

Chatswood Grand Residences - SSD-74319707
Review of Willoughby City Council Proposed Conditions of Consent



Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
Part A: Deferred Commencement Terms Relating to Sydney Trains			
1	2	YES	
2	2	YES	
3	2	YES	
4	2	YES	
5	2	YES	
6	2	YES	
Part B: Other Agency Conditions (not deferred commencement)			
2/GT0115-00001	3	NO	This condition would not apply as the proposal is for a drained basement.
2/GT0117-00001	3	YES	
2/GT0118-00001	3	YES	
2/GT0119-00001	3	YES	
2/GT0122-00001	4	YES	
2/GT0123-00001	4	YES	
2/GT0150-00001	4	NO	This would conflict with the (to be) approved dewatering management plan.
2/GT0151-00001	5	YES	
2/GT0152-00001	5	YES	
2/GT0155-00001	5	YES	
2/GT0174-00001	5	YES	
2/GT0241-00001	6	YES	
3.A.	6	YES	
3.B.	6	YES	
3.C.	6	YES	
3.D.	6	NO	We will be unable to comply with this on the ground floor where we are providing public bike racks.
3.E.	6	YES	
3.F.	6	YES	
3.G.	6	NO	This will cause BCA compliance issues with carpark ventilation.
3.H.	6	YES	
3.I.	7	NO	For clarity, propose to amend to "external doors at ground floor or public areas"
3.J.	7	YES	
3.K.	7	YES	
3.L.	7	YES	
3.M.	7	YES	
3.N.	7	YES	
3.O.	7	NO	This is addressed via the accessibility consultant's assessment.
3.P.	7	YES	
3.Q.	7	YES	
4.A.	8	YES	
4.B.	8	YES	
5.A.	9	NO	For clarity, suggest replacing 'be removed from' with "not be contained within"
5.B.	9	YES	
5.C.	9	YES	
5.D.	9	YES	
5.E.	10	YES	
6.1.	10	YES	
6.2.	10	YES	
6.3.	10	YES	
6.4.	10	YES	
6.5.	10	YES	
6.6.	11	YES	
6.7.	11	YES	
6.8.	11	YES	
6.9.	11	YES	
6.10.	11	YES	
6.11.	11	YES	
6.12.	12	YES	
6.13.	12	YES	
6.14.	12	YES	
6.15.	12	YES	
6.16.	12	NO	Add "without prior consent from Sydney Trains", to align with the equivalent Sydney Metro condition.
6.17.	12	YES	
6.18.	13	YES	

Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
6.19.	13	NO	This is a duplicate of 6.16.
6.20.	13	YES	
6.21.	13	YES	
6.22.	13	YES	
6.23.	13	YES	
6.24.	13	YES	
6.25.	13	YES	
6.26.	13	NO	
6.27.	13	YES	
6.28.	13	YES	
6.29.	14	YES	
6.30.	14	NO	For clarity, this should specify 'ongoing 24/7 access "to the Rail access easement"' (Easement D)
6.31.	14	YES	
6.32.	14	YES	
6.33.	14	YES	
6.34.	14	YES	
6.35.	14	YES	
6.36.	14	YES	
6.37.	14	YES	
6.38.	15	YES	
6.39.	15	YES	
6.40.	15	YES	
6.41.	15	YES	
6.42.	15	YES	
7.A.	15	YES	
7.B.	16	YES	
7.C.	16	YES	
7.D.	16	YES	
7.E.	16	YES	
7.F.	16	YES	
7.G.	16	YES	
7.H.	17	YES	
7.I.	17	YES	
7.J.	17	YES	
7.K.	18	YES	
7.L.	18	YES	
7.M.	18	YES	
7.N.	18	YES	
7.O.	18	YES	
7.P.	18	YES	
7.Q.	19	YES	
7.R.	19	YES	
7.S.	19	YES	
7.U.	19	NO	Delete typo "and Metro Trains Sydney"
7.V.	19	YES	
7.W.	20	YES	
7.X.	20	YES	
7.Y.	20	YES	
7.Z.	20	YES	
7.AA.	20	YES	
7.BB.	20	YES	
7.CC.	20	YES	
7.DD.	20	YES	
7.EE.	21	NO	Delete sub-point A, F and G, as these have no bearing/impact on Sydney Metro or Syd Trains.
7.FF.	21	YES	
7.GG.	21	YES	
7.HH.	21	YES	
7.II.	22	YES	
7.JJ.	22	YES	
7.KK.	22	YES	
7.LL.	22	YES	
7.MM.	22	YES	
7.NN.	23	YES	
7.OO.	23	YES	
7.PP.	23	YES	
7.QQ.	23	YES	
7.RR.	23	YES	

Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
7.SS.	23	YES	
8.A.	23	YES	Note this condition still has placeholders "XXX" for certain information.
8.B.	24	YES	
Part C: Non-Agency Conditions (Council Conditions)			
1	26	YES	
2	26	YES	
3	26	NO	These do not apply to the new SSDA plans. We have provisioned for these items where possible in the revised SSDA plans, refer to the document: "2308 849 Pacific Highway, Chatswood - SSDA RFI comparison with DA" document which identifies the design changes that have been accommodated.
4	26	NO	We propose the Affordable Housing contribution is a precondition to the first Occupation Certificate.
5	27	YES	
6	27	YES	
7	27	YES	
8	27	YES	
9	27	YES	
10	28	NO	This is overly onerous as we are already required to construct in accordance with the approved plans.
11	28	NO	The existing structures have already been demolished under DA-2024/19.
12	28	YES	
13	28	YES	Note this condition still has placeholders "[insert amount]" for certain information.
14	29	YES	Note that only either of S7.11 or S7.12, the higher of the two, is payable.
15	30	YES	
16	30	YES	Note this condition still has placeholders "XXX" for certain information.
17	30	NO	This calculation should exclude the SEPP Affordable Housing from the calculation of GFA. Additionally, we propose that the wording for this condition reverts to the previously agreed wording for the Affordable Housing Contribution - condition 19 from the LEC determination with Willoughby Council.
18	32	YES	
19	32	NO	This should specifically apply only to any stock dedication to Willoughby Council pursuant to Clause 6.8 of the WLEP. The 15% SEPP AFH provided should not be burdened.
20	32	YES	
21	32	YES	
22	32	YES	
23	33	NO	This is no longer applicable as the Kerb Line on plan is no longer within the site boundary.
24	33	YES	
25	33	YES	
26	33	NO	Wording should revert to the agreed condition imposed in the LEC determination, condition 26.
27	34	NO	This is not a requirement under the affordable housing SEPP.
28	34	NO	This is a commercial matter, not a matter of planning compliance.
29	34	YES	
30	35	YES	
31	35	YES	
32	35	YES	
33	35	YES	
34	36	NO	This is not a statutory requirement applicable to this site.
35	36	YES	
36	36	YES	
37	36	YES	
38	36	YES	
39	37	YES	
40	37	YES	
41	37	YES	
42a	38	YES	
42b	38	NO	Council have since expressed a desire for a nature strip on this frontage.
42c	38	NO	The development does not have a frontage along Railway Street.
42d	38	NO	This should read as "shared path"
42e	38	YES	
42f	38	NO	The development does not have a frontage along Railway Street.
42g	38	YES	
42h	39	YES	
42i	39	YES	
42j	39	YES	
42k	39	YES	
42l	39	YES	
42m	39	YES	
43	39	NO	The crossing should be instructed in accordance with the approved/consent plans.
44	40	YES	
45	40	NO	These conditions are overly onerous. The CC plans will require traffic consultant's endorsement.
46	41	YES	

Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
47	41	NO	This is already addressed by the requirement to construct in line with the approved/consent plans.
48	41	YES	
49	41	YES	
50	42	NO	Replace "All tenancies with potential to be" with "All tenancies intended to be".
51	42	YES	
52	42	YES	
53	43	YES	
54	43	YES	
55	43	NO	Replace "in accordance with the Waste Management Guide" with "In accordance with the approved Operational Waste Management Plan and stamped architectural plans".
56	44	NO	Replace whole condition with "To be constructed in accordance with the approved Operational Waste Management Plan and stamped architectural plans".
57	44	YES	
58	45	YES	
59	45	YES	
58	45	YES	
59	45	YES	
60	46	NO	This is not relevant to the SSDA design.
61	46	NO	Confirmed via phonecall with Willoughby City Council on 18/09/2025 at 4:45pm, that this guideline does not exist. Therefore this condition should be removed.
62	47	YES	
63	47	NO	Replace "extending to a distance of 50m from the development" with "fronting the development site"
64	47	NO	Other than 11 Railway Street, none of these properties are adjoining properties to the development site. A dilapidation report will be undertaken for 11 Railway St, council and TFNSW/Rail assets.
65	48	NO	This is already adequately addressed under the Sydney Trains / Sydney Metro related conditions.
66	48	YES	
67	49	YES	
68	49	YES	
69	49	YES	
70	49	YES	
71	49	YES	
72	50	YES	
73	50	NO	Trees are not proposed to be removed from public areas.
74	50	YES	
75	51	YES	
76	52	YES	
77	52	YES	
78	52	YES	
79	53	YES	
80	53	YES	
81	53	YES	
82	53	YES	
83	53	YES	
84	53	YES	
85	54	YES	
86	54	YES	
87	54	YES	
88	54	YES	
89	55	YES	
90	55	YES	
91	55	YES	
92	55	YES	
93	55	YES	
94	56	YES	
95	56	YES	
96	56	YES	
97	57	NO	We have updated the Demolition Plan to align closer with these removal #'s provided by council, namely the removal of T76, 77, 78. However the final condition of consent will need to provide updated tree removal #'s, as some of the ones provided by council have since been superseded.
98	57	NO	The final condition of consent for sub-condition (a) will need to provide updated tree removal #'s, as the ones provided by council have since been superseded.
99	57	YES	
100	58	YES	
101	58	YES	
102	59	YES	
103	59	YES	
104	59	YES	

Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
105	59	YES	
106	59	YES	
107	60	YES	
108	60	YES	
109	61	YES	
110	61	NO	Refer to comments on condition 26.
111	61	YES	
112	62	YES	
113	62	YES	
114	62	YES	
115	62	YES	
116	62	YES	
117	62	YES	
118	63	YES	
119	63	YES	
120	63	YES	
121	63	YES	
122	64	YES	
123	64	YES	
124	64	YES	
119	65	NO	Please remove sub-condition (b) and (g). These are design requests and not statutory requirements.
120	65	YES	
121	65	YES	
122	66	YES	
123	66	YES	
124	66	NO	As per condition 20, this should only apply to the Affordable Housing being dedicated to Council.
125	66	YES	
126	66	YES	
127	67	YES	
128	67	YES	
129	67	YES	
130	67	YES	
131	68	YES	
132	68	YES	
133	68	YES	
134	68	YES	
135	69	YES	
136	69	YES	
137	69	YES	
138	70	YES	
139	70	YES	
140	70	YES	
141	70	NO	The crossing should be instructed in accordance with the approved/consent plans.
142	71	YES	
143	72	YES	
144	72	YES	
145	72	YES	
146	72	NO	These conditions are overly onerous. The CC plans will require traffic consultant's endorsement.
147	73	YES	
148	73	YES	
149	73	YES	
150	73	YES	
151	74	YES	
152	74	YES	
153	74	YES	
154	74	YES	
155	75	YES	
156	75	YES	
157	75	YES	
158	76	YES	
159	76	YES	
160	76	YES	
161	76	YES	
162	76	YES	
163	77	YES	
164	77	YES	
165	77	YES	

Condition #	Page #	Accepted? Y / N	Comments on Proposed Condition / Reason for Rejection
166	77	YES	
167	78	YES	
168	78	YES	
169	78	YES	
170	78	YES	
171	78	YES	
172	79	YES	
173	79	YES	
174	79	YES	
175	79	YES	
176	79	YES	
177	80	YES	
178	80	YES	
179	80	YES	
180	80	YES	
181	80	YES	
182	81	YES	
183	81	YES	
184	81	YES	
185	81	YES	
186	81	YES	
187	81	YES	
188	82	YES	
189	82	YES	
190	82	YES	
191	82	YES	
192	82	YES	
193	83	YES	
194	83	YES	
195	83	YES	