

**Project Name:** Shop top housing at 613-627 Pacific Hwy, Chatswood  
**Case ID:** PDA-123675245

## Proponent Details

### Project Owner Info

Title	Mr
First Name	Stanley
Last name	Lei
Role/Position	Director
Phone	0405159228
Email	stanley.lei@antaegroup.com.au
Address	Suite 902 53 Walker Street North Sydney , New South Wales, 2060 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for HJN Unit Trust
ABN	31355017758

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Stephanie	Wu
Phone	Email	Role/Position
0481318508	swu@planningandco.com	Principal

### Address

Level 7  
80 William Street  
Woolloomooloo, New South Wales 2011  
AUS

## Development Details

### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

### Project Info

Project Name	Shop top housing at 613-627 Pacific Hwy, Chatswood
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD150,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	200
Number of Occupants	1,498
Number of Dwellings	181
Gross Floor Area (GFA) sqm	22,715
% of In-fill Affordable Housing	21
Number of In-fill Affordable Dwellings	50

### Description of the Development/Infrastructure

The proposal is for a 45-storey shop-top housing development, including market and affordable housing, and ground floor non-residential uses as supported by the Housing Delivery Authority.

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	613-627 Pacific Highway, Chatswood
Site Address (Street number and name)	613-627 Pacific Highway, Chatswood
Site Co-ordinates - Latitude	-33.803203
Site Co-ordinates - Longitude	151.18

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Willoughby City	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

- 613 Pacific Highway – Lot 1 DP 80767 and Lot 1 DP 540549
- 621-627 Pacific highway – Lot 1-19 SP 72449

### Site Area

What is the total site area for your development?

Site Area sqm

1,827

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

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

None, declared by a Ministerial planning order as SSD

### Section under selected Schedule

Residential development

### Permissibility of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is for the purposes of shop-top housing which is permitted with consent under the Willoughby LEP 2012.

### HDA EOI Number

300256

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

- EP&A Act,
- Environmental Planning and Assessment Regulation 2021 (EP&A Regulation),
- Biodiversity Conservation Act 2016 (BC Act),
- Roads Act 1993,
- SEPP (Planning Systems) 2021 (Planning Systems SEPP),
- SEPP (Housing) 2021,
- SEPP (Biodiversity and Conservation) 2021,
- SEPP (Resilience and Hazards) 2021,
- SEPP (Sustainable Buildings) 2022,
- SEPP (Transport and Infrastructure) 2021.
- WLEP 2012.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

**Would the project vary any development standard?**

Yes

**Describe the nature of variation.**

To facilitate the proposed development described in Section 5.2, the Rezoning Proposal seeks to:

- Increase the maximum height of building to approximately 159m (45 storeys);
- Increase the maximum FSR to approximately 12.5:1;
- Remove the 17% minimum non-residential floor space requirement under Clause 6.25 for the site.

**Designated development**

**Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?**

No

**If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.**

**Sustainable Buildings SEPP**

**Exemption from Sustainable Buildings SEPP**

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 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

**Approvals - Part 1**

**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 - Part 2**

**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

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## Attachments

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File Name	Scoping Report - 613-627 Pacific Highway, Chatswood
File Name	context map