



Project Name: Residential development with in-fill affordable housing, Pockley Avenue, Roseville
Case ID: SSD-77825469

Applicant Details

Project Owner Info

Title	Mr
First Name	Wayne
Last name	Xiong
Role/Position	Executive Director
Phone	0292281888
Email	wayne.xiong@aqualand.com.au
Address	Level 37, Australia Square, 264 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	THE TRUSTEE FOR AQUALAND PRESTIGE 2 UNIT TRUST
ABN	42656135373

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Tom	Goode
Phone	Email	Role/Position
0406428465	tgoode@planningandco.com	Director

Address

1
PADSTOW STREET
ROZELLE, New South Wales 2039
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Residential development with in-fill affordable housing, Pockley Avenue, Roseville
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD172,112,767.00
Indicative Operation Jobs	30
Indicative Construction Jobs	250
Number of Occupants	592
Number of Dwellings	180
Gross Floor Area (GFA) sqm	21,252
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	38

Description of amended development

The intended development for the site is a residential flat building within the transport oriented development (TOD) catchment utilising the provision of in-fill affordable housing. The objective of the development is aligned to the aim of Chapter 5 of the State Environmental Planning Policies (Housing) 2021 (Housing SEPP) to provide much needed market and affordable housing stock that is well-designed and provides high amenity in proximity to existing public transport.

Description of Changes

Briefly describe the proposed changes to the application

Inclusion of rooftop communal open space on the roof level of each building, reduction of basement extents, reconfiguration of apartments and minor additional refinements

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Pockley Island
Site Address (Street number and name)	2, 4, 6, 8, 10, 12, 14 and 16 Pockley Avenue
Site Co-ordinates - Latitude	-33.786152
Site Co-ordinates - Longitude	151.176

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 11/DP8261, Lot 12/DP8261, Lot 13/DP8261, Lot 14/DP8261, Lot 15/DP8261, Lot 16/DP8261, Lot 17/DP8261, Lot 18/DP8261,

Site Area

What is the total site area for your development?

Site Area sqm

6,539

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name Signed Owners Consent_Pockley Island

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal is residential development for the purpose of in-fill affordable housing and has an EDC of more than \$75million (EDC \$145 million) in the Eastern Harbour City in the Six Cities Region, and thus is state significant development under Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 26A - In-fill Affordable Housing

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R2 Low Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix R2 - BASIX Stamped Plans
File Name	Appendix O - Updated Stormwater Management Report
File Name	Appendix V - Revised VIA combined
File Name	Appendix U - Geotechnical Investigation
File Name	Appendix T - Updated Social Impact Assessment
File Name	Appendix Q - Groundwater Seepage Analysis
File Name	Appendix B - Revised Architecture Plans
File Name	Appendix C - Updated Design Report
File Name	Appendix J - Supplementary Traffic Report
File Name	Appendix E - Revised NVIA
File Name	Appendix D2 - Landscape Plan Package
File Name	Appendix P - Revised Green Travel Plan
File Name	Appendix D1 - Updated Landscape Report
File Name	Appendix M - Updated Survey Plan
File Name	Appendix X - Title Searches
File Name	Combined Submissions and Amendment Report_2-16 Pockley Ave
File Name	Appendix I - Flood Risk Management Report
File Name	Appendix H - Updated Wind Report
File Name	Appendix F - Arboricultural Impact Assessment
File Name	Appendix A - Revised CI 4.6 Variation Request
File Name	Appendix G2 - FINAL BDAR Waiver Report
File Name	Appendix G1 - Biodiversity Waiver Report Addendum
File Name	Appendix S - Updated Design Verification Report
File Name	Appendix N - CCTV Defect Report
File Name	Appendix L - Existing Stormwater Capacity Check
File Name	Appendix K - Amended CHP Letter
File Name	Appendix W - Nathers Certificate
File Name	Appendix R1 - Revised BASIX Certificate