

3 September 2025

David Gainsford
Deputy Secretary – Development Assessment and Infrastructure

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Dear Mr Gainsford,

RE: REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARs): 10 GORDON AVENUE & 9-19 NELSON STREET, CHATSWOOD

1. INTRODUCTION

This letter has been prepared by Mecone Group (**Mecone**) on behalf of LFD Chatswood Unit Trust (the **Proponent**) to support a request for the Secretary's Environmental Assessment Requirements (**SEARs**) to enable preparation of a State Significant Development Application (**SSDA**) for a shop top housing development including in-fill affordable housing at 10 Gordon Avenue and 9-19 Nelson Street, Chatswood.

Under the *State Environmental Planning Policy Amendment (Housing) 2023 (Amending Policy No 664)*, section 1.9(2A) of the *Willoughby Local Environmental Plan 2012 (the LEP)* was omitted on 30 June 2024, meaning the in-fill affordable housing provisions under Chapter 2 Part 2 Division 1 of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* now applies to the Willoughby LGA.

The proposal constitutes State Significant Development (**SSD**) under Schedule 1 section 26A of the *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)* as it:

- Includes in-fill affordable housing;
- Is located in the Eastern Harbour City and has a residential component with an Estimated Development Cost (**EDC**) of more than \$75 million;
- Does not involve development prohibited under an environmental planning instrument (EPI).

As part of this request for SEARs, this letter provides an overview of the proposal, relevant planning instruments, site suitability and the key likely impacts of the proposal. The following documents have also been prepared to support this letter:

- **Attachment 1** – QS Letter
- **Attachment 2** – Preliminary Architectural Plans & Development Summary
- **Attachment 3** – Survey Plan
- **Attachment 4** – Aboriginal Heritage Impact Assessment
- **Attachment 5** – Chatswood BDAR waiver

2. SITE LOCATION

The site is located at 10 Gordon Avenue and 9-19 Nelson Street, Chatswood, within the Willoughby Council Local Government Area (LGA). The site, as amalgamated, has a total area of approximately 6,734.10m² and consists of the following 5 lots:

- 10 Gordon Avenue –SP85403
- 9-11 Nelson Street – SP65120
- 15 Nelson Street – SP89243
- 17 Nelson Street – SP76342
- 19 Nelson Street – Lot 1, DP1237932

The site has a frontage to Gordon Avenue to the north, Nelson Street to the south, Hammond Lane to the west and Frank Channon Walk to the east. Existing development on the site comprises 3 x three-storey residential flat buildings with basement parking, one single storey detached residential dwelling at 19 Nelson Street, and a multi-storey residential development at 9-11 Nelson Street.

An aerial image of the site is shown in **Figure 1**.



Figure 1 Subject Site

Source: Mecone

LOCAL CONTEXT

The site is located approximately 550m south of the Chatswood Transport Interchange with access to Metro, train and bus services. It is also approximately 750m from the central retail / civic precinct of Chatswood, which includes large scale shopping centres (Westfield, Mandarin Centre and Chatswood Chase) and cultural facilities at The Concourse.

To the north, are three-storey residential flat buildings – including 5-9 Gordon Avenue. A competitive design process was undertaken, and development applications have since progressed for the site, as follows:

- On 9 October 2024, a development application was approved for the demolition of existing structures and construction of a 27 storey shop top housing development comprising commercial premises on the lower two floors and a 25-storey residential tower comprising 64 units, supported by communal facilities, car parking and associated works.

- An SSDA (**SSD-74439970**) is also being pursued to seek consent for a 35-storey shop-top housing development which includes a 2-storey non-residential podium and a 33-storey residential tower comprising a total of 91 units (including: approximately 24 affordable housing units per Housing SEPP). This application was recently exhibited and is now at the 'response to submissions' phase per the major projects portal.

Beyond 5-9 Gordon Avenue is Chatswood Bowling Club. To the south is the Sydney Metro Dive Site.

To the east is Frank Channon Walk which provides a shared cycle/footpath to the transport interchange, beyond this is the railway line.



Figure 2 Local context

Source: Mecone

3. BACKGROUND AND SITE AMALGAMATION

To date, the sites have been considered and planned for as two separate standalone sites. Therefore, two independent design competitions were undertaken in 2023 in accordance with Clause 6.23(6)(b) of the Willoughby Local Environmental Plan 2012 (the LEP), as detailed in Table 1.



Table 1 Summary of Previous Design Competitions

| | Site 1: 10 Gordon Avenue & 15-19 Nelson Street (run by Mecone) | Site 2: 9-11 Nelson Street (run by Urbis) |
|--------------------------------------|---|---|
| Dates | 8th August - 18th October 2023 (6-week design period) | 8 March -13 April 2023 (5-week design period) |
| Jurors | Matthew Bennett (Chair) Chris Johnson AO (Willoughby) Digby Hall (Willoughby) Richard Webster (Proponent) Ben Pomroy (Proponent) | Tony Caro (Chair) Robert Nation Kim Crestani Conrad Johnston Ben Pomroy |
| Winning Scheme | FJC | DKO |
| Key Merits | <ul style="list-style-type: none"> • Response to Country • Massing Strategy - tripartite tower • Site Strategy (Northern park, address to Hammond Lane, Tree planting, Colonnade) | <ul style="list-style-type: none"> • Two slender tower forms • Materiality • Apartment planning • Integration to Frank Channon Walk |
| Key matters for consideration | <ul style="list-style-type: none"> • Develop a strategy for a joined basement with 9-11 Nelson Street. • Consider urban heat, green infrastructure and planting strategies. • Include an open stair to commercial lobbies and increase mezzanine headroom to north tenancy • Refine substation strategy • Improve and refine internal space planning of apartments | <ul style="list-style-type: none"> • Spatially re-program the ground floor podium. • Calmer podium articulation • ADG non-compliant distance between towers - the DCP distances should prevail • Deep recesses to form two slender forms should be applied to both ends of tower • Façade treatment needs to reflect orientation |

The two winning schemes are shown in **Figure 3**.

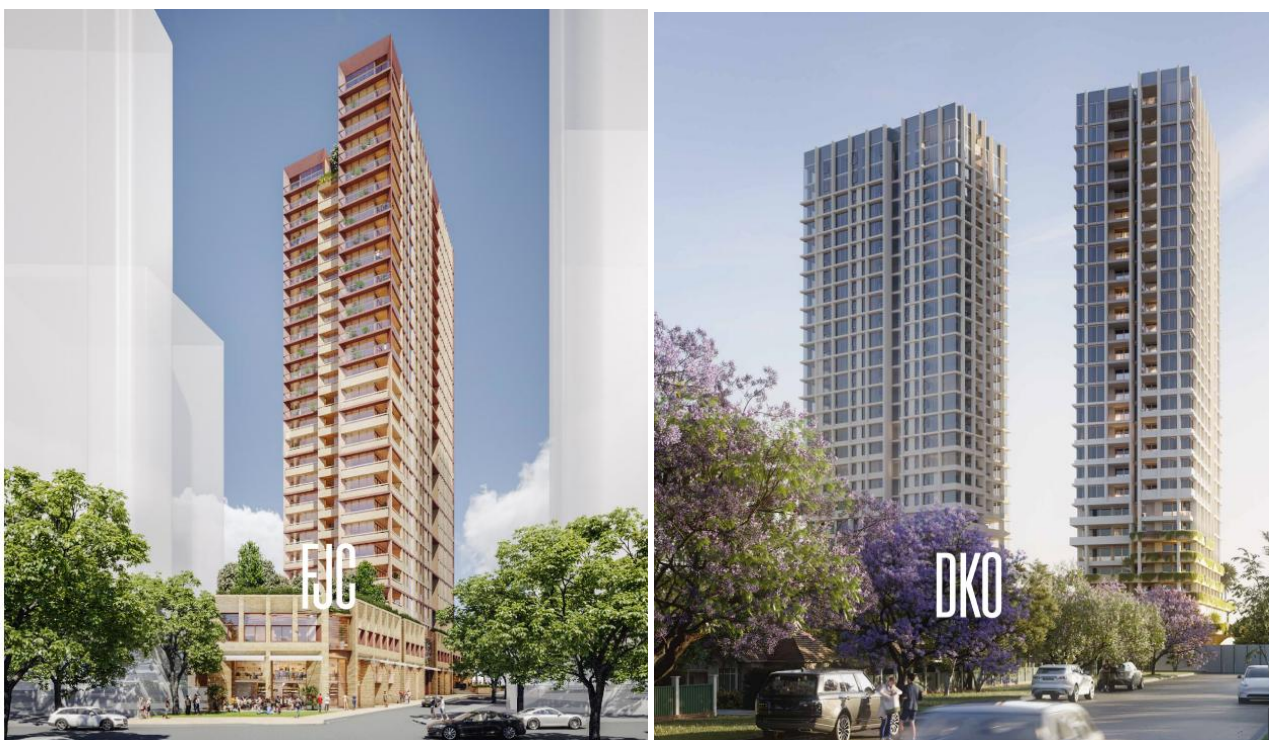


Figure 3: Competition Winning Schemes – Site 1 (left) and Site 2 (right)

Source: FJC (left) and DKO (right)

The Applicant is now in a unique position to be able to amalgamate both sites (see site outline in **Figure 1**). This represents a significant opportunity to provide a holistic design response to the site, and to respond to matters for further consideration raised on the separate design competitions. Potential key benefits would arise from a singular access, increased street frontage activation, and shared podium/basement levels.

It remains important to the Applicant that both FJC and DKO are retained on the sites, noting this may not be achieved if a new design competition were run for the site. As such, we are now seeking to formulate a design excellence bridging strategy to allow the detailed development of the site.

2.1 EARLY CONSULTATION AND SCOPING MEETING

On **18 October 2024**, the Project Team met with representatives from the Government Architect NSW (**GANSW**) and Department of Planning, Housing and Infrastructure (**DPHI**) to discuss the appropriate planning pathway that respects the existing Design Integrity and Design Bridging processes.

Early consultation was undertaken with the Design Integrity Panel and representatives from DPHI, GANSW and Council. This was undertaken as an additional step in good faith to ensure that feedback could be incorporated into the design at an early stage in the process, noting that the DIP will be formally re-convened to review the project prior to lodgement of the SSDA.

On **4 December 2024**, an early consultation meeting was held with the DIP. Three jurors from both of the previous design competitions formed the Panel including; Matthew Bennett, Ben Pomroy and Kim Crestani. Representatives from DPHI, GANSW and Council were also in attendance. A copy of the concept plans was circulated to the attendees ahead of the meeting and a high-level overview presentation of the proposal was provided by the Applicant's project team. The key matters raised as part of the meeting included the following:

- Ability for the proposal to leverage off the larger consolidated site to facilitate exemplar urban design outcomes and improved building efficiencies compared to the previous standalone schemes. Broadly speaking, general support was indicated. The project team was also commended on the level of collaboration that was exhibited.



- Comments were raised about the potential traffic generation and access impacts. It was agreed that this could be further explored as the detailed design for the site is resolved and would be fully addressed in a traffic report.
- It was recommended that further consideration be given to establishing building entries with a strong street address.
- Public domain enhancements were discussed in detail. Future detailed design should quantify the amount of open space proposed and provide a comparison against design competition schemes. It was advised that Frank Channon should be maintained as a quiet space.
- Consider how building massing and siting can assist in reducing potential overshadowing impacts, limiting wind impacts and optimising potential views and vistas. A balance should be struck in terms of solar access and views.
- Consideration should be given to potential commercial tenants to ensure that the tenancies are suitable for the diverse needs of potential tenants (such as supermarkets or childcare centres).
- Consideration should be given to engaging other technical experts to inform the design, including landscaping and wind technical specialists.
- Development staging should be considered. This is not yet known as plans are still conceptual, but will be developed alongside detailed design. It is anticipated that this would be suitably addressed as part of a future Environmental Impact Statement (EIS).
- Consider the status of surrounding developments and how the proposal will integrate into broader development plans within Chatswood.
- Any proposal will need to be compliant with the relevant planning strategies and plans. Consideration should also be given to existing VPA arrangements.

In principle support was expressed at this meeting, with the general sentiment being that the proposal delivers an opportunity to better integrate and develop the two development sites. Following this feedback, a scoping meeting was held with DPHI and GANSW on **13 January 2025**. DPHI were supportive of the proposed approach and recommended that the project proceed to request SEARs.

On 14 March 2025, a second Early Engagement Meeting was held with the DIP (comprising the same panel members as December 2024). Representatives from DPHI, GANSW and Council were also in attendance. A copy of the concept plans was circulated to the attendees ahead of the meeting and a high-level overview presentation of the proposal was provided by the Applicant's project team. The key matters raised as part of the meeting included the following:

- Consideration should be given to the ownership of the site and access.
- Consideration should be given to providing a clearer strategy for the street address and wayfinding. An Ownership and Access Plan is recommended.
- Consultation should be undertaken with Council regarding the role and function of Hammond Lane – with preference for it to be pedestrianised.
- Consideration should be given to the amenity of the towers. Further consideration should be given to whether a single core is sufficient.
- Technical experts should be engaged – such as wind expert and retail specialist.



2.2 DESIGN EXCELLENCE BRIDGING STRATEGY

Mecone has been working with Government Architect NSW (**GANSW**) to develop a Bridging Design Excellence Strategy (**Bridging Strategy**) to establish the process that transitions the previous local design competitions to a revised in-fill affordable housing SSDA without the need to re-run a design competition.

Simultaneously with this SEARs request, the Proponent is progressing the Bridging Strategy and Design Competition Exemption request (made in accordance with Clause 6.23(8) of the *Willoughby Local Environmental Plan 2012*) to seek a competition waiver from GANSW.

The Bridging Strategy will be submitted in support of the EIS to summarise the outcomes and recommendations of the Design Integrity Panel (**DIP**) in accordance with the GANSW Design Competition Guidelines dated September 2023.

4. PLANNING CONTEXT

4.1 CHATSWOOD CBD STRATEGY

The Chatswood CBD Planning and Urban Design Strategy 2036 guides future private and public development as the Chatswood CBD grows over the next 20 years. It aims to provide capacity for future growth and employment, achieve exceptional design and a distinctive, resilient and vibrant CBD.

The Strategy informs changes to Willoughby Local Environment Plan 2012 (the **LEP**) and Willoughby Development Control Plan 2012 (the **DCP**) that directly affect the subject site, such as:

- Rezoning some residential land to mixed use
- Increasing maximum building heights and floor space ratios
- Provisions relating to:
 - affordable housing
 - minimum commercial floor spaces in developments
 - design excellence

In the southern mixed-use precinct within which the site is located, the strategy facilitated significant building height increases to 90 metres, and corresponding FSR uplift to 6:1.

4.2 PLANNING PROPOSALS

Both sites have previously been subject to site-specific planning proposals which sought to give effect to the Chatswood CBD Planning and Urban Design Strategy. The planning proposals each sought to facilitate mixed use developments through the following key amendments to the LEP:

- Amend the land use zone to B4 Mixed Use (now referred to as MU1 Mixed Use zone).
- Increase the maximum height of buildings control from 12m to 90m.
- Increase the maximum Floor Space Ratio (**FSR**) control from 0.9:1 to 6:1.
- Introduce a minimum non-residential floor space requirement equating to 17% of total assessable GFA on the site.

The planning proposal at 9-11 Nelson Street (PP-2021-5704) was gazetted on 18 November 2022. The planning proposal (PP-2022-1855) at 10 Gordon Avenue and 15-19 Nelson Street was subsequently gazetted on 21 August 2023.

4.3 DEVELOPMENT APPLICATIONS

Development application **DA-2023-237** was lodged in September 2023 for a shop-top housing development at 9-11 Nelson Street, Chatswood. The development application seeks consent for the following:



- Demolition of all existing buildings and structures, and excavation for three basement levels for parking, loading and servicing, storage, and associated plant, services and utilities.
- Construction of a 27-storey mixed-use development with a maximum height of 93m (RL195.00) including use for commercial premises (as defined) within the two-storey podium and two residential towers above, and a landscaped area of communal open space on the podium rooftop. Consent is not sought for internal fit out works.
- Consolidated vehicular access to the basement via Gordon Avenue (to the north).
- A total of 250 car parking spaces within the basement, 11 motorcycle spaces, and 193 bicycle spaces.
- Public domain and landscape work along Frank Channon Walk.
- Delivery of a 3m wide publicly accessible easement along the eastern boundary of the site.

At the time of drafting this letter, DA-2023/237 was under assessment with Council.

No recent development applications have been lodged for 10 Gordon Avenue or 15-19 Nelson Street.

5. PROPOSAL OVERVIEW

The SSDA will seek consent for redevelopment of the site for a shop-top housing development including in-fill affordable housing. Specifically, construction of a 34-storey shop-top housing development which includes:

- A 2-storey non-residential podium
- Two x 32-storey residential towers comprising a total of 403 apartments, including:
 - Approximately 100 affordable housing units per Housing SEPP requirements.

The proposed development is eligible for the SSDA pathway as:

- It is for the provision of infill affordable housing (minimum 10%);
- The location is within the Eastern Harbour City and has an EDC of more than \$75 million;
- It does not involve development prohibited under an applicable EPI;
- It is not subject to State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 4;
- Whilst a development application has been made before the commencement of the applicable section in the Planning Systems SEPP, a new and separate SSDA would be lodged.

Detailed calculations of the affordable housing component remain to form part of an ongoing discussion with DPHI’s Assessment and Housing Policy teams. Final calculations of the affordable housing component will be reflected in the SSDA submission.

Details of the numerical particulars of the proposal are summarised in **Table 1** below.

Table 2 – Numerical overview of development

| COMPONENT | PROPOSED |
|-----------------------------------|--|
| Land use | Shop top housing |
| Gross floor area | Residential: 45,700m ² Non-residential: 6,869m ² Total: 52,526m ² |
| Total FSR | 7.8:1 |
| Height of building | 117m |
| Number of dwellings (approximate) | Total: 403 Market Housing: 298 Housing SEPP affordable:105 LEP affordable: Monetary contribution equivalent to 2101sq.m |
| Deep soil zones (3E 1.1 of ADG) | >7% provided with 6m minimum dimension (591.6m ² provided) |

Solar access (4A 1.1 of ADG)

At least 68% of living spaces and balconies achieve 2 hrs direct sunlight (70% target in the ADG)

Cross ventilation (4B 1.1 of ADG)

At least 60% apartments achieve cross ventilation (73% provided)

The affordable housing component is proposed to be provided on the lower levels of the towers, with IAH comprising a total GFA of 7878.9m², equivalent to 15% of the GFA of the development. Chapter 2, Part 2, Division 1, section 16 of the Housing SEPP enables the maximum permissible FSR and height of buildings control under the LEP to be increased by up to 30% with the provision of an infill affordable housing component of 15%.

LEP affordable housing will comprise 2,101m² which is equivalent to 4% of GFA. This will be provided as a monetary contribution.

The indicative floor plans and sections of the proposal prepared by FJC and DKO are shown in **Figures 4 to 6**.



FIGURE 4 GROUND LEVEL PLAN

Source: FJC and DKO



FIGURE 5 INDICATIVE SECTIONS
Source: FJC and DKO



FIGURE 6 PROPOSED MID RISE RESIDENTIAL FLOOR PLANS
 Source: FJC and DKO

6. STATUTORY PLANNING FRAMEWORK

A summary of the key provisions of the statutory planning framework is provided in **Table 1** below.

Table 3 - Statutory Considerations

| ITEM | COMMENT |
|-------------------------|---|
| SSD eligibility | <p>Pursuant to Schedule 1 section 26A of the Planning Systems SEPP, for development on land in the Eastern Harbour City, the part of the development that is residential development has an EDC of more than \$75 million and does not involve development prohibited under an EPI is SSD.</p> <p>The QS Letter (Attachment 1) confirms that the residential component of the proposal has an EDC of more than \$75 million. The site is located in the Eastern Harbour City also does not involve development that is prohibited under an EPI. Therefore, the proposal constitutes SSD under the Planning Systems SEPP.</p> |
| Land use permissibility | <p>The site is located within the MU1 Mixed Use zone and the proposal for 'shop top housing' is permitted with consent within the MU1 zone under the LEP.</p> |



Key LEP
planning
controls

An assessment against the key LEP development standards is provided below.

Table 1.1 – Willoughby LEP Development Standards

| Provision | Control | Comment |
|--|---|--|
| 4.3 Height of building | 90m | The proposal has a height of 117m, which represents a 30% bonus to the Height of Buildings Control. Refer to Table 1.2 for further details. |
| 4.4 Floor space ratio | 6:1 | The proposal has an FSR of 7.8:1 under Clause 16 of the Housing SEPP which represents a 30% bonus to the FSR control. Refer to Table 1.2 for further details. |
| 6.7 Active Street frontages | Applies to Hammond Lane, Gordon Avenue and Nelson Street. | Complies – Active frontages will be provided to Hammond Lane, Gordon Avenue and Nelson Street. |
| 6.8 Affordable housing | 4% of the residential component | The required affordable housing under the LEP will be satisfied via monetary contribution. |
| 6.15 Sun access | Development consent must not be granted to development on land in MU1 Mixed Use zone that results in additional overshadowing on the following land at mid-winter between midday and 2pm— (a) Chatswood Garden of Remembrance, (b) Chatswood Tennis Club and Croquet Club, (c) Victoria Avenue and Concourse Open Space. | As demonstrated in the Shadow Diagrams (Attachment 2), the proposal will not result in any additional overshadowing on these spaces between 12pm and 2pm. |
| 6.16 Minimum lot sizes for commercial and mixed-use development in Chatswood CBD | 2,500m ² | Complies – the site has an area of 6,734.1m ² . |
| 6.25 Shop top housing in Zone MU1 Mixed Use | 17% of total GFA | The proposal will provide 6,869m ² of non-residential GFA, <17% of the 6:1 FSR control under the LEP. A Clause 4.6 Variation Request will be submitted with the EIS if necessary, however it is intended and anticipated that with detailed design progression the total non-residential floor area will be equivalent to 17% of the calculation at the 6:1 FSR standard applicable under the LEP. |

Application
of the in-fill
affordable

Section 15C of the Housing SEPP stipulates that Chapter 2 Part 2 Division 1 applies to development that includes residential development if the development is permitted with consent, the affordable housing component is at least 10% and the development is carried out in an accessible area.

The proposal satisfies above criteria for the following reasons:



| | |
|--------------------|--|
| housing provisions | <ul style="list-style-type: none"> The proposal involves shop top housing which is a type of residential development as defined as section 15B. The proposal will provide an affordable housing component of 15%. The proposal is located in an accessible area (within 800m of a railway and Metro station) as defined in Schedule 10. |
|--------------------|--|

Key Housing SEPP controls An assessment against the key Housing SEPP controls is provided below.

Table 1.2 – Key Housing SEPP controls

| Provision | Control | Comment |
|---|--|---|
| 16 Affordable housing requirements for additional floor space ratio | Maximum 30% additional FSR (6:1 total FSR) with a minimum of 15% affordable housing component | Complies – The proposal will provide a total FSR of 7.8:1 with a minimum 15% of infill affordable housing (7,878.9m ²). |
| 18 Affordable housing requirements for additional building height | Maximum 30% additional height | Complies – The proposal has a maximum height of 117m. |
| 21 Must be used for affordable housing for at least 15 years | Affordable housing component to be provided for at least 15 years and to be managed by a registered community housing provider | The Proponent is currently in discussion with several community housing providers. Further details will be provided in the EIS. |

Other statutory and planning matters Other statutory matters relevant to the SSDA, to be addressed in the application and EIS will include the following:

State Environmental Planning Policy (Planning Systems) 2021
State Environmental Planning Policy (Housing) 2021
State Environmental Planning Policy (Resilience and Hazards) 2021
State Environmental Planning Policy (Transport and Infrastructure) 2021
State Environmental Planning Policy (Biodiversity and Conservation) 2021
State Environmental Planning Policy (Sustainable Buildings) 2022

Biodiversity Conservation Act 2016 – a waiver for a Biodiversity Development Assessment Report (BDAR) will be prepared and submitted in support of the EIS.

National Parks and Wildlife Act 1974 – an AHIA has been prepared (**Appendix 4**) that concludes the study area does not contain and is not likely to contain any Aboriginal objects. It recommends that no further Aboriginal heritage assessment or investigation are required, and the proposed works can proceed with caution.

Apartment Design Guide (ADG) – a detailed ADG assessment will be provided as part of the EIS.

7. SITE SUITABILITY

The site is suitable for the proposed development as it forms part of the Chatswood CBD under the *Chatswood CBD Planning and Urban Design Strategy 2036*, which identifies capacity for future growth and employment in the Chatswood CBD and informed changes to the Willoughby LEP and the Willoughby Development Control Plan (**the DCP**).

The site is in a highly accessible location being within 550m walking distance from the Chatswood Transport Interchange, which promotes the use of public transport and a sustainable lifestyle. The site is located within an ‘accessible area’ as stipulated in section 15C of the Housing SEPP, which will facilitate the delivery of in-fill affordable housing in an accessible location and assist in meeting the need for more homes from the growing population by boosting housing supply.

The site is also not inhibited by any significant environmental constraints that would prevent the provision of a



shop top housing development. The potential environmental impacts associated with the proposal will be adequately managed through the implementation of mitigation measures. These will be further addressed in the EIS.

8. ENGAGEMENT

The preparation of this SEARs request has been informed by an early scoping meeting undertaken with DPHI on 6 January 2025, following which, DPHI officers invited the proponent to submit a SEARs request.

Further consultation with the relevant government agencies and engagement with the community will be carried out throughout the project in accordance with the DPHI guidance *Undertaking Engagement Guidelines for State Significant Projects (2021)*, to inform the formulation and detailed design of the proposal for the SSDA.

9. MATTERS FOR ASSESSMENT IN THE EIS

This section provides a high-level assessment of the likely impacts associated with the proposal, key matters requiring further assessment in the EIS and proposed approach to assessing these matters.

9.1 SITE AMALGAMATION

While the two sites have to-date progressed through their respective planning processes as standalone developments, amalgamation presents a unique opportunity to deliver an exemplar master planned outcome which holistically responds to the surrounds, and which achieves a higher-quality urban design outcome. Specifically, amalgamation results in significant benefits in terms of street interface and activation, rationalisation of site access, building services, and basement parking and loading facilities. It also will deliver a contiguous podium design and efficiencies which result in a reduction to two towers on the site (as opposed to three being sought as the sites were pursued independently).

9.2 BASEMENT ACCESS

During the design competitions for 10 Gordon Avenue and 15-19 Nelson Street, each competition Jury noted inefficiencies in the basement design as each development had its own dedicated service and plant rooms, resulting in two dedicated driveways/loading docks and a basement retaining wall that reduced car-parking efficiencies. Both Juries encouraged each site to explore options to deliver an amalgamated basement access which would comply with the provisions of the respective site-specific DCP controls at Part L: Place Based Plans - section 13.1.14 (9-11 Nelson Street) and 13.1.16 (10 Gordon Avenue, 15, 17 and 19 Nelson Street) of Willoughby DCP.

Site amalgamation allows for a combined basement design, this will result in significantly increased efficiencies for car parking layouts and loading access. These efficiencies also minimise the requirement for additional basement floors and reduce the need for site excavation.

9.3 GROUND FLOOR PODIUMS

During the design competition for 9-11 Nelson Street, the jury noted that ground floor activation needed to be improved and more cohesive, with clear addresses to either Nelson Street or Gordon Avenue.

The amalgamated scheme enables a more efficient podium form with improved visual connection between Gordon Avenue and Nelson Street and more appropriately placed through-site links which deliver greater public benefit. The amalgamated design, also delivers:

- An improved, activated public square area in the north west corner that will contribute to community placemaking and overall streetscape along Gordon Avenue and Hammond Lane.
- Active frontages along pedestrian thoroughfare, Hammond Lane and Frank Channon Walk.
- A pocket park along Frank Channon Walk.

9.4 TRAFFIC AND TRANSPORT

The subject site is conveniently located approximately 550m walking distance south of Chatswood Railway Transport Interchange.



The projected level of traffic activity is consistent with the FSR and height controls on the site, which were considered by the Council as part of the rezoning process and is consistent with the Chatswood CBD Strategy. The previous planning proposal applications anticipated the delivery of approximately 142 dwellings for Site 1 and 270 dwellings for Site 2, which is quite comparable to the proposed scheme within this SEARs request. The application will be informed by a Traffic and Accessibility Impact Assessment to assess the impacts of the 30% uplift to height and FSR, and outline measures to mitigate any traffic impacts.

9.5 HERITAGE

An Aboriginal Heritage Impact Assessment (AHIA) has been prepared by Artefact Heritage (refer **Attachment 4**). The AHIA concludes that the study area does not contain and is not likely to contain any Aboriginal objects. Therefore, it recommends that no further Aboriginal heritage assessment or investigation are required, and the proposed works can proceed with caution.

CONCLUSION

As outlined in this letter, the proposed shop top housing development including in-fill affordable housing is declared as SSD under Schedule 1 section 26A of the Planning Systems SEPP.

A summary of the proposal is provided, together with other relevant statutory provisions, and an outline of the proportionate approach to be taken to the EIS and engagement.

We trust this is sufficient to enable the Industry-Specific SEARs to be issued. should any further details or clarification be required, please contact the undersigned at gbassett@mecone.com.au.

Yours faithfully,

Gemma Bassett
Associate Director