



State Significant Development

Date Submitted: 16/04/2025

Project Name:

Residential development with infill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

Case ID: SSD-78996460

Applicant Details

Project Owner Info

Title	Mrs
First Name	Norelle
Last name	Jones
Role/Position	Senior Development Planner
Phone	0299679910
Email	norelle@hyecorp.com.au
Address	Heritage House 256 Victoria Avenue Chatswood , New South Wales, 2067 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	HPG GENERAL PTY LTD
ABN	53158946331

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Holly	Rhoades
Phone	Email	Role/Position
0409784526	hrhoades@urbis.com.au	Senior Consultant

Address

Urbis Level 8 Angel Place

123 Pitt Street

Sydney,

New South Wales

2000

AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Residential development with infill affordable housing, 16-24 Lord Street & 21-27 Roseville Avenue, Roseville
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD148,596,689.00
Indicative Operation Jobs	3
Indicative Construction Jobs	1,557
Number of Occupants	259
Number of Dwellings	259
Gross Floor Area (GFA) sqm	30,391
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	40

Description of the Development/Infrastructure

Please refer to EIS

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	16-24 Lord Street & 21-27 Roseville Avenue
Site Address (Street number and name)	16-24 Lord Street & 21-27 Roseville Avenue, Roseville
Site Co-ordinates - Latitude	-33.782941
Site Co-ordinates - Longitude	151.18

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

?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

What is the total site area for your development?

Site Area sqm

9,400

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name SSD-78996460 Landowners Consent

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

Please refer to letter enclosed

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](#))

No

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?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Other?

If Other, provide details

BASIX

NATHERS

What star rating or sustainability level will be achieved by the development?

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Padraig
Last Name	Healey
Professional Qualification	Engineer
Registration details	101026
Business Name	CREDWELL ENERGY PTY LTD
Australian Business Number (ABN)	65625598352

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Please refer to ESD Report

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

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](#)?*

Yes

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](#)?*

No

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
68392	PIA	Christophe Charkos

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Environmental Impact Statement_SSD-78996460
File Name	Appendix Y - Preliminary Site Investigation

File Name	Appendix P - VIA
File Name	Appendix S - IWMP
File Name	Appendix U - Geotechnical Investigation
File Name	Appendix R - NVIA
File Name	Appendix E - Design Report
File Name	Appendix GG - Heritage Impact Statement
File Name	Appendix D - Architectural Plans
File Name	Appendix Z - Arboricultural Impact Assessment
File Name	Appendix BB - BASIX & NaTHERS Certificates
File Name	Appendix HH - Historical Archaeological Assessment
File Name	Appendix V - Hydrogeological Management Plan
File Name	Appendix L - Connecting with Country Report
File Name	Appendix Q - TIA
File Name	Appendix F - Landscape Plans
File Name	Appendix H - Clause 4.6 Variation Request
File Name	Appendix T - FRIA
File Name	Appendix W - Sydney Metro Tunnel Study
File Name	Appendix X - Electrolysis Risk Assessment Report
File Name	Appendix G - Survey Plan
File Name	Appendix K - Engagement Outcomes Report
File Name	Appendix I - Affordable Housing Strategy
File Name	Appendix DD - Waste Management Plan
File Name	Appendix O - Wind Statement
File Name	Appendix FF - AHIA
File Name	Appendix J - EDC NOT FOR PUBLIC EXHIBITION
File Name	Appendix FF - AHIA UNREDACTED
File Name	Appendix N - Accessibility Report
File Name	Appendix M - BCA Report
File Name	Appendix CC - BDAR Waiver
File Name	Appendix EE - Social Impact Assessment
File Name	Appendix II - CPTED Report
File Name	Appendix AA - ESD Report
File Name	Appendix JJ - CHP Letter
File Name	Appendix J - EDC Report
File Name	Appendix C - Mitigation Measures
File Name	Appendix B - Statutory Compliance Table
File Name	Appendix A - SEARs Compliance Table