

Our ref: Chatswood Grand Residences Mixed Use Development (SSD-93776214)

Mr Oscar Brady
Assistant Development Manager
BB Wilson Property Pty Ltd
Angel Place, Level 8
123 Pitt Street
Sydney NSW 2000

28 July 2026

Subject: Response to Submissions

Dear Mr Brady,

The exhibition of the development application and environmental impact statement (EIS) for the Chatswood Grand Residences Mixed Use Development (SSD-93776214) proposal ended on 14 Jul 2026.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report. We note however that Transport for NSW and Ausgrid have yet to submit a response – we will contact you as soon as a response has been received.

The Department also received feedback from the community (outside of the exhibition process) that related to impacts on surrounding flora and fauna, the size of affordable dwellings being prohibitive for families and the 15 year duration, overseas advertising of the proposed apartments, overshadowing information excluding 21 March and 21 September, and cumulative impacts on open space and social infrastructure (schools, hospitals etc). The Department considers these issues to be significant and requires a response on how these issues will be addressed. Please provide a response to these issues in the submissions report.

Please lodge your submissions report by 7 August 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the 'assessment period' under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

If you have any questions, please contact Nicholas Beck, on 9995 5190 or via email at nicholas.beck@dpie.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Silvio Falato".

Silvio Falato

Team Leader, Housing Delivery Assessments

as delegate for the Planning Secretary