



STEVE WATSON
& PARTNERS

16-24 LORD STREET AND 21-27 ROSEVILLE AVENUE, ROSEVILLE – RESIDENTIAL DEVELOPMENT

BCA Assessment Report Report 2024/2808 R1.0

Prepared for Hyecorp
April 2025



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Revision History

Revision No:	Date:	Revision Details:	Author:
R1.0	Friday, 4 April 2025	Final report	Timothy Abovian

Disclaimer:

This report is based on a desktop audit of preliminary documentation only. Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the design documentation only. It represents a compliance report for “documentation to this point in time” and will be subject to amendment and expansion as project documentation develops.



1.0 Executive Summary

This BCA Compliance Statement has been prepared by Steve Watson & Partners to accompany a detailed State Significant Development Application (SSDA) for a residential development including infill affordable housing at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville. The site consists of 9 detached dwellings and has been consolidated into an area of approximately 0.94ha. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
16-24 Lord Street & 21-27 Roseville Avenue, Roseville, NSW 2069	<ul style="list-style-type: none">▪ 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.
Project Site Area	0.94ha

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-78996460).

2.0 Introduction

The application seeks consent for the demolition of existing on the site and development of 259 residential apartments with affordable housing and basement parking.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings, structures and trees.
- Partial excavation of the site to a basement depth of RL76m.
- Construction of a residential flat building up to 9-storeys in height (RL121.5m) to provide 259 apartments including affordable housing, residential amenities and services.
- Provision of car parking spaces at basement level and bicycle parking.
- Provision of hard and soft landscaping.
- Associated works for the provision of infrastructure and servicing.

3.0 Brief Description

The proposal is for the construction of an in-fill affordable housing residential development within 400m of Roseville train station.



4.0 Detailed Description

- Construction of 259 residential apartments in buildings up to 9-storeys in height.
- Provision of 30,391.5m² GFA
- Provision of:
 - 28 no. 1-bedroom apartments
 - 117 no. 2-bedroom apartments
 - 104 no. 3-bedroom apartments
 - 10 no. 4-bedroom apartments
- Provision of 344 basement car parking spaces and bicycle parking.
- Provision of 17% affordable housing in a mix of units (5,191.8m²).
- Provision of residential amenities and services on site, including swimming pool, gym, lounge, media and games rooms and kids' club.
- Retention of existing significant trees and provision of landscape planting.
- Provision of central courtyard.

The purpose of the project is to deliver high quality market and affordable housing within convenient walking distance of Roseville Station.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (**SEARs**) dated 14 January 2025 and issued for the SSDA (SSD- 78996460). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Item	Description of Requirement	Section Reference (this Report)
1. Built Form and Urban Design (Building Code of Australia Report)	Assess how the development complies with the relevant BCA requirements.	Section 6.0 in this report.

5.0 The Site

The site is located at 16-24 Lord Street and 21-27 Roseville Avenue, Roseville within the Ku-ring-gai Local Government Area. The site has a site area of 0.94ha and is legally described as:

- Lot 9 DP1046734
- Lot 66 Section B DP3277
- Lot 65 Section B DP3277
- Lot 64 Section B DP3277
- Lot 14 Section B DP3277
- Lot 15 Section B DP3277
- Lot 16 Section B DP3277
- Lot 17 Section B DP3277 & Lot 1 DP104781
- Lot 18 DP1173328.



The urban context surrounding the site is characterised by low-density residential development and Roseville Centre. The surrounding locality is described as:

To the north the site is bounded by Roseville Avenue. Existing development consists of low-density residential uses, beyond which is Roseville Park and the suburb of Lindfield.

To the east the site is bounded by Martin Lane which separates the site from low density residential development consisting of detached single and two storey dwellings beyond which is the Roseville Presbyterian Church.

To the south the site is bounded by Lord Street. Development consists of low-density residential uses, beyond which is Roseville College, Bancroft Park and Roseville Lawn Tennis Club. Boundary Street is situated approximately 450 m to the south.

To the west of the site are low and medium residential uses including three storey walk up flat buildings, beyond which is Roseville Shopping Village which accommodates a mixture of local scale commercial, retail and health care facilities as well as Roseville train station.

The site is situated within convenient walk distance of Roseville Railway Station (200m), with existing pedestrian access to the station available from Roseville Avenue and Lord Street. Regular, train services are available to North Sydney, Chatswood and Sydney CBD to the south, and Hornsby to the north with a direct connection to the Sydney Metro available at Chatswood Station. Bus services are also available on Pacific Highway providing services to Chatswood and Sydney CBDs and the wider Kur-ring gai locality.

The existing development consists of 9 detached residential dwellings. There are several large trees and vegetation located throughout the site.

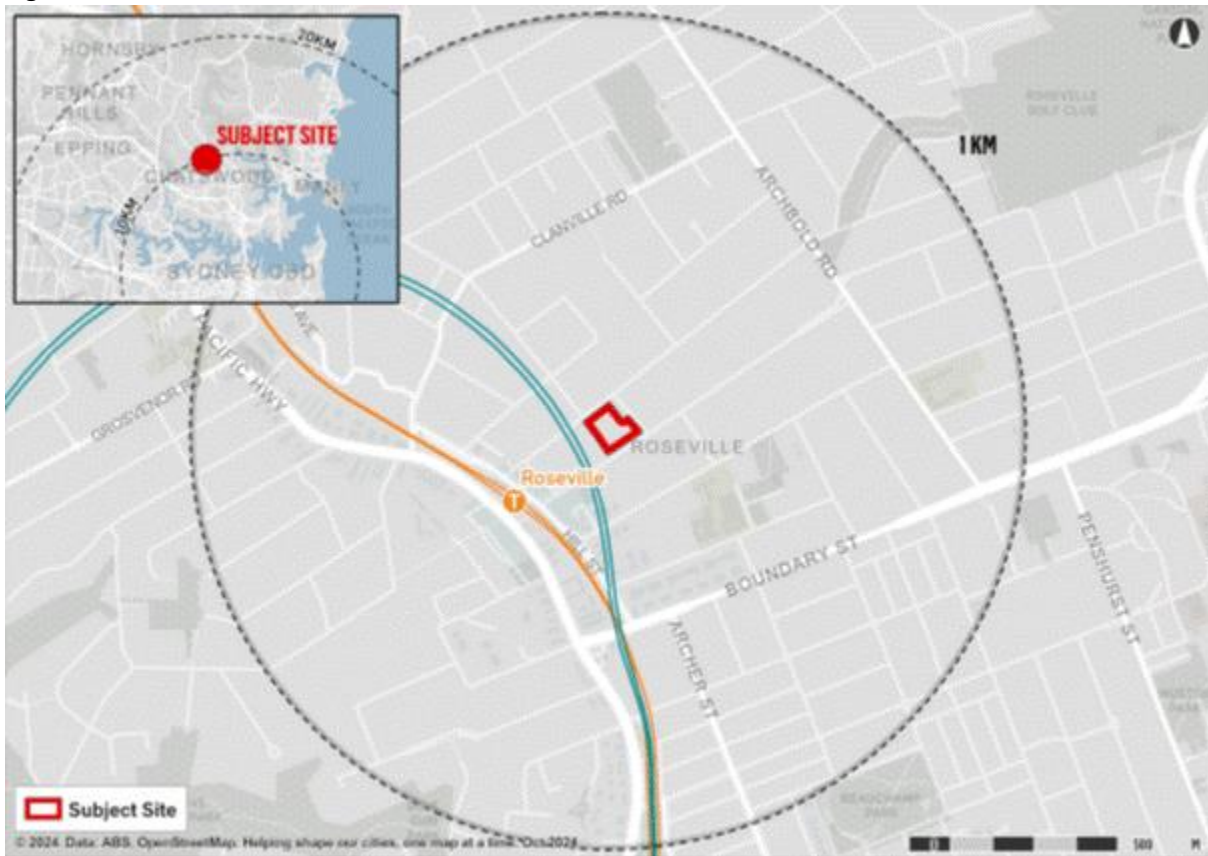
Figure 1 Site Aerial



Source: Urbis, 2025



Figure 2 Local Context



Source: Urbis, 2025

6.0 Assessment

Steve Watson and Partners have undertaken a review of the proposal and can confirm that the design shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to resolution of the following items as well as the required performance solutions tabulated below:

1. The gate serving the pool area on lower ground floor serves as an exit and is required to swing outward in the direction of egress.
2. Provision of a secondary egress path from the lower ground floor loading dock area to Lord Street that will accommodate travel distances that area within the BCA or performance based limitations that are approved for the project.
3. Compliant separation between rising and descending stair flights on lower ground floor in Building D in the form of either deemed-to-satisfy smoke separation or performance based open connections. It is also noted that an adequate number of discharge corridors leading to open space must be provided as part of detailed design.
4. Compliant separation between rising and descending stair flights on ground floor in Building A in the form of either deemed-to-satisfy smoke separation or performance based open connections.
5. Fire hydrants must generally be located within fire stairs such that compliant coverage is provided throughout the building. A performance solution during detailed design may be required to permit intermediate on floor hydrants.



6. Fire hose reels must generally be located within 4m from an exit such that compliant coverage is provided throughout the building except for the Class 2 residential use areas. Compliance will need to be demonstrated as part of detailed design.
7. Fire extinguishers required within 10m of every residential SOU entry door. Compliance will need to be documented as part of detailed design.

Performance Solutions:

Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
1.	Fire-resisting construction	C2D2 & S5C11	To permit skylights within trafficable roof, which will not maintain the required FRL for the floor slab.	C1P2 & C1P8
2.	Openings in fire-isolated exits	C4D9	Access hatches above fire-isolated stairs in Buildings A, B, C & D cannot comply with the BCA and require a performance solution.	C1P2 & C1P8
3.	Bounding construction	C4D12	To permit non-fire separated spaces within the public corridors open directly from and serving residential SOUs and amenity use areas on the ground floor of Buildings B & D.	C1P2
4.	Travel via fire isolated exits.	D2D12	The paths of discharge from the fire stairs on the ground floor of Buildings A, B & C necessitate passing within 6m of external wall openings that require protection unless omitted or varied under a performance solution.	D1P5 & E2P2
5.	Exit travel distances	D2D5 & D2D6	To permit the following basement travel distances: <ul style="list-style-type: none"> - Up to 30m to a point of choice. - Up to 50m to an exit. - Up to 90m between alternative exits. 	D1P4 & E2P2
6.	Exit travel distances	D2D5	To permit a travel distance of up to 35m to a point of choice from the 'Pool Void' on basement level 01 will require a performance solution.	D1P4 & E2P2
7.	Exit travel distances	D2D5	To permit the following travel distances from residential SOUs in Building A: <ul style="list-style-type: none"> - Up to 12m to a point of choice in lieu of 6m from residential SOU entry doors between ground floor to level 03. - Up to 12m to a point of choice in lieu of 6m from residential 	D1P4 & E2P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
			SOU entry doors between level 03 to level 07.	
8.	Exit travel distances	D2D5	To permit a travel distances up to 12m to a point of choice in lieu of 6m from residential SOU entry doors between ground floor to level 07 in Building C.	D1P4 & E2P2
9.	Exit travel distances	D2D5	To permit a travel distances up to 12m to a point of choice in lieu of 6m from residential SOU entry doors between ground floor to level 03 in Building D.	D1P4 & E2P2
10.	Distance between alternative exits	D2D6	To permit alternate scissor stair exit doors being located less than 9m apart in Building D.	D1P4 & E2P2
11.	Discharge from exits	D2D15	To permit alternative exits that do not discharge as far apart as practical in Buildings A, B, C & D.	D1P5 & E2P2
12.	Fire hydrants	E1D2	To permit the booster assembly not being located within sight of every main building entrance.	E1P3
13.	Sprinklers	E1D4	To permit sprinkler control valves being located in the basement fire pump room in lieu of having direction access to open space.	E1P4

7.0 Conclusion

We confirm the design as shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.



Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

Dwg	Rev	Title	Size	Scale	Purpose
SSDA-000	A	COVER PAGE	A1	N.T.S	SSDA LODGEMENT
SSDA-001	A	SITE SURVEY	A1	N.T.S	SSDA LODGEMENT
SSDA-002	A	SITE PLAN	A1	1:400	SSDA LODGEMENT
SSDA-003	A	SITE ANALYSIS PLAN	A1	1:250	SSDA LODGEMENT
SSDA-004	A	DEMOLITION PLAN	A1	1:250	SSDA LODGEMENT
SSDA-005	A	METRO RESERVE PLAN	A1	1:250	SSDA LODGEMENT
SSDA-050	A	DEVELOPMENT SUMMARY	A1	N.T.S	SSDA LODGEMENT
SSDA-096	A	BASEMENT 03	A1	1:250	SSDA LODGEMENT
SSDA-097	A	BASEMENT 02	A1	1:250	SSDA LODGEMENT
SSDA-098	A	BASEMENT 01	A1	1:250	SSDA LODGEMENT
SSDA-099	A	LOWER GROUND	A1	1:250	SSDA LODGEMENT
SSDA-100	A	GROUND FLOOR	A1	1:250	SSDA LODGEMENT
SSDA-101	A	LEVEL 01	A1	1:250	SSDA LODGEMENT
SSDA-102	A	LEVEL 02	A1	1:250	SSDA LODGEMENT
SSDA-103	A	LEVEL 03	A1	1:250	SSDA LODGEMENT
SSDA-104	A	LEVEL 04	A1	1:250	SSDA LODGEMENT
SSDA-105	A	LEVEL 05	A1	1:250	SSDA LODGEMENT
SSDA-106	A	LEVEL 06	A1	1:250	SSDA LODGEMENT
SSDA-107	A	LEVEL 07	A1	1:250	SSDA LODGEMENT
SSDA-108	A	LEVEL 08	A1	1:250	SSDA LODGEMENT
SSDA-109	A	ROOF LEVEL	A1	1:250	SSDA LODGEMENT
SSDA-200	A	NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)	A1	1:250	SSDA LODGEMENT
SSDA-201	A	EAST ELEVATION (MARTIN LANE) & WEST ELEVATION	A1	1:250	SSDA LODGEMENT
SSDA-202	A	INTERNAL ELEVATIONS	A1	1:250	SSDA LODGEMENT
SSDA-250	A	SECTION A & B	A1	1:250	SSDA LODGEMENT
SSDA-251	A	SECTION C	A1	1:250	SSDA LODGEMENT
SSDA-260	A	SECTION D, E, F & G (GROUND LEVEL INTERFACE)	A1	1:100	SSDA LODGEMENT
SSDA-261	A	SECTION H & I (GROUND LEVEL INTERFACE)	A1	1:100	SSDA LODGEMENT
SSDA-262	A	SECTION K & L (GROUND LEVEL INTERFACE)	A1	1:100	SSDA LODGEMENT
SSDA-300	A	3D VISUALISATION - SHEET 01	A1	N.T.S	SSDA LODGEMENT
SSDA-301	A	3D VISUALISATION - SHEET 02	A1	N.T.S	SSDA LODGEMENT
SSDA-320	A	MATERIAL PALETTE	A1	N.T.S	SSDA LODGEMENT
SSDA-400	A	SHADOW DIAGRAMS - JUNE 21	A1	1:1000	SSDA LODGEMENT
SSDA-401	A	SUN EYE VIEWS	A1	N.T.S	SSDA LODGEMENT
SSDA-402	A	3D MASSING	A1	N.T.S	SSDA LODGEMENT
SSDA-410	A	GFA DIAGRAMS - SHEET 01	A1	1:500	SSDA LODGEMENT
SSDA-411	A	GFA DIAGRAMS - SHEET 02	A1	1:500	SSDA LODGEMENT
SSDA-420	A	SOLAR ACCESS PLANS	A1	1:500	SSDA LODGEMENT
SSDA-421	A	CROSS VENTILATION PLANS	A1	1:500	SSDA LODGEMENT
SSDA-425	A	COMMUNAL OPEN SPACE AND DEEP SOIL ZONE PLANS	A1	1:500	SSDA LODGEMENT
SSDA-500	A	PLATINUM UNIT LAYOUTS - SHEET 01	A1	1:100	SSDA LODGEMENT
SSDA-501	A	PLATINUM UNIT LAYOUTS - SHEET 02	A1	1:100	SSDA LODGEMENT

If you have any queries, please do not hesitate to contact me.

Kind regards,

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Steve Watson and Partners Pty Ltd