



Pre-Development Application

Date Submitted: 28/05/2025

Project Name: Mandarin Centre
Case ID: PDA-84611206

Proponent Details

Project Owner Info

Title	Miss
First Name	Alka
Last name	Parti
Role/Position	Senior Asset Manager
Phone	0449938170
Email	aparti@capitelgroup.com.au
Address	Level 8, 123 PITT STREET SYDNEY , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	MANDARIN DEVELOPMENTS PTY LTD
ABN	59096111385

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Sophy	Purton
Phone	Email	Role/Position
0404246634	spurton@urbis.com.au	Associate Director

Address

Level 8, 123
PITT STREET
SYDNEY,
New South Wales
2000
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Mandarin Centre
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD450,000,000.00
Indicative Operation Jobs	400
Indicative Construction Jobs	1,000
Number of Occupants	660
Number of Dwellings	300
Gross Floor Area (GFA) sqm	50,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	30

Description of the Development/Infrastructure

Demolition of the existing building on the site.Construction of an approx. 46-storey (RL 246.8m) mixed-use tower, including the following elements:Single residential tower, comprising approx. 300 apartments inclusive of 30 affordable housing units (10% of the dwelling yield).Retail podium, comprising approx. 10,000m2 commercial floor space.Approx. 550 underground car parking spaces across five (5) basement levels.A concurrent rezoning will be lodged

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Mandarin Centre
Site Address (Street number and name)	61A - 65 Albert Avenue, Chatswood 2067
Site Co-ordinates - Latitude	-33.797951
Site Co-ordinates - Longitude	151.182

Local Government Area

Local Government	District Name	Region Name	Primary Region
Willoughby City	North District	Sydney	☒

Lot and DP

Lot and DP

Lot 1, 2 and 3 in DP 1035379 and Lots 41 and 42 in DP 1150370

Site Area

What is the total site area for your development?

Site Area sqm

3,524

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

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Shop top housing is permissible under clause 6.24(2) of the Willoughby LEP. A concurrent planning proposal will be submitted to delete clauses which restrict the minimum FSR for commercial premises, as well as other amendments.

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)

E2 Commercial Centre

Statutory Context 2

Legislation and EPIs

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

NSW Biodiversity Conservation Act 2016 (B&C Act).Environmental Planning and Assessment Act 1979 (EP&A Act).Environmental Planning Assessment Regulation 2021 (the Regulations).State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP).State Environmental Planning Policy (Resilience and Hazards) 2021 (R&H SEPP).State Environmental Planning Policy (Industry and Employment) 2021 (I&E SEPP).State Environmental Planning Policy (Sustainable Buildings) 2021 (SB SEPP).Willoughby Local Environmental Plan 2012 (WLEP 2012).

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

N/A

Would the project vary any development standard?

No

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.

N/A

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), 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

Yes

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](#)?*

No

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

Attachments

File Name	250516_SOM_65_Albert_Ave_SEARs_Design_Report
File Name	Mandarin Centre_Scoping Report_Final (2)