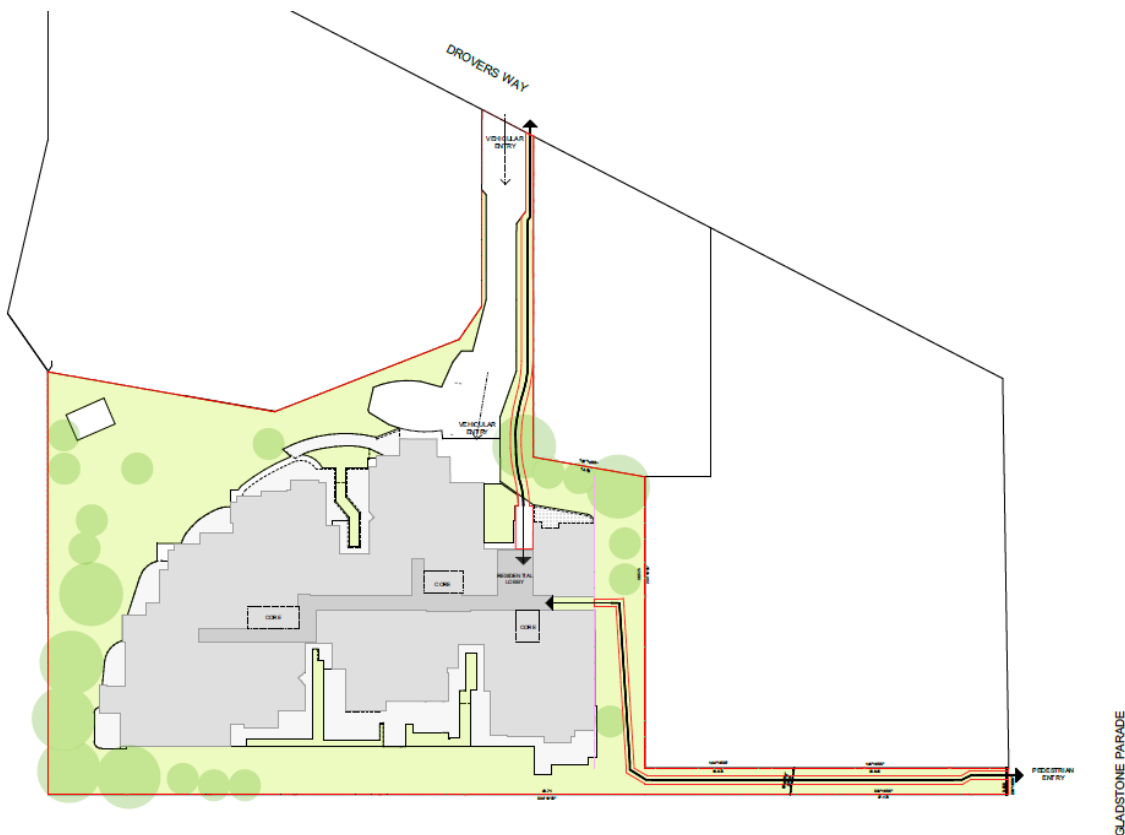


Figure 3 Proposed site plan (indicating building outline, pedestrian and vehicular entries)

Source: Wolski Coppin Architecture



Figure 4 Detailed floorplan (level 6)

Source: Wolski Coppin Architecture

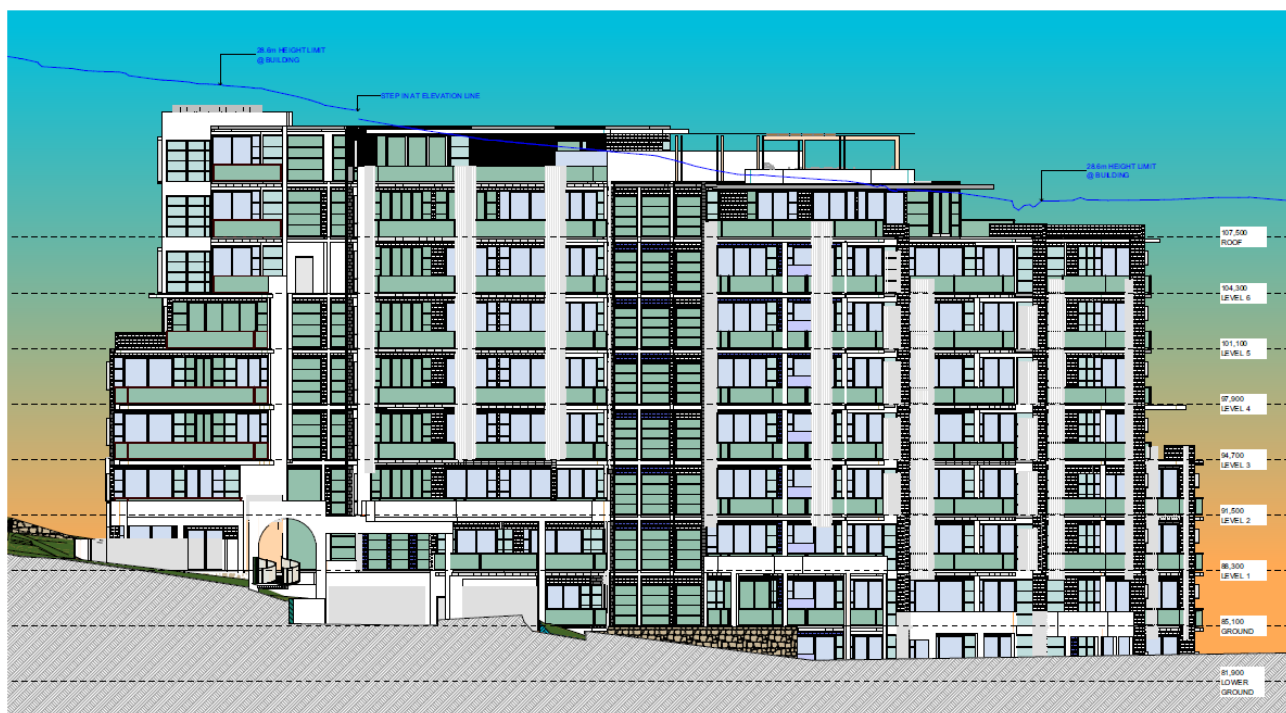


Figure 5 North-east elevation

Source: Wolski Coppin Architecture

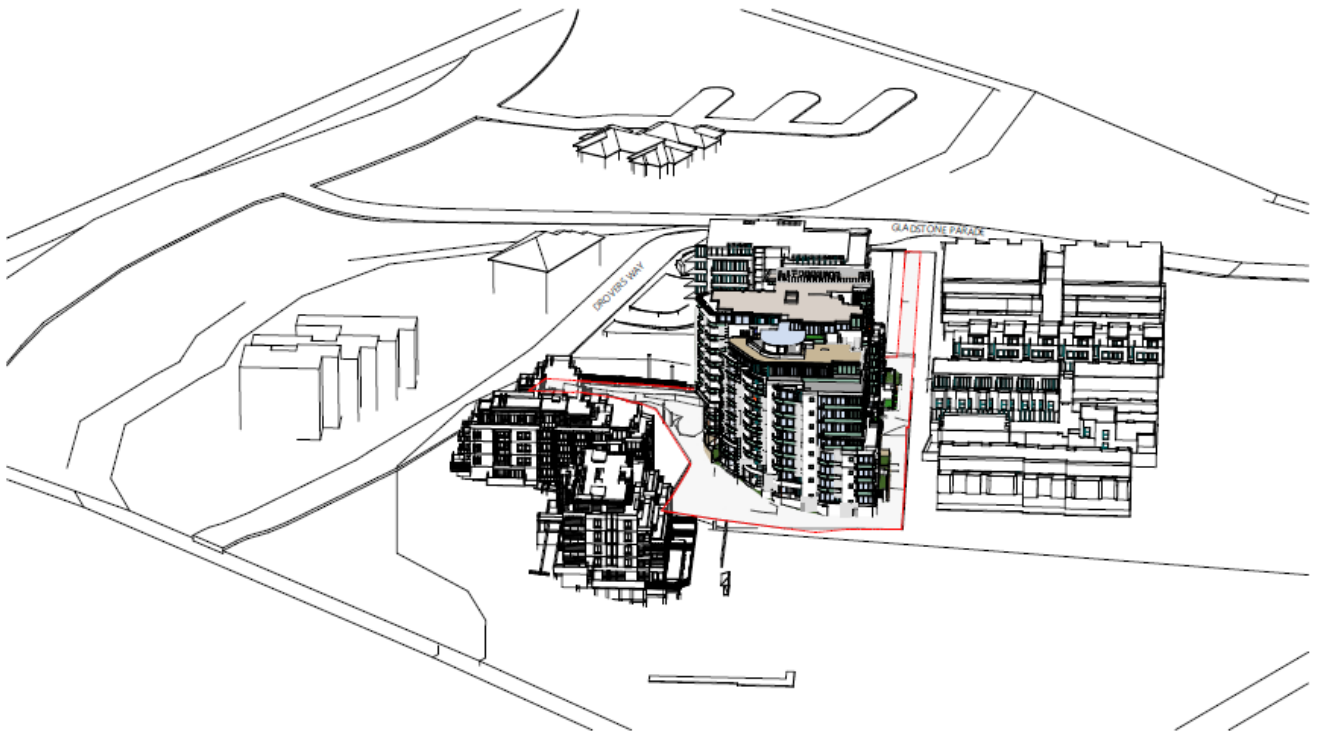


Figure 6 *Proposed building in relation to surrounding development*

Source: Wolski Coppin Architecture



Figure 7 *Proposed development photomontage (viewing south-west from Drovers Way)*

Source: 3D Architectural Imaging

4.0 Strategic Context

Key considerations of the proposed development in the context of the broader strategic planning framework are listed below in **Table 4**.

Table 4 Strategic Alignment Table

Strategic Context
NSW Housing Strategy: Housing 2041

The Strategy supports the provision new housing stock in NSW and in-fill Affordable Housing is identified as a housing typology to support the diversity and affordability of the rental market. This helps to meet two of the four key pillars of the NSW housing system (refer to **Figure 8**).



Figure 8 NSW Housing Strategy Key Pillars

Source: Housing 2041, NSW Government

National Housing Accord 2022

The Federal Government announced the National Housing Accord in October 2022, which committed to delivering 1.2 million houses in well-located areas in 5 years starting from July 2024.

The Accord lays the groundwork to improving affordability by addressing Australia’s housing supply challenges and enabling the delivery of more social and affordable housing. The Housing Accord includes:

- an initial, aspirational national target of delivering a total of one million new, well-located homes over 5 years from 2024, and
- Immediate and longer-term actions for all parties to support the delivery of more affordable homes.

The proposed development is aligned with the National Housing Accord as it seeks to deliver a significant amount of additional housing in a modern and contemporary living style, in a strategic location.

NSW Housing Targets

The NSW Government has recently released 5-year housing completion targets for 43 councils across Greater Sydney, Illawarra-Shoalhaven, Central Coast, Lower Hunter and Greater Newcastle and 1 target for regional NSW.

These targets replace outdated targets reflect NSW’s commitment to deliver 377,000 new homes across the state by 2029 under the National Housing Accord. A 5-year target of 7,600 new dwellings has been identified for Ku-ring-gai, the achievement of which will be assisted by this proposal.

Greater Sydney Region Plan & North District Plan
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The proposal for in-fill affordable housing is aligned with the key strategic principles and vision outlined for the North District in the Region and District Plans. The Greater Sydney Regional Plan ‘A Metropolis of Three Cities’ is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. This proposal aligns with the North District Plan in its goal to provide affordable housing that is accessible to jobs, services and public transport.

Generally, the project aligns with the key priorities identified in the Greater Sydney Region Plan and the North District by:

- Providing housing supply and affordable housing with access to jobs, services and public transport.

Strategic Context

- Supporting the demand for housing supply to support the Eastern Harbour CBD and Eastern Economic Corridor.
- Providing a diverse dwelling mix to support the demand for different dwelling types and sizes.

Future Transport Strategy

The Future Transport Strategy sets out a 40-year vision, directions and outcomes framework for customer mobility in NSW and will guide transport investment over the longer term. The refreshed Future Transport Strategy takes into account events such as the COVID-19 pandemic, drought, bushfires, floods, alongside population growth and global megatrends. It includes a new focus on the six cities region, striving to revitalise and connect communities, encourage thriving local neighbourhoods, and built on economic success.

The proposal is consistent with the Strategy by delivering increased residential accommodation within a highly accessible location close to Lindfield Railway Station, which provides for access to a network of transport, employment, education, and health services. The proposal does not prevent the objectives of the Strategy from being achieved.

Ku-ring-gai Local Strategic Planning Statement (LSPS)

The Ku-ring-gai LSPS establishes a 20-year vision for land use to guide future economic, social, and environmental priorities within the LGA. Specifically, the LSPS provides guidance on:

- Location of future housing.
- Future identity and character of local centres including Lindfield.
- Future requirements for community facilities and open space.
- Future transport infrastructure.
- Supporting local economy.
- Partnership opportunities with government agencies.

Within the LSPS, Lindfield is identified as a primary local centre, with aims directed at supporting the area's growth as a thriving and diverse village centre. Responses outlined in the LSPS include the provision of additional housing close to the railway station and quality open space.

The proposed development is consistent with the Council's LSPS by delivering residential accommodation in proximity to transport and open space.

Transport Oriented Development (TOD) Program

The TOD Program aims to deliver housing in well-located growth areas situated around transport hubs. A new SEPP was introduced to increase the capacity for more housing and mix-used development within 400m of such strategic transport centres.

The proposed development is located within 400m of Lindfield Railway Station. The site is identified on the Transport Oriented Development Sites Map provided by the NSW Department of Planning, Housing, and Infrastructure. From April of 2024, these sites were subjected to amended planning controls with the purpose of delivering more affordable, well-designed, and well-located homes. The proposed development aligns with the objectives of the TOD Program by providing apartments with affordable housing mix greater than 2% in proximity to a transport hub.

5.0 Statutory Context

A summary of the relevant statutory requirements for the project are identified in **Table 5** below.

Table 5 **Relevant Statutory Requirements**

Matter	Consideration
Power to Grant Consent	<p>Development consent will be sought under 'Division 4.7 - State Significant Development' of the EP&A Act. Section 4.36(2) of the EP&A Act states that:</p> <p><i>A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p>The proposed development is categorised as SSD under Schedule 1, section 26A(1) of the Planning Systems SEPP as it:</p> <ul style="list-style-type: none"> • Relates to development to which Chapter 2, Part 2, Division 1 of the Housing SEPP applies; • The development is residential development and has an EDC of more than \$75 million; and • The development does not involve development prohibited under an environmental planning instrument applying to the land. <p>Section 4.5 of the EP&A Act and Section 2.7 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> stipulate that the consent authority is the Minister for Planning and Public Spaces (or the DPHI as their delegate).</p>
Permissibility	<p>The site is located on land zoned R4 High Density Residential under the Ku-ring-gai Local Environmental Plan 2015. The proposed development is permitted with consent in this land use zone.</p> <p>In accordance with the provisions of Chapter 2, Part 2, Division 1, section 16 of the Housing SEPP, the proposed development for in-fill affordable housing applies for the following reasons:</p> <ul style="list-style-type: none"> • The residential development is permitted with consent in the R4 Zone under the Ku-ring-gai LEP. • At least 10% of the GFA is proposed to be provided as affordable housing. • All or part of the development is within an accessible area as it is within 800m walking distance of a public entrance to Lindfield railway station.
Key considerations under Environmental Planning Instruments	<p>State Environmental Planning Policy (Housing) 2021</p> <p>Part 2 Division 1 of the Housing SEPP applies to development for the purpose of in-fill affordable housing. A complete assessment of the proposal's consistency with the relevant provision of the Housing SEPP will be provided in the EIS for the proposed development.</p> <p>Chapter 4 of the Housing SEPP sets out nine design principles, all of which the project complies with. A design verification statement and a complete assessment of compliance against the relevant provisions of Chapter 4 and the Apartment Design Guide (ADG) will be provided with the EIS. The non-discretionary standards in Chapter 2 of the Housing SEPP have been considered throughout the design and will be fully assessed in the EIS. A preliminary assessment of the proposal's consistency is included at Table 6.</p> <p>Ku-ring-gai LEP 2015</p> <p>The proposal is consistent with the objectives and development standards of the Ku-ring-gai LEP 2015. A complete assessment of these standards will be provided to accompany the EIS for the proposed development, including the following considerations:</p> <ul style="list-style-type: none"> • Clause 2.1 & 2.3 – Land use zone & Zone objectives • Clause 2.7 – Demolition requires development consent • Clause 4.3 – Height of buildings • Clause 4.4 – Floor space ratio • Clause 4.6 – Exceptions to development standards • Clause 5.10 – Heritage conservation • Clause 5.21 – Flood planning • Clause 6.1 – Acid sulfate soils • Clause 6.2 – Earthworks

Matter	Consideration
	<ul style="list-style-type: none"> • Clause 6.3 – Biodiversity protection • Clause 6.4 – Riparian land and adjoining waterways • Clause 6.6 – Requirements for multi dwelling housing and residential flat buildings <p>Preliminary consistency with the above clauses is demonstrated in Table 8.</p>
Other Approvals	<p>Approvals not required for SSD, otherwise required</p> <ul style="list-style-type: none"> • NSW National Parks and Wildlife Act 1974 – No • NSW Heritage Act 1977 – No • NSW Water Management Act 2000 – No • NSW Rural Fire Service Act 1997 – No • NSW Protection of the Environment Operations Act 1997 – No <p>EPBC Act approval</p> <ul style="list-style-type: none"> • The project is not likely to impact a matter of National Environmental Significance. Therefore, the Project is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.
Mandatory Matters for Considerations	<p>The following mandatory matters for consideration are expected to be relevant to the assessment of the EIS:</p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment Act 1979</i> – section 1.3, section 4.15. • <i>Biodiversity Conservation Act 2016</i> – Section 7.9. • <i>State Environmental Planning Policy (Housing) 2021</i> – Chapter 2. • <i>State Environmental Planning Policy (Housing) 2021</i> – Chapter 4. • <i>State Environmental Planning Policy (Housing) 2021</i> – Chapter 5. • <i>State Environmental Planning Policy (Housing) 2021</i> – Chapter 6. • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> – Chapter 4. • <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>. • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> – Section 2.119, Section 2.122.

5.1 State Environmental Planning Policy (Housing) 2021

5.1.1 Transport Oriented Development – Chapter 5

Part of the site benefits from the Transport Oriented Development controls under Chapter 5 of the Housing SEPP. Specifically, as per **Figure 9**, 2&4 Drovers Way are afforded the following key controls:

- The maximum building height for a residential flat building in a Transport Oriented Development Area is 22m.
- The maximum floor space ratio for the following in a relevant residential zone or relevant employment zone in a Transport Oriented Development Area is 2:5:1—
 - a residential flat building,
 - a building containing an independent living unit or shop top housing.

The EIS will contain a detailed assessment against the controls of the chapter.

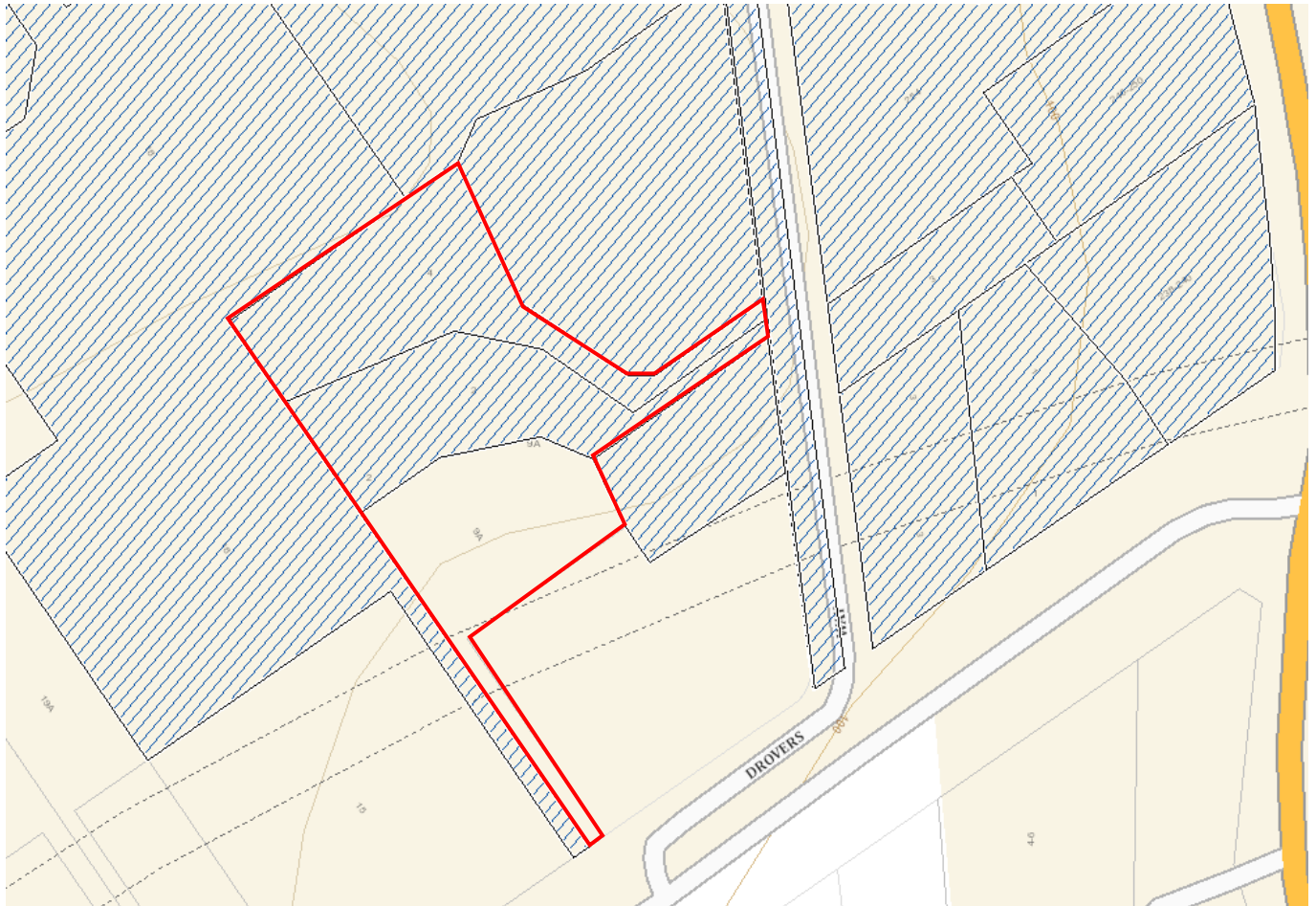


Figure 9 TOD Area mapping

Source: ePlanning Spatial Viewer / Ethos Urban

5.1.2 Low and mid rise housing – Chapter 6

The remainder of the site (9A Gladstone Parade) benefits from the Low and mid rise (LMR) housing controls under Chapter 6 of the Housing SEPP. As demonstrated in **Figure 10** and **Figure 11**, this lot is located comfortably within the LMR inner area and is afforded the following key controls:

- a maximum floor space ratio of 2.2:1,
- for residential flat buildings—a maximum building height of 22m,
- for a building containing shop top housing—a maximum building height of 24m.

The LMR controls apply only where TOD controls do not. The EIS will contain a detailed assessment against the controls of the chapter.



Figure 10 LMR Indicative Mapping Overlay

Source: LMR Indicative Mapping / Ethos Urban

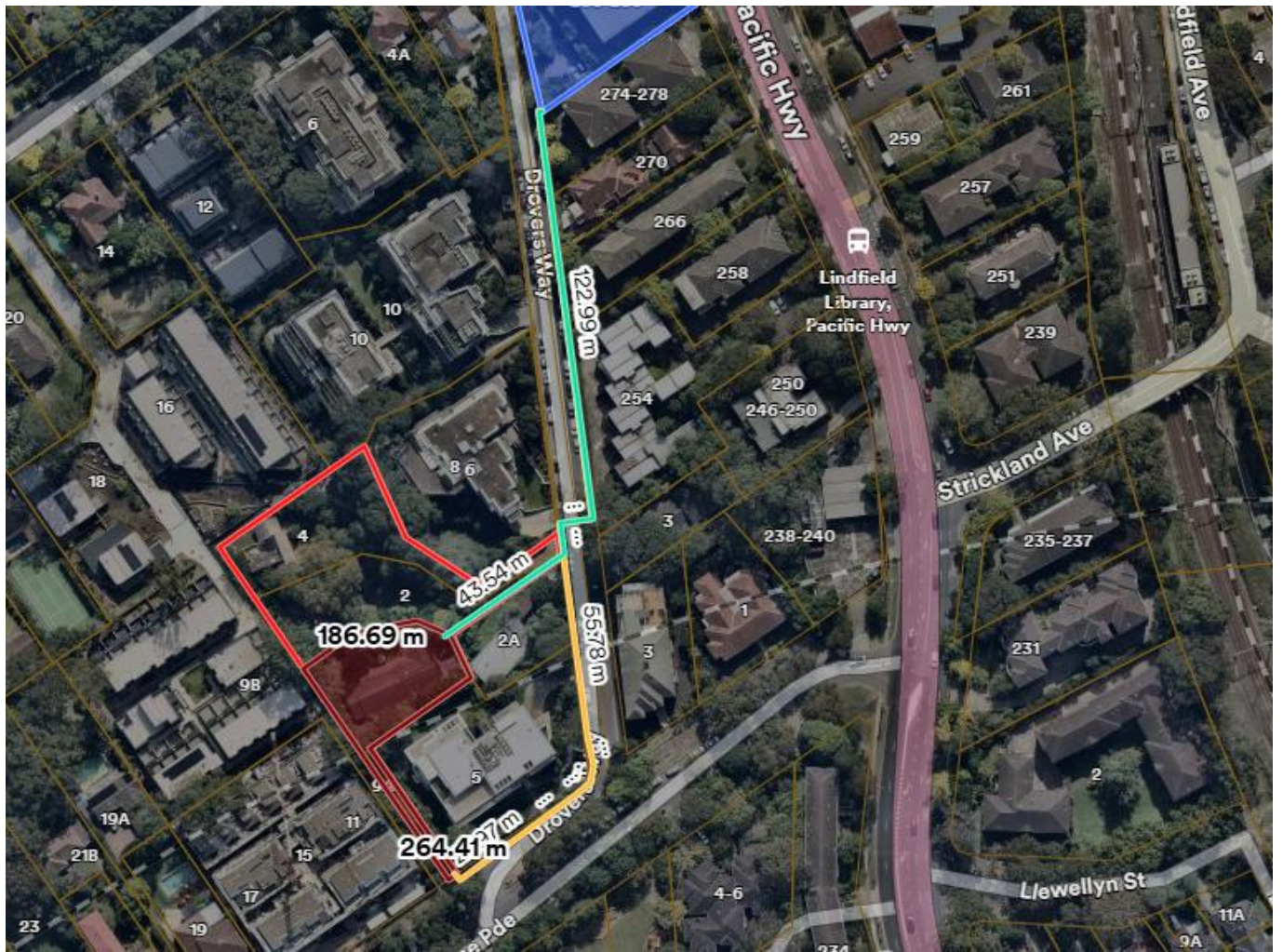


Figure 11 Distances measured from Lindfield Town Centre (routes shown in green and yellow; affected lot shown in dark red)

Source: Nearmap / Ethos Urban

5.1.3 Infill affordable housing – Chapter 2

A preliminary assessment of consistency with the key provisions of Chapter 2 of the Housing SEPP is provided in **Table 6** below.

Table 6 *Relevant provisions of Chapter 2 of the Housing SEPP*

Clause	Control	Compliance assessment
Chapter 2 Affordable Housing		
Part 1 Preliminary		
Clause 15 Requirement for imposition of conditions – the Act, s7.32(3)(a)	<p>Before imposing a condition under the Act, section 7.32, the consent authority must consider the following—</p> <ul style="list-style-type: none"> (a) affordable housing must aim to create mixed and balanced communities, (b) affordable housing must be created and managed so that a socially diverse residential population, representative of all income groups, is developed and maintained in a locality, (c) affordable housing must be made available to very low, low and moderate income households, or a combination of the households, (d) affordable housing must be rented to appropriately qualified tenants and at an appropriate rate of gross household income, (e) land provided for affordable housing must be used for the purposes of the provision of affordable housing, (f) buildings provided for affordable housing must be managed to maintain their continued use for affordable housing, (g) affordable housing must consist of dwellings constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the area. 	Complies.
Part 2 Development for affordable housing		
Clause 15 Development to which division applies	<p>The objective of this division is to facilitate the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households.</p> <p>(1) This division applies to development that includes residential development if—</p> <ul style="list-style-type: none"> (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5 or another environmental planning instrument, and (b) the affordable housing component is at least 10%, and (c) all or part of the development is carried out— <ul style="list-style-type: none"> (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens 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. <p>(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.</p> <p>(3) In this section— relevant zone means the following—</p> <ul style="list-style-type: none"> (a) Zone E1 Local Centre, (b) Zone MU1 Mixed Use, (c) Zone B1 Neighbourhood Centre, (d) Zone B2 Local Centre, (e) Zone B4 Mixed Use. 	<p>Complies.</p> <p>This division applies to the proposed development as it:</p> <ul style="list-style-type: none"> • Is permitted within the R4 General Residential zone under Ku-ring-gai LEP 2015 • Greater than 10% of the GFA of the building will be used for the purpose of affordable housing • The site is located within the Greater Sydney region as identified under the Six Cities Region. • The site is located within an accessible area as it is located within 800m walking distance of Lindfield Railway Station.

Clause	Control	Compliance assessment
Clause 16 Floor space ratio	<p>(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).</p> <p>(2) The minimum affordable housing component, which must be at least 10%, is calculated as follows—</p> <p>(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).</p> <p><i>Example—</i> <i>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 development involves residential flat buildings or shop top housing.</i></p> <p>(4) This section does not apply to development on land for which there is no maximum permissible floor space ratio.</p>	<p>The site has a maximum base floor space ratio (FSR) of 1.3:1 subject to clause 4.4 of the Ku-ring-gai LEP.</p> <p>However, the proposed development is located partly within a TOD precinct, affording the site a prevailing maximum permissible FSR of 2.5:1, and partly within a Low and Mid-Rise Housing area affording the remainder of the site a 2.2:1 FSR.</p> <p>Additionally, the proposed development provides 15% affordable housing mix, greater than the minimum 2% required to align with Clause 156 of the Housing SEPP and greater than 10% required to align with this clause. Therefore, the proposal is afforded an additional 30% FSR equating to part 3.25:1 and part 2.86:1. The development proposes an FSR of 2.79:1 on each part of the site and therefore complies with both respective FSR controls.</p> <p>As above, the site's location within a TOD precinct affords a maximum permissible height of building of 22m on 2 & 4 Drovers Way and 22m via Low and Mid-Rise Housing Policy on 9A Gladstone Parade.</p> <p>The project is also eligible for a 30% bonus to the maximum height of building, meaning the maximum permitted building height is 28.6m.</p> <p>Since, at its greatest height, the proposed development reaches 29.93m, pursuant to Clause 4.6 of the Ku-ring-gai LEP, a request will be made to vary height as compliance with this standard is unnecessary in the circumstances due to the topography of the site.</p>
Clause 19 Non-discretionary development standards	<p>(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.</p> <p><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></p> <p>(2) The following are non-discretionary development standards in relation to the residential development to which this division applies—</p> <p>(a) a minimum site area of 450m²,</p>	<p>These non-discretionary standards set minimum controls that the consent authority cannot use to refuse consent. The proposed development will demonstrate consistency with these standards, or where more appropriate, LEP, DCP and ADG standards.</p>

Clause	Control	Compliance assessment
	<ul style="list-style-type: none"> (b) a minimum landscaped area that is the lesser of— <ul style="list-style-type: none"> (i) 35m² per dwelling, or (ii) 30% of the site area, (c) a deep soil zone on at least 15% of the site area, where— <ul style="list-style-type: none"> (i) each deep soil zone has minimum dimensions of 3m, and (ii) if practicable, at least 65% of the deep soil zone is located at the rear of the site, (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, (e) the following number of parking spaces for dwellings used for affordable housing— <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom—at least 0.4 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 0.5 parking spaces, (iii) for each dwelling containing at least 3 bedrooms— at least 1 parking space, (f) the following number of parking spaces for dwellings not used for affordable housing— <ul style="list-style-type: none"> (i) for each dwelling containing 1 bedroom—at least 0.5 parking spaces, (ii) for each dwelling containing 2 bedrooms—at least 1 parking space, (iii) for each dwelling containing at least 3 bedrooms—at least 1.5 parking spaces, (g) the minimum internal area, if any, specified in the Apartment Design Guide for the type of residential development, (h) for development for the purposes of dual occupancies, manor houses or multi dwelling housing (terraces)—the minimum floor area specified in the Low Rise Housing Diversity Design Guide, <ul style="list-style-type: none"> (i) if paragraphs (g) and (h) do not apply, the following minimum floor areas— (ii) for each dwelling containing 1 bedroom—65m², (iii) for each dwelling containing 2 bedrooms—90m², (iv) for each dwelling containing at least 3 bedrooms—115m² plus 12m² for each bedroom in addition to 3 bedrooms. <p>(3) Subsection (2)(c) and (d) do not apply to development to which Chapter 4 applies.</p>	
Clause 20 Design requirements	<p>(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.</p> <p>(2) Subsection (1) does not apply to development to which Chapter 4 applies.</p> <p>(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—</p> <ul style="list-style-type: none"> (a) the desirable elements of the character of the local area, or (b) (b) for precincts undergoing transition—the desired future character of the precinct. 	<p>Complies.</p> <p>Chapter 4 is applicable to the proposed site. The proposed development is in keeping with the desired future and emerging character of Lindfield identified in the strategic and statutory framework as a high-density transport-oriented community.</p>
Clause 21 Must be used for affordable housing for at least 15 years	<p>(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—</p>	<p>Complies.</p> <p>The proposed affordable housing will be provided for a period of 15 years commencing on the day of occupation certificate issued for</p>

Clause	Control	Compliance assessment
	<p>(a) the development will include the affordable housing component required for the development under section 16, 17 or 18, and</p> <p>(b) the affordable housing component will be managed by a registered community housing provider.</p> <p>(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.</p>	the development. Additionally, the affordable housing component will be managed by a registered community housing provider.
Clause 22 Subdivision permitted with consent	Land on which development has been carried out under this division may be subdivided with development consent.	No subdivision is proposed.

5.1.4 Apartment Design Guide

A preliminary assessment against the key provisions of the Apartment Design Guide (ADG) is provided in **Table 7**.

Table 7 *Assessment against the Apartment Design Guide*

Objectives and Design Criteria			Complies?
Part 3 – Siting the development			
Part 3D – Communal and public open space			
Communal open space has a minimum area equal to 25% of the site.			Capable of compliance. Subject to further design development.
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).			Capable of compliance. Subject to further design development.
Part 3E – Deep soil zones			
Deep soil zones are to meet the following minimum requirements:			Complies.
Site Area	Minimum Dimensions	Deep Soil Zone (% of site area)	The development provides deep-soil landscaping consisting of over 40% of the site area.
Less than 650m ²	-	7%	
650m ² – 1,500m ²	3m		
Greater than 1,500m ²	6m		
Greater than 1,500m ² with significant existing tree cover	6m		
Part 3F – Visual Privacy			
Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:			Complies.
Building Height	Habitable rooms and balconies	Non-habitable rooms	
Up to 12m (4 storeys)	6m	3m	
Up to 25m (5-8 storeys)	9m	4.5m	
Over 25m (9+ storeys)	12m	6m	
Part 3J – Bicycle and Car Parking			

Objectives and Design Criteria		Complies?
For development in the following locations: <ul style="list-style-type: none">on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area;or on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre, <p>the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less.</p> <p>The car parking needs for a development must be provided off street.</p>		Complies.
Part 4 – Designing the building		
Part 4A – Solar and daylight access		
Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.		Generally compliant. Preliminary solar access studies indicate 69% of apartments achieve minimum 2hrs direct solar access in mid-winter.
A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.		Generally compliant. Preliminary solar access studies indicate 16% of apartments do not receive any solar access between 9am and 3pm in mid-winter.
Part 4B – Natural ventilation		
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.		Complies. Approximately 71% of apartments receive cross ventilation.
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.		Capable of compliance. Subject to further design development.
Part 4C – Ceiling heights		
Measured from finished floor level to finished ceiling level, minimum ceiling heights are:		Capable of compliance. Subject to further design development.
Minimum ceiling height		
Habitable rooms	2.7m	
Non-habitable	2.4m	
For 2 storey apartments	2.7m for main living area floor 2.4m for second floor, where its area does not exceed 50% of the apartment area	
Attic spaces	1.8m at edge of room with a 30 degree minimum ceiling slope	
If located in mixed use areas	3.3m for ground and first floor to promote future flexibility of use	
These minimums do not preclude higher ceilings if desired.		
Part 4D – Apartment size and layout		

Objectives and Design Criteria		Complies?															
Apartments are required to have the following minimum internal areas:		Capable of compliance. Subject to further design development.															
<table><tr><th>Apartment Type</th><th>Minimum internal area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>70m²</td></tr><tr><td>3 bedroom</td><td>90m²</td></tr></table>			Apartment Type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²					
Apartment Type	Minimum internal area																
Studio	35m ²																
1 bedroom	50m ²																
2 bedroom	70m ²																
3 bedroom	90m ²																
The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ² each.																	
A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m ² each.																	
Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.		Capable of compliance. Subject to further design development.															
Habitable room depths are limited to a maximum of 2.5 x the ceiling height.		Capable of compliance. Subject to further design development.															
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.		Capable of compliance. Subject to further design development.															
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).		Capable of compliance. Subject to further design development.															
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).		Capable of compliance. Subject to further design development.															
Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none">• 3.6m for studio and 1 bedroom apartments• 4m for 2 and 3 bedroom apartments.		Capable of compliance. Subject to further design development.															
The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.		Capable of compliance. Subject to further design development.															
Part 4E – Private open space and balconies																	
All apartments are required to have primary balconies as follows:		Complies. A majority of apartments have a private open space/balcony area greater than 10m ² + 12m ² for 2+3 Bedroom apartments respectively. The only exception are six single-bedroom apartments which have a balcony area of 8m ² (ADG compliant) with a strong solar aspect.															
<table><tr><th>Dwelling Type</th><th>Minimum Area</th><th>Minimum depth</th></tr><tr><td>Studio apartment</td><td>4m²</td><td>-</td></tr><tr><td>1 bedroom apartment</td><td>8m²</td><td>2m</td></tr><tr><td>2 bedroom apartment</td><td>10m²</td><td>2m</td></tr><tr><td>3+ bedroom apartment</td><td>12m²</td><td>2.4m</td></tr></table>			Dwelling Type	Minimum Area	Minimum depth	Studio apartment	4m ²	-	1 bedroom apartment	8m ²	2m	2 bedroom apartment	10m ²	2m	3+ bedroom apartment	12m ²	2.4m
Dwelling Type	Minimum Area		Minimum depth														
Studio apartment	4m ²		-														
1 bedroom apartment	8m ²		2m														
2 bedroom apartment	10m ²	2m															
3+ bedroom apartment	12m ²	2.4m															
The minimum balcony depth to be counted as contributing to the balcony area is 1m.																	
For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m ² and a minimum depth of 3m.																	
Part 4F – Common circulation and spaces																	
The maximum number of apartments off a circulation core on a single level is eight.		Capable of compliance. Subject to further design development.															

Objectives and Design Criteria		Complies?
For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40.		Complies. 3 cores service the building equating to less than 40 apartments sharing a single lift.
Part 4G – Storage		
In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:		Capable of compliance. Subject to further design development.
Dwelling Type		Minimum Area
Studio apartment		4m ³
1 bedroom apartment		6m ³
2 bedroom apartment		8m ³
3+ bedroom apartment		10m ³
At least 50% of the required storage is to be located within the apartment.		

5.2 Ku-ring-gai LEP 2015

A preliminary assessment of consistency with the relevant Ku-ring-gai LEP clauses is provided in **Table 8** below.

Table 8 *Ku-ring-gai LEP 2015 assessment*

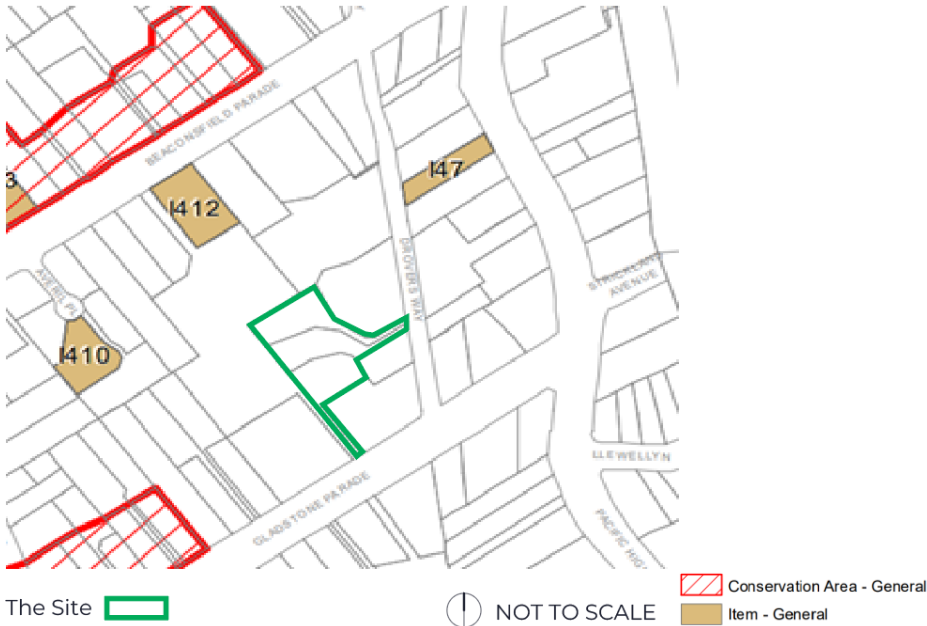
Clause	Provision/standard	Proposal
Clause 2.1 & 2.3 – Land use zone & Zone objectives	R4 High Density Residential	Within R4 zoned land, residential flat buildings are permitted with consent.
Clause 2.7 – Demolition requires development consent	Development consent for demolition is sought under this application.	
Clause 4.3 – Height of buildings	17.5m	The proposed development's heights are reliant upon SEPP Housing – Chapter 5 (transport oriented development) and the Low and Mid-Rise Housing Policy granting additional height provisions of 22m.
Clause 4.4 – Floor space ratio	1.3:1	The proposed development's FSR are reliant upon SEPP Housing – Chapter 5 (transport oriented development) granting additional FSR provisions of 2.5:1. Additionally, part of the site is afforded an FSR of 2.2:1 as it falls within a Low and Mid-Rise Housing area.
Clause 4.6 – Exceptions to development standards	Development consent can be granted by the consent authority if compliance with the development standard is unreasonable or unnecessary and there is sufficient environmental planning grounds to justify the contravention of the development standard.	The proposal exceeds the maximum height of building allowed on the site and as such will include a request to vary height limits. These variations are due to the sloping nature of the site and will not result in adverse impacts to solar access, loss of privacy, bulk, scale, or streetscape. The height increases will also facilitate improved amenity to the site.
Clause 5.10 – Heritage conservation	<p>The site does not contain any statutory heritage items nor is it located within a heritage conservation area. The closest heritage items are located approx. 80m north-west and 110m north-east as illustrated in Figure 12. The proposal will not result in adverse impact to the heritage significance of this item, given its separation to it and intervening development.</p>  <p>The map shows a street grid with several heritage items highlighted in yellow and labeled with numbers: 1410, 1412, 147, and 148. A green outline indicates the site location. Red hatched areas represent general conservation areas. The map includes street names: BEACONSFIELD PARADE, GLADSTONE PARADE, PACIFIC HOY, LEWELLYN, and BRICKWORK AVENUE. A legend at the bottom right identifies the symbols: a red hatched box for 'Conservation Area - General' and a yellow box for 'Item - General'. A north arrow and the text 'NOT TO SCALE' are also present.</p>	
Clause 5.21 – Flood planning	The proposed development will ensure compliance with the provisions of Clause 5.21. This will be fully assessed in the EIS.	

Figure 12 *Heritage map*

Source: Ku-ring-gai LEP 2015

Clause	Provision/standard	Proposal
Clause 6.1 Acid sulfate soils	The site is located in a class 5 area. Compliance with the relevant controls will be demonstrated in the EIS.	
Clause 6.2 Earthworks	Development consent for earthworks is sought under this application.	
Clause 6.3 Biodiversity protection	The proposed site is partially located in a Biodiversity area as illustrated in Figure 13 . Clause 6.3 outlines that for consent to be granted within a Biodiversity area, the development must show consistency with the clause objectives and be designed in a way to avoid adverse environmental impacts. Proposed measures to ameliorate any adverse impacts will be demonstrated in the EIS.	



Figure 13 Biodiversity map

Source: Ku-ring-gai LEP 2015

Clause 6.4 – Riparian land and adjoining waterways	The site is partially located in a Riparian Land Category 3 zone as displayed in Figure 14 . Clause 6.4 outlines that for consent to be granted on Riparian Land Category 3 land, the development must show consistency with the clause objectives, integrate riparian, stormwater, and flooding measures, be designed in a way to avoid adverse environmental impacts, and adopting feasible mitigation strategies where applicable. Compliance with the relevant controls will be demonstrated in the EIS.	
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Figure 14 Riparian lands and watercourses map

Source: Ku-ring-gai LEP 2015

Clause	Provision/standard	Proposal
Clause 6.6 – Requirements for multi dwelling housing and residential flat buildings	<p>Lot has an area of at least 1,200m² and minimum dimensions (width and depth) of at least 30 (for land areas greater than 1,800m²).</p> <p>For battle-axe lots with an access handle, the access handle is not included in calculating lot size.</p>	Complies. Lot size is greater than 1,800m ² in size and has dimensions (omitting the access handle) greater than 30m.

5.3 Suitability of the Site for the Proposed Development

The site is located in a high growth area of Ku-ring-gai Council which possesses an emerging high-density built form and character that will continue to evolve over time as redevelopment occurs across Lindfield. The site is located in the immediate proximity of Lindfield Railway Station, multiple local bus routes, and is in walking distance to Lindfield Village Hub and commercial centre.

The proposed development is suitable for the site as residential flat buildings are permitted with consent within the R4 High Density Residential Zone under the Ku-ring-gai LEP 2015. The proposed development's bulk and scale is suitable for the site, particularly given its situational context amongst other residential flat buildings and uplift afforded by the Housing SEPP – Chapter 5 (transport oriented development) and Low and Mid-Rise Housing Policy. Being near to the established centre of Lindfield, the site will have necessary utility services readily available for the proposal and the site is capable of accommodating any additional demand that may be associated with growth in the future.

5.4 Eligibility for Industry-Specific SEARs

In-fill affordable housing that is declared State Significant Development under Schedule 1, section 26A(1) of the Planning Systems SEPP is eligible for Industry-Specific SEARs provided that development is not:

- designated development but for the Act, section 4.10(2).
- partly prohibited by an environmental planning instrument (EPI).
- wholly prohibited by an EPI, to the extent permitted by the EP&A Act, section 4.38(5).
- a concept development application for SSD.

The proposal is not declared designated development under Schedule 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), nor is it for a concept development application for SSD. Furthermore, the proposal is wholly permissible with consent under the Ku-ring-gai LEP 2015 and the Housing SEPP. Accordingly, the proposal is eligible for Industry-Specific SEARs for housing.

5.5 Cumulative Impacts

Lindfield Railway Station's designation as a TOD precinct is likely to support increased housing delivery. The demand for housing close to jobs, services, and infrastructure has resulted in the need for this proposal to support housing growth and demand and provide affordable housing. Any resulting cumulative impacts will be comprehensively analysed and assessed in the EIS.

5.6 Agreements with Other Parties

There are no existing or planned agreements with other parties.

6.0 Community Engagement

6.1 Overview

This section describes the proposed community engagement strategy to be undertaken during the preparation of the EIS. The Proponent's approach to community engagement is informed by DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*. This includes adopting the following community participation objectives provided in the guideline.

"Engagement is to be:

- *open and inclusive,*
- *easy to access*
- *relevant*
- *timely, and*
- *meaningful."*

6.2 Proposed Community Engagement During EIS Preparation

6.2.1 Identified Key Stakeholders

Consultation will occur with the following stakeholders:

- Relevant local, State, or Commonwealth Government authorities including but not limited to;
 - The relevant DPHI assessment team.
 - Ku-ring-gai Council and elected officials.
 - Transport for NSW.
 - Sydney Metro.
 - Sydney Water.
- Adjoining landowners.
- First Nations stakeholders.
- The local community.

6.2.2 Proposed Community Consultation Actions

Engagement will and has been undertaken to inform the preparation of the EIS and on an ongoing basis throughout the life of the project, and details of how issues raised have been responded to will be documented in the Consultation Outcomes Report, which will accompany the EIS.

The Proponent will continue to engage with community stakeholders following the determination of the DA to provide information and seek feedback on the design process and project delivery phases. The Outcomes Report will also include details of strategies to monitor, review and adapt engagement methodologies over the course of the project. This engagement will be complementary to and independent of Department-led consultation during their assessment of the DA.

The engagement techniques adopted during the preparation of the EIS may include letterbox drops, agency and stakeholder briefings and the maintenance of a project email and phone number.

7.0 Proposed Assessment of Impacts

This section provides an overview of the key matters requiring and not requiring further assessment in the EIS and the proposed approach to assessing each of these matters. The purpose of considering these factors at this stage is to inform the preparation of the SEARs which will guide the preparation of the EIS.

7.1 Matters Requiring Further Assessment in EIS

The following sections provide a comprehensive description of the relevant matters and impacts which will be addressed in detail within the EIS. It outlines the matters and impacts of particular concern to the community and other stakeholders.

7.1.1 Urban Design and Residential Amenity

The EIS will include a design report and ADG assessment that outlines how the proposal will deliver an exemplary built form outcome that responds to the public domain and its neighbours in a manner that ensures high quality residential amenity for the future occupants. The indicative envelope and design of the proposal is capable of achieving ADG criteria such as:

- Landscaping and deep soil zones.
- Solar access.
- Parking.
- Building separation.

The potential off-site impacts of the proposal will be comprehensively considered and assessed in detail in the EIS. The key considerations will include solar access to adjoining sites.

7.1.2 Affordable Housing

The project proposes to provide a 15% affordable housing contribution for a period of 15 years, in addition to 2% in perpetuity. The specific allocation of apartments designated as affordable housing and the related management measures is subject to ongoing design development and engagement with potential future operators in Community Housing Providers (CHPs).

7.1.3 Design Excellence

The project is committed to achieving design excellence. As the project relates to a residential development seeking infill affordable housing bonuses with an estimated development cost in excess of \$75 million, the project will be reviewed by the NSW State Design Review Panel (SDRP). A design Review Report will be provided with the SSDA addressing the recommendations of the SDRP.

7.1.4 Transport and Traffic

The proposed development will be required to consider the relationship between the proposed development and the surrounding transport infrastructure. Specifically, the capacity of the regional and local roads, and public transport to safely accommodate the new development will be considered.

The EIS will be informed by a Transport Management and Access Plan, as well as a Transport Impact Assessment, which will be carried out to demonstrate both construction and operational traffic on the existing and future road network, as well as the functionality of the new roads in the context of the site and the surrounding development.

7.1.5 Noise and Vibration

A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction and their impacts upon any sensitive noise receivers, particularly adjacent residential receivers. The assessment will evaluate and outline measures to minimise and mitigate the potential noise impacts from nearby arterial roads including the Pacific Highway and the M1 Metro tunnel located below part of the site.

7.1.6 Ground and Groundwater Conditions

The proposed development will be required to consider the relationship between soil/riparian lands and the impacts resulting from development. Specifically, category 3 riparian lands have been identified in the northern portion of the site (at 4 Drovers Way) which will be managed sensitively through design development. The EIS will include a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines.

The development is located on class 5 acid sulfate lands and as such does not require an Acid Sulfate Soils Management Plan.

7.1.7 Trees and Landscaping

The development will require the removal of existing trees. The details of retention, removal and replacement will be detailed in the EIS package. The EIS package will also include an Arboricultural Impact Assessment that assesses the number, location, condition, and significance of trees to be removed and retained.

7.1.8 Biodiversity

The proposed development is on biodiversity certified land (at 4 Drovers Way). It is a very small portion located in the northern-most section of the site, shown in **Figure 15**. As such the proposed development must demonstrate it is consistent with the relevant biodiversity measure conferred by the biodiversity certification.

A Biodiversity Development Assessment Report (BDAR) waiver will be sought as development is unlikely to have a significant impact on the biodiversity values.



Figure 15 Biodiversity certified land

Source: Biodiversity Values Map/Ethos Urban

7.2 Matters not Requiring Further Assessment Beyond Industry-Specific SEARs

The following matters are considered to be addressed by Industry-Specific SEARs requirements for housing, and no site-specific considerations are considered necessary:

- Statutory Context.
- Estimated Development Cost and Employment.
- Contributions and Public Benefit.
- Engagement.
- Design Quality.
- Built Form and Urban Design.
- Environmental Amenity.
- Visual Impact
- Water Management.
- Contamination and Remediation.
- Ecological Sustainable Development.
- Waste Management.
- Social Impact.
- Flood Risk.
- Bushfire risk
- Aboriginal Cultural Heritage.
- Environmental Heritage.
- Public Space.
- Hazards and risks
- Infrastructure Requirements and Utilities;
- Construction, Operation and Staging;

8.0 Conclusion

This Scoping Report has been prepared by Ethos Urban on behalf of Staldone Corporation Pty Ltd in support of the proposed development of a new residential apartment building development comprising of approximately 119 apartments over 9 storeys located on land at 2 & 4 Drovers Way and 9A Gladstone Parade, Lindfield. It seeks to inform the Department of Planning, Housing, and Infrastructure (DPHI) to enable the issuing of industry-specific SEARs to enable the preparation of an EIS that will accompany an SSDA. It has outlined preliminary information regarding the project including the site, the proposed development, the relevant strategic and statutory context, and planned stakeholder engagement. The scoping of the proposed assessment of impacts within the EIS for the proposal will provide DPHI with input from other government agencies to prepare and issue industry-specific SEARs for the project.