

1 July 2024

**REQUEST FOR INDUSTRY SPECIFIC SECRETARY’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS
613-627 PACIFIC HIGHWAY, CHATSWOOD – INFILL AFFORDABLE HOUSING**

This letter provides details to enable the Department of Planning, Housing and Infrastructure (DPHI) to issue **Industry Specific SEARs (Infill Affordable Housing)**.

Industry-specific SEARs only apply to SSD applications other than those that:

- *Would be designated development but for the Act, section 4.10(2), or*
- *Are partly prohibited by an environmental planning instrument (EPI), or*
- *Are wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5), or*
- *Are a concept development application for State significant development.*

Industry Specific SEARs qualification	Yes/No
Is the project?	
designated development but for the Act, section 4.10(2)	N
partly prohibited by an environmental planning instrument (EPI)	N
wholly prohibited by an EPI, to the extent permitted by the Act, section 4.38(5)	N
a concept development application for State significant development	N

Project Details

Applicant	Antaeus Group
Land uses	Infill Affordable Housing

Site location The site is located at 613 and 621-627 Pacific Highway, Chatswood within the Willoughby Local Government Area (LGA). The site is located within the expanding Chatswood CBD, which is characterised by a mix of residential apartments, commercial offices, retail shops and restaurants with outdoor dining facilities. The main road corridors through the centre are the Pacific Highway, Mowbray Road, Victoria Road and Archer Street. Buildings along the major road corridors feature multi-storey residential and commercial buildings of various sizes, particularly along Pacific Highway.

The site comprises of three separate allotments and is located on the corner of Pacific Highway and Nelson Street. The site has a combined area of approximately 1,827m² and is irregular in size. It currently accommodates a single storey 'Inspirations Paint' shop at 613 Pacific Highway and a residential strata building with a ground floor piano shop at 621-627 Pacific Highway.

The legal description of the site is outlined below:

Address	Legal Description	Owner
613 Pacific Highway	Lot 1 DP 80767 Lot 1 DP 540549	Jiuland Pty Ltd ATF HJN Unit Trust
621-627 Pacific highway	Lot 1-19 SP 72449	Multiple owners

An aerial impact of the site is provided below.

Project Details



 The Site

 NOT TO SCALE

Context	<p>The site is situated towards the southern end of the Chatswood CBD and is surrounded by the following:</p> <ul style="list-style-type: none"> • North: Immediately north of the site is 629-639 Pacific Highway for which a Development Application (DA/2023/256) is currently under assessment with Willoughby City Council for a new 27 storey mixed use development. We understand that the DA has not yet been approved. • South: Immediately opposite to the south of the site is the Sydney Metro Chatswood Dive Site, which we understand has recently been completed in preparation for services on the city portion of the Sydney Metro City and Southwest Project. Development further south sits outside the expanded Chatswood CBD boundary and includes the Sydney Water Chatswood Reservoir an Ausgrid Electricity Substation Building, and three to five storey medium density strata residential developments. • East: Immediately to the east of the site is 10 Gordon Street and 15-19 Nelson Street for which a Planning Proposal (PP-2022-1855) was approved in August 2023 for the rezoning of the site to B4 Mixed Use and the increase in height and FSR to 90m and 6:1, respectively. This is consistent with the development controls on the subject site. • West: Commercial development is located on the opposite side of the Pacific Highway. Mixed use developments with ground floor commercial and apartments above are located to the northwest and south west along the Pacific Highway. The land on the western side of the Pacific Highway is not in the expanded CBD boundary.
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Land use zone	MU1 Mixed Use (Willoughby Local Environmental Plan 2012)
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Project description	<p>The proposal will generally be undertaken with the Architectural Scheme provided separately and has been prepared to take advantage of the 30% bonus uplift through the provision of 15% affordable housing. Specifically, the proposal will seek approval for:</p> <ul style="list-style-type: none"> • Site preparation and excavation works • Construction of a new 36 storey mixed use building, comprising a total of 136 residential apartments. • Basement carpark • Landscaping and associated public domain works • Delivery of a through site link connecting Nelson Street to Hammond Lane. • Extension and augmentation of physical infrastructure and utilities as required.
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Permissibility	<p>The proposal is located on land which is subject to the Willoughby Local Environmental Plan 2012 (Willoughby LEP) and zoned MU1 Mixed Use.</p> <p>In accordance with the provisions of Chapter 2, Part 2, Division 1 of the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP), the proposed development is permissible for the following reasons:</p> <ul style="list-style-type: none"> • It is permitted with consent under the Willoughby LEP. • It will contain an affordable housing component greater than 10%. • It is carried out on land that is identified as an accessible area within the Six Cities Region.
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Project Details

SSD qualification Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 (Planning System SEPP) states the following:

- (1) *Development to which State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 applies if—*
- (a) *the part of the development that is residential development has a capital investment value of—*
- (i) **for development on land in the Eastern Harbour City, Central River City, Western Parkland City or Central Coast City in the Six Cities Region—more than \$75 million, or**
- (ii) *for development on other land—more than \$30 million, and*
- (b) *the development does not involve development prohibited under an environmental planning instrument applying to the land.*

Pursuant to Section 26A(1)(a)(i) above, the proposed development is classified as SSD.

Additionally, the proposal meets the requirements of in-fill affordable housing as defined in Chapter 2, Part 2, Division 1 of the Housing SEPP. The proposed development will have a CIV exceeding \$75 million with more than 10% of floor space dedicated for the purpose of infill affordable housing, and therefore, the development will be classified as state significant.

The Estimated Development Cost for the residential component of the development is >\$75 million based on the Rawlinsons construction cost guide 2024, indicating the cost to build per unit for a high raised building in Sydney is around \$590,000 excluding CPI.

Key development standards	Under the Willoughby LEP, the following development standards apply: <ul style="list-style-type: none"> • Building height: 90m • Floor Space Ratio: 6:1 • Non-residential FSR: 1:1 • Affordable housing provision: 4%
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Other approvals	<i>Biodiversity Conservation Act 2016</i> – a waiver or a Biodiversity Development Assessment Report will be prepared as part of the SSD application. <i>National Parks and Wildlife Act 1974</i> – an Aboriginal Cultural Heritage Assessment Report an Aboriginal Cultural Heritage Assessment Report
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Approvals not required:

- Rural Fires Act 1997 – the site is not identified as bushfire prone land.

Consistent approvals:

- A consent under Section 138 of the Roads Act 1993.

Pre-conditions to exercise the power to grant consent	<ul style="list-style-type: none"> • Willoughby LEP 2011 • <i>State Environmental Planning Policy (Housing) 2021</i> • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
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Mandatory matters for consideration	<ul style="list-style-type: none"> • State Environmental Planning Policy (Housing) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • State Environmental Planning Policy (Resilience and Hazard) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Sustainable Building) 2022
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Proposed Assessment of Impacts	The below provides a high level assessment of impacts anticipated to be associated within the proposal, the key matters requiring further assessment in the EIS and the proposed approach to assessing each of the matters. The purpose of considering these factors at this stage is to inform the preparation of any additional assessment requirements beyond the Industry Specific SEARs.
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Design Quality

The proposed development will be designed in accordance with design excellence provisions of Clause 6.23 of the Willoughby LEP to consider matters such as built form and massing, street wall heights, environmental impacts such as sustainable design, overshadowing, wind and reflectivity, ecologically sustainable development, connectivity and accessibility, and public domain.

It is noted that a Design Excellence Competition will be undertaken on the site as per Clause 6.23(6) of the LEP. As such, a Competition Report will be submitted with the EIS.

Environmental Amenity

The building envelope will be permissible on the site and will be designed to consider:

- Visual impacts on heritage items, streets and key surrounding open spaces.
- Wind impacts and pedestrian comfort.
- Overshadowing impacts on adjacent properties and places.
- Noise and vibration impacts to surrounding sensitive receivers.

The above will be supported by the following technical studies that will accompany the EIS:

- Visual Impact Assessment
- Pedestrian Wind Comfort Assessment
- Shadow Diagrams
- Noise and Vibration Assessment.

Residential Amenity

A compliance assessment against the Housing SEPP non-discretionary standards and the Apartment Design Guide (ADG) will be undertaken to confirm the potential impacts on residential amenity on the site.

Traffic, Parking and Access

The EIS will consider the relationship between the Proposal and surrounding transport infrastructure, including:

- Public transport options in and around the Chatswood CBD.
- The local street networks.
- Current and planned car parking provision.

The EIS will be informed by a Transport Impact Assessment, which will consider the Proposal in respect to traffic generation, parking provision, site access, loading/servicing requirements, construction traffic and public transport impacts.

Other Impacts

The following provides a summary of other impacts that will be assessed as part of the EIS:

- Flooding Impact
 - Geotechnical Impact
 - Land Contamination
 - Waste Management
 - Biodiversity
 - European and Aboriginal Heritage
 - Social and Economic Impact
 - Environmental Sustainable Development
 - Infrastructure and Servicing
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