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URBIS

SCOPING REPORT

849, 853, and 859 Pacific Highway
and 2 and 8 Wilson Street,
Chatswood

SSDA & Concurrent Rezoning

Prepared for

BB WILSON PROPERTY PTY LTD

4 September 2025

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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Title: Sacred River Dreaming
Artist Hayley Pigram
Darug Nation
Sydney, NSW

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CONTENTS

Acknowledgement of Country	2
1. Introduction	1
1.1. Overview	1
1.2. Project	1
1.3. Housing Delivery Authority	2
1.4. Applicant Details	2
1.5. Project Overview	2
2. Project Background	6
2.1. Planning Proposal	6
2.2. Competitive Design Process	6
2.3. Local Development Applications	7
2.4. Residential In-fill Affordable Housing SSDA	7
2.5. Housing Delivery Authority Pathway	7
3. Proposed Development	8
3.1. Development Overview	8
Future Uplift Opportunities	8
Project Objectives	8
3.2. Feasible Alternatives	10
4. Proposed Amendments to Willoughby LEP	11
Amendment to Floor Space Ratio Development Standard	11
Amendment to Height of Building Development Standard	11
Amendment to Minimum Non-Residential Floor Space Development Standard	11
5. Statutory Context	12
5.1. Overview	12
5.2. Statutory Requirements	12
5.3. Pre-conditions	13
5.4. Mandatory Considerations	14
6. Strategic Merit	17
6.1. Alignment with State, District, and Local Strategic Plans	17
7. Community Engagement	18
7.1. Engagement Approach	18
Provide clarity	18
Enable early and ongoing consultation with stakeholders	18
Encourage meaningful participation	18
7.2. Engagement Activities	18
8. Proposed Assessment of Impacts	19
8.1. Matters requiring Further Assessment in the EIRS	19
9. Conclusion	22
Disclaimer	23

FIGURES

Figure 1 Site Location	5
Figure 2 Indicative Development Uplift	9

TABLES

Table 1 Applicant Details 2

Table 2 Site and Project Details 2

Table 3 Project Metrics 8

Table 4 Feasible Alternatives 10

Table 5 Statutory Requirements 12

Table 6 Pre Conditions 13

Table 7 Mandatory Considerations..... 14

Table 8 Alignment with Strategic Policies..... 17

Table 9 Matters requiring Further Assessment 19

1. INTRODUCTION

1.1. OVERVIEW

This Scoping Report has been on behalf of BB Wilson Property Pty Ltd (“Billbergia”) (**the Applicant**). It supports a request for Secretary’s Environmental Assessment Requirements (**SEARs**) to guide the preparation of the Environmental Impact and Rezoning Statement (**EIRS**), the State Significant Development Application (**the SSDA**), and the concurrent rezoning for a new shop top housing development (**the project**) at 849, 853, and 859 Pacific Highway and 2-8 Wilson Street, Chatswood (**the site**).

The site to which the project relates is located on Cammeraygal Country, and we acknowledge the Traditional Owners, their elders past and present and their deep and continuing connection to their land.

The project will redevelop an underutilised landholding in a well-located position within Chatswood CBD, deliver high-quality residential accommodation (including affordable housing) and employment-generating uses, and activate the public domain, contributing towards a vibrant and lively community. The proposed housing will increase choice and respond to local market demand for household types, tenures, and points.

The project will make a substantial contribution towards the NSW Government’s target for 47,800 new high and mid-rise homes within identified transport hubs (such as Chatswood) over the next 15 years and the Commonwealth Government’s National Housing Accord target for 377,000 new homes in NSW by 2029.

The purpose of this Scoping Report is to:

- Describe the proposed project and concurrent rezoning;
- Analyse feasible alternatives and identify alternatives that will be investigated further in the EIRS;
- Identify key matters requiring assessment in the SSDA and the approach to assessing these matters;
- Identify what engagement will be carried out during the preparation of the EIRS, and
- Provide a preliminary strategic and site-specific merit assessment of the concurrent planning proposal.

This Scoping Report is accompanied by a concept design package prepared by PBD Architects.

1.2. PROJECT

The proposed development involves the construction and operation of a new mixed-use building comprising:

- Eight level (+ mezzanine) basement, containing car parking spaces, bicycle parking spaces, motorcycle parking spaces, loading docks, OSD tank, and other back-of-house areas;
- Two-storey podium (Ground Level to Level 01) comprising:
 - Ground Level: Live / work apartments, residential, commercial, and childcare centre lobby entries, basement vehicle entry, vertical circulation, plant, and back-of-house areas.
 - Level 01: Live / work apartments, outdoor communal areas, commercial premises, vertical circulation, plant, and back-of-house areas.
- One level above podium comprising:
 - Level 02: Childcare centre (including outdoor play areas), communal open space for residents, vertical circulation, and back-of-house areas.
- Two modulated residential buildings (Levels 03 – 46) containing a total of 429 x apartments (comprising 27 x studio apartments, 68 x one-bedroom units, 139 x two-bedroom units, 189 x three-bedroom units, and 6 x four-bedroom units (indicatively)), vertical circulation, plant, and back-of-house areas;
- Public domain works, including landscaping, street trees, and publicly accessible open spaces; and
- Reticulation of site services and infrastructure (electricity, telecommunication, gas, water, and sewer).

1.3. HOUSING DELIVERY AUTHORITY

The project is declared as State Significant Development (**SSD**) in accordance with the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024 (**HDA Order**), following a positive evaluation by the Housing Delivery Authority (**HDA**) of the Applicant's Expression of Interest (**EOI**) submitted on 3 April 2025 (as amended by additional information provided on 9 July 2025).

Pursuant to Section 4.36(3) of the Environmental Planning and Assessment Act 1979 (**EP&A Act**), the Minister's State Significant Development Declaration Order 2025 (No 11) (dated 23 July 2025) (**the Order**) declared the project (as specified in EOI application 253120) at the site as SSD (Schedule 1 of the Order).

In accordance with the declaration, the SSDA will be supported by a concurrent planning proposal to amend the following development standards that apply under the Willoughby Local Environmental Plan 2012 (**LEP**):

- Clause 4.3 Height of Buildings: Amend maximum building height control from 90 metres to 165 metres.
- Clause 4.4 Floor Space Ratio: Amend maximum floor space ratio (**FSR**) control from 6:1 to 13.16:1.
- Clause 6.25 Shop Top Housing in Zone MU1 and Schedule 1 Additional Permitted Uses (Clause 27 *Use of certain land in Chatswood CBD*): Amend minimum non-residential GFA control from 17% to 6.1%.

This Scoping Report provides an overview of the strategic and site-specific merits of the SSDA and the concurrent planning proposal and identifies preliminary environmental considerations.

1.4. APPLICANT DETAILS

Table 1 identifies the Applicant's details for the project.

Table 1 Applicant Details

Proponent	Information
Name	BB Wilson Property Pty Ltd (Billbergia)
Address	101/25 Angas Street, Meadowbank
ABN	85 661 086 513
Nominated Contact	Oscar Brady - Assistant Development Manager (Billbergia)

1.5. PROJECT OVERVIEW

Table 2 identifies the key project details.

Table 2 Site and Project Details

Component	Details
The Site	
Country	Cammeraygal Country
Street address	849, 853, and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood
Legal description	The legal property description is Lots 1, 2, 3, 4, and 5 in Deposited Plan (DP) 1310282. [Refer Appendix 1 – Plan of Redefinition of Lot 1 in DP1189541, SP52947, SP10110, SP60178, and SP1496]

Component	Details
Existing development	<p>Existing site improvements comprise:</p> <ul style="list-style-type: none"> ▪ 849 Pacific Highway – three storey brick residential flat building (9 x units) ▪ 853 Pacific Highway – three storey brick residential flat building (6 x units) ▪ 859 Pacific Highway – four storey brick residential flat building (8 x units) ▪ 2 Wilson Street – four storey brick residential flat building (14 x units) ▪ 8 Wilson Street – two storey industrial building. <p>These site features are currently being demolished and removed.</p>
Site area and configuration	<p>The site has an irregular shaped configuration and an area of 4,294 sqm (which excludes the parcel of land zoned SP2 Infrastructure). The site is bound by Wilson Street (to north), O'Brien Street (to south), Pacific Highway (to west), and the train line (to east).</p>
Context	<p>The site is located within the suburb of Chatswood in the Willoughby Local Government Area (LGA). Chatswood is located 6km north of the Sydney CBD within Sydney's Lower North Shore. The site is in proximity and highly accessible to the commercial centres of North Sydney and Macquarie Park.</p> <p>The site is located at the north-western extent of the Chatswood CBD within convenient walking distance of local amenities, facilities, and services. The area is well advanced in its transition from an older style commercial precinct into a thriving mixed-use area characterised by commercial and residential land uses.</p>
Surrounding context	<p>The surrounding development context is summarised as follows:</p> <ul style="list-style-type: none"> ▪ North: Directly north of the site is Wilson Street, that connects to Pacific Highway and extends over the railway line. Opposite the site is 871- 877 Pacific Highway, which has received development consent for a new 27-storey mixed use building with a commercial podium and residential tower above (DA-2022/161). ▪ South: Directly south of the site is O'Brien Street, a cul-de-sac road. Further south is 11 Railway Street – a 24 storey mixed use residential development. ▪ East: The site has an eastern boundary to the T1 North Shore and Western Line, T9 Northern Line, and Metro North-West Line. Further east is medium density housing extending through the CBD. ▪ West: Directly west lies is Pacific Highway. Further west is medium density housing.
Transport	<p>The site is some 550m from Chatswood train and Metro station. The train station is on the T1 North Shore, Northern, and West Line and connects to North Sydney, Parramatta, and Sydney CBD. The Metro provides services to Macquarie Park and Epping.</p>
Site access	<p>The site is located along Pacific Highway which is a State classified road, and a major traffic corridor. The Pacific Highway is a six-lane, two-way road. In both directions the kerbside lanes are dedicated transit lanes during peak hours. Multiple high frequency bus routes run along the Pacific Highway resulting in a high level of accessibility for the site.</p> <p>Wilson Street is a local two-way road, with parking in both directions permitted. Bus stops along Anderson Street connect to Wilson Street to its west. Bus stops are provided along Pacific Highway and Ashley Street.</p> <p>The site connects to gentle gradient footpaths on the surrounding street network.</p>

Component	Details
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The Project

SSDA	<p>The project comprises the construction and operation of a new mixed-use building:</p> <ul style="list-style-type: none"> ▪ Eight level (+ mezzanine) basement, containing car parking spaces, bicycle parking spaces, motorcycle parking spaces, loading docks, OSD tank, and other back-of-house areas; ▪ Two-storey podium (Ground Level to Level 01) comprising: <ul style="list-style-type: none"> ○ Ground Level: Live / work apartments, residential, commercial, and childcare centre lobby entries, basement vehicle entry, vertical circulation, plant, and back-of-house areas. ○ Level 01: Live / work apartments, outdoor communal areas, commercial premises, vertical circulation, plant, and back-of-house areas. ▪ One level above podium comprising: <ul style="list-style-type: none"> ○ Level 02: Childcare centre (including outdoor play areas), communal open space for residents, vertical circulation, and back-of-house areas. ▪ Two modulated residential buildings (Levels 03 – 46) containing a total of 429 x apartments (comprising 27 x studio apartments, 68 x one-bedroom units, 139 x two-bedroom units, 189 x three-bedroom units, and 6 x four-bedroom units (indicatively)), vertical circulation, plant, and back-of-house areas. ▪ Public domain works, including landscaping, street trees, and publicly accessible open spaces; and ▪ Reticulation of site services and infrastructure (electricity, telecommunication, gas, water, and sewer).
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Gross floor area	<p>Total (indicative) GFA: 56,500 sqm, comprising:</p> <ul style="list-style-type: none"> ▪ Residential GFA: 53,051 sqm * ▪ Commercial GFA: 3,449 sqm * <p>* The residential and commercial GFA includes wintergardens which will be provided to the residential apartments and live / work units. The provision of wintergardens will address:</p> <ul style="list-style-type: none"> ▪ Amenity impacts of high wind loads; and ▪ Satisfy internal acoustic requirements and avoid alternate means of natural ventilation.
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Rezoning proposal	<p>Amend the Willoughby Local Environmental Plan 2012 (LEP):</p> <ul style="list-style-type: none"> ▪ Clause 4.3 Height of Buildings: Amend maximum building height control from 90 metres to 165 metres. ▪ Clause 4.4 Floor Space Ratio: Amend maximum floor space ratio (FSR) control from 6:1 to 13.2:1. ▪ Clause 6.25 Shop Top Housing in Zone MU1 and Schedule 1 Additional Permitted Uses (Clause 27 Use of certain land in Chatswood CBD): Amend minimum non-residential GFA control from 17% to 6.1%.
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Affordable housing	60 x affordable housing units (to be managed by registered CHP for a period of 15 years) (comprising 27 x studio, 24 x one-bedroom, and 9 x two-bedroom apartments).
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A site location plan is provided at **Figure 1**.

Figure 1 Site Location



Source: Urbis

2. PROJECT BACKGROUND

This section provides a summary of the relevant planning considerations to inform the project.

2.1. PLANNING PROPOSAL

On 26 May 2023, a site-specific planning proposal was gazetted to amend the LEP to rezone the site and amend the development standards to align with the strategic planning framework in the Chatswood CBD Planning and Urban Design Strategy 2036 (**CBD Strategy**). The planning proposal was accompanied by a site-specific Development Control Plan (**DCP**) to establish detailed planning and urban design controls.

The planning proposal sought the following amendments to the LEP in relation to the site:

- Amend Clause 6.25 as follows:
 - 6.25 Shop top housing at 58 Anderson Street, Chatswood
 - (1) This clause applied to land at Chatswood –
 - (a) 58 Anderson Street, Lot 20, DP 1107551
 - (b) 849,853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541.
- Amend the Land Zoning Map for 849,853,859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541 to B4 Mixed Use (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
- Amend the Height of Buildings Map for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541 to 90 metres (excluding SP2 Infrastructure (Classified Road) land adjacent to Pacific Highway).
- Amend the Floor Space Ratio Map for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541 to 6:1 (excluding SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
- Amend the Special Provisions Area Map to show 849, 853,859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541 as Area 9 and Area 12 (excluding SP2 Infrastructure (Classified Road) land adjacent to Pacific Highway).
- Amend the Active Street Frontages Map to include for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, the Pacific Highway, O'Brien Street and Wilson Street frontages (excluding SP2 Infrastructure (Classified Road) land adjacent to Pacific Highway).
- Amend the Lot Size Map to include 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541 with a minimum lot size of 4,000 sq metres (excluding SP2 Infrastructure (Classified Road) land adjacent to Pacific Highway).

2.2. COMPETITIVE DESIGN PROCESS

Following the gazettal of the site-specific amendments to the LEP, the applicant held an architectural design competition endorsed by Willoughby City Council (**Council**) and the Government Architect NSW (**GANSW**).

The invited competitors to the design competition presented their schemes to the Jury to showcase their architectural approach to the site, describe the design concept, and demonstrate compliance with the planning and design controls and commercial objectives of the endorsed Competition Brief.

The Jury determined that the PBD Architects scheme was capable of achieving design excellence (subject to further design development) and was selected as the winner of the competition. The Jury identified the following elements that contributed to its success and must be retained to achieve design excellence:

- Podium planning and massing;
- Landscape and open space;
- Town planning and massing; and
- Architectural expression, materiality, and character.

Following the conclusion of the design competition, the applicant lodged two development applications.

2.3. LOCAL DEVELOPMENT APPLICATIONS

- **Early Works and Demolition DA:** On 29 January 2024, the applicant lodged a DA (DA-2024/19) to Council for the demolition and removal of existing buildings and structures, site improvements and the removal of vegetation (the Demolition DA). The DA was approved on 9 December 2024.
- **Regional DA:** On 27 February 2024, the applicant lodged a DA (DA-2024/47) to Council for the construction and operation of a new 28-storey mixed use shop top housing development on the site (**the Regional DA**). On 28 October 2024, the applicant filed a deemed appeal to the NSW Land and Environment Court (**LEC**) for DA-2024/47. The DA was approved by the LEC on 29 July 2025.

2.4. RESIDENTIAL IN-FILL AFFORDABLE HOUSING SSDA

In March 2025, the applicant submitted a State Significant Development Application (**SSDA**) to NSW Department of Planning, Housing, and Infrastructure (**DPHI**) seeking development consent for a mixed-use development comprising 36 storeys (SSD-74319707) (**the infill affordable housing SSDA**). The SSDA utilises the 30% floor space ratio and height of building uplift provisions of State Environmental Planning Policy (Housing) 2021 (**Housing SEPP**) to deliver at least 10% of the total floor space as affordable housing for a period of at least 15 years. Development consent for the SSDA is sought pursuant to Chapter 2, Part 2, Division 1 of the Housing SEPP which relates to development for new in-fill affordable housing.

The purpose of the infill affordable housing SSDA is to facilitate the delivery of mixed-use development, including high-quality housing, inclusive of affordable housing, in a well-placed strategic location and deliver a built form outcome that is consistent with the emerging future character of the Chatswood CBD.

The infill affordable housing SSDA was publicly exhibited from 4 April 2025 to 1 May 2025, and the applicant has submitted a formal Response to Submissions (**RTS**). The SSDA remains under assessment by DPHI.

2.5. HOUSING DELIVERY AUTHORITY PATHWAY

On 15 November 2024, the NSW Government announced the creation of the Housing Delivery Authority (**HDA**) to accelerate the delivery of new homes and help meet the housing targets of the National Housing Accord. Following the establishment of the HDA, expressions of interest (**EOI**) opened on 8 January 2025.

On 3 April 2025, the applicant submitted an EOI for an SSDA and concurrent rezoning proposal (253120):

“The project seeks to deliver two x 46-storey mixed-use residential towers including shop top housing.

The project seeks approval for the following development:

- *Bulk excavation to accommodate 6 levels of basement.*
- *Construction of two x 46-storey mixed-use towers comprising:*
 - *Retail uses at ground level*
 - *Child care centre*
 - *450 apartments, including 60 affordable housing dwellings managed by a CHP*
 - *Storage areas and services*
 - *Communal open spaces”*

At its Briefing on 23 June 2025, **the HDA recommended to the Minister that the project be declared SSDA** in accordance with the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024, following a positive evaluation of the applicant’s EOI (as amended by additional information provided on 9 July 2025). **The declaration was made for the reason that the project sufficiently satisfied the HDA objectives and criteria.** The declaration recommended the applicant to engage with Council on infrastructure augmentation and development contributions / public benefit coming out of the significant uplift.

Pursuant to Section 4.36(3) of the EP&A Act, the Minister’s State Significant Development Declaration Order 2025 (No 11) (dated 23 July 2025) declared the project (EOI 253120) as SSD (Schedule 1 of the Order).

This Scoping Report has been prepared to request SEARs to progress the SSDA and concurrent rezoning proposal following to the successful EOI nomination and the Minister’s SSD declaration.

3. PROPOSED DEVELOPMENT

3.1. DEVELOPMENT OVERVIEW

Table 3 provides an overview of the project and identifies indicative development metrics.

Table 3 Project Metrics

Descriptor	Project
Maximum building height	165 metres
Storeys	46 storeys (excluding roof level)
GFA Non-residential	3,449 sqm (indicative)
Residential (inc affordable)	53,051 sqm (indicative)
Total	56,500 sqm (indicative)
Dwelling mix (indicative)	21 x live / work apartments (one-bedroom) 27 x studio apartments 68 x one-bedroom units 139 x two-bedroom units 189 x three-bedroom units 6 x four-bedroom units
Affordable housing contribution	60 x affordable housing units (managed by registered CHP for a period of 15 years) (27 x studio, 24 x one-bedroom, and 9 x two-bedroom units).

Future Uplift Opportunities

The indicative project as described above in **Table 3** is aligned with the applicant's EOI which was positively evaluated by the HDA, for the reason that it sufficiently satisfied the objectives and criteria of the HDA.

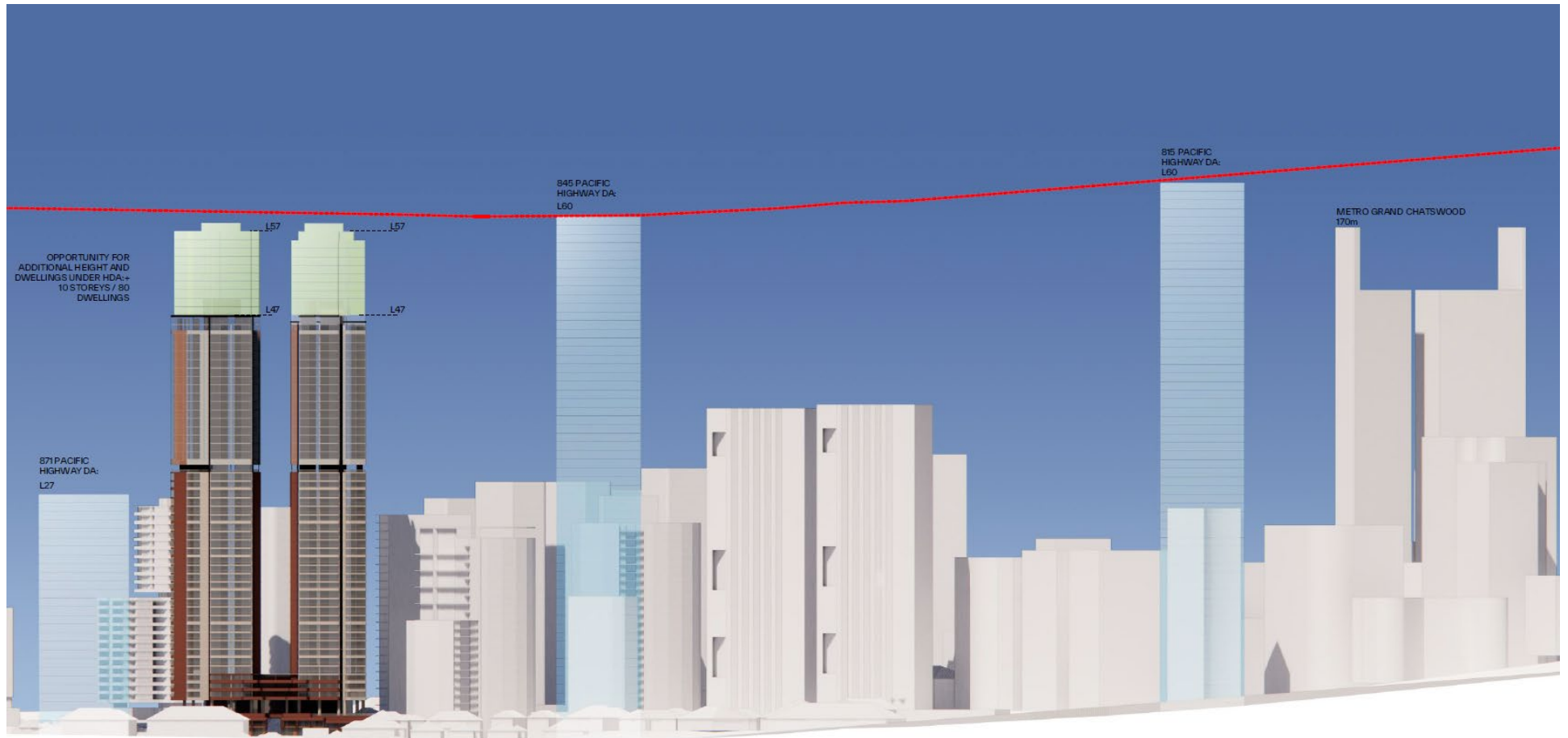
The applicant would welcome the opportunity to explore with DPHI the potential for additional building height uplift in order to contribute 80 additional dwellings (including a proportionate increase in affordable housing units) on the site. To inform this consideration, the applicant has prepared an indicative elevation diagram (refer **Figure 2**) to demonstrate the potential for development with a maximum 57 storeys for each tower. This building height increase does not penetrate the PANS-OPS aviation limits (identified in **Figure 2**).

Project Objectives

The key objectives for the proposed development are summarised below:

- Facilitate the delivery of a high-quality development (including affordable housing) at a well-located site;
- Deliver a built form outcome that is consistent with the desired future character of the Chatswood CBD;
- Capitalise on the site's close proximity to Chatswood CBD and public transport accessibility;
- Provide high quality employment-generating uses, including live / work units and a child care centre;
- Deliver active public domain spaces to support a vibrant and lively community; and
- Deliver affordable housing to help meet the State Government's housing targets.

Figure 2 Indicative Development Uplift



Source: PBD Architects

3.2. FEASIBLE ALTERNATIVES

Section 192 of the Environmental Planning and Assessment Regulation 2021 (**the Regulation**) requires an analysis of feasible alternatives to the project, including the consequences of not carrying out the project.

Table 4 identifies and discussed the project alternatives which have been considered.

Table 4 Feasible Alternatives

Option	Assessment
Option 1 – Do Nothing	<p>A 'do nothing' approach would fail to maximise the site's locational amenity and proximity to Chatswood CBD. The existing development relates poorly to the surrounding public domain and is inconsistent with the desired future character identified by the Chatswood CBD Strategy and the Willoughby Housing Strategy.</p> <p>The 'do nothing' approach, maintaining the low density residential and light industrial uses, would result in a misalignment with the mixed use zoning and high density development standards applying to the site.</p> <p>The 'do nothing' approach would fail to provide an improved interface with both the public domain, and the neighbouring train-line, with the ground floor of the site currently occupied by residential dwellings. "Doing nothing" would lead to a severe underutilisation of the site and fail to align with the planned future of the Chatswood CBD and its surrounds.</p>
Option 2 – Proceed with Regional DA (DA-2024/47)	<p>The proposal has undergone an architectural design competition, which established key urban design principles for the redevelopment of the site.</p> <p>On 27 February 2024, the applicant submitted a DA for the construction of a new mixed use shop top housing development on the site (DA-2024/47). The DA scheme was the winner of the architectural design competition. On 28 October 2024, the applicant filed a deemed appeal to the LEC. The Regional DA was approved by the LEC on 29 July 2025.</p> <p>The 'design competition' scheme does not capitalise on the site's potential to deliver much needed affordable housing in a suitable and accessible location.</p>
Option 3 – Infill Affordable Housing SSDA Proposal	<p>In March 2025, the applicant submitted an SSDA seeking development consent for a mixed-use development comprising 36 storeys (SSD-74319707).</p> <p>This SSDA utilises the NSW Government's building height and FSR uplift policy under Chapter 2, Part 2, Division 1 of the Housing SEPP to incentivise the delivery of new in-fill affordable housing to meet the needs of very low, low and moderate income households. The site qualifies for the accessibility criteria under the Housing SEPP. This SSDA utilises the 30% building height and FSR uplift.</p> <p>Whilst the infill affordable housing SEPP achieved an orderly development outcome, it does not fully capitalise on the intent of the Housing Delivery Authority to accelerate the delivery of significant housing (including affordable housing).</p>

4. PROPOSED AMENDMENTS TO WILLOUGHBY LEP

The concurrent rezoning seeks amendments to the Willoughby LEP 2012 as they relate to the subject site.

Amendment to Floor Space Ratio Development Standard

- The applicant seeks to amend LEP Clause 4.4 to increase the maximum FSR from 6:1 to 13.2:1.
- This amendment will allow the project to deliver 56,500 sqm GFA (based on site area of 4,294 sqm).

Amendment to Height of Building Development Standard

- The applicant seeks to amend LEP Clause 4.3 to increase the maximum building height from 90 metres to 165 metres.
- This amendment will allow the project to deliver the two 46-storey mixed-use towers.

Amendment to Minimum Non-Residential Floor Space Development Standard

- The applicant seeks to amend Clause 6.25 and Schedule 1 Additional Permitted Uses (Clause 27 Use of certain land in Chatswood CBD) to reduce the minimum non-residential GFA control from 17% to 6.1%.
- This amendment will allow the project to deliver up to 3,449 sqm of non-residential GFA.

The strategic, economic, and public benefits of the proposed amendments to the LEP are as follows:

- **The LEP amendments will facilitate an economically viable development on the site to its fullest potential.** By contrast, the existing statutory planning controls prevent future redevelopment of the site given that a 'compliant' development is not viable in the current or foreseeable economic market.
- **Increase housing supply in the Chatswood CBD.** Development on the site has the capacity to deliver ~450 residential apartments. A diversity of typologies will increase choice in a suitable location to meet demand for household types, tenures, price points, and demographics.
- **Provide certainty of delivery within the next 5 years.** The site is primed to move immediately to the SSDA phase and onto delivery without delay. The proposed amendments provide certainty as to the applicant's ability to deliver significant new housing stock in response to market demand.
- **Increase the amount of affordable housing in the precinct.** The proposed mixed-use development will include 60 affordable housing dwellings (to be managed by a registered CHP for a period of 15 years) with a mix of studios, one-bedroom, and two-bedroom units. The proposed LEP amendments will enable a feasible high density development that in turn contributes to delivering new affordable housing.
- **Enable diverse uses within walking distance of Chatswood transport interchange.** Development aligned with the proposed LEP amendments will deliver business, retail, and employment-generating activity within walking distance to public transport nodes, including Chatswood train and metro station.
- **Complement the predominate mixed land use character.** The proposed LEP amendments will better reflect the current and desired vision for Chatswood CBD as a high density mixed-use precinct. Non-residential land uses will support economic vibrancy and vitality of the CBD.
- **Activate the public domain and contribute towards a vibrant and lively community.** The mixed use development will include diverse retail tenancies, contributing activation and vibrancy to the ground plane and connectivity to the surrounding public domain, including Wilson Street and along Pacific Highway.

The proposed amendments to the LEP will enable the applicant to deliver an economically feasible, high density mixed-use residential development outcome for this strategically located site and provide a significant contribution of non-residential and residential (including affordable housing) land uses.

Redevelopment commensurate with the proposed amendments to the LEP development standards will contribute towards the NSW Government's target for 47,800 new high and mid-rise homes within identified transport hubs (including Chatswood CBD) over the next 15 years and the targets established in the Commonwealth Government's National Housing Accord for 377,000 new homes in NSW over five years.

Section 6 provides an initial strategic merit assessment for the proposed rezoning.

5. STATUTORY CONTEXT

5.1. OVERVIEW

This section provides a summary of the statutory requirements relevant to the site and project, including:

- Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (**EPBC Act**)
- NSW Biodiversity Conservation Act 2016 (**B&C Act**)
- Environmental Planning and Assessment Act 1979 (**EP&A Act**)
- NSW Heritage Act 1979 (**Heritage Act**)
- Environmental Planning Assessment Regulation 2021 (**the Regulations**)
- State Environmental Planning Policy (Planning Systems) 2021 (**Planning Systems SEPP**)
- State Environmental Planning Policy (Housing) 2021 (**Housing SEPP**)
- State Environmental Planning Policy (Sustainable Buildings) 2022 (**Sustainable Buildings SEPP**)
- State Environmental Planning Policy (Transport and Infrastructure) 2021 (**Transport & Infrastructure SEPP**)
- State Environmental Planning Policy (Resilience and Hazards) 2021 (**Resilience & Hazards SEPP**)
- State Environmental Planning Policy (Industry and Employment) 2021 (**Industry & Employment SEPP**)
- Willoughby Local Environmental Plan 2012 (**LEP**)

The following table categorise and summarises the relevant requirements in accordance with the DPHI guidelines. Each of these matters will be addressed in further detail within the future EIRS.

5.2. STATUTORY REQUIREMENTS

Table 5 categorises and summarises the relevant requirements in accordance with the DPHI State Significant Development Guidelines.

Table 5 Statutory Requirements

Statutory Relevance	Action
Declaration of SSD	<p>The project is declared as State Significant Development in accordance with the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024, following the positive evaluation of the Applicant's Expression of Interest submitted on 3 April 2025 (as amended by additional information provided in July 2025).</p> <p>Pursuant to Section 4.36(3) of the EP&A Act, the Minister, in the State Significant Development Declaration Order 2025 (No 11), declared the project at the subject site as SSD (Schedule 1 of the Order).</p>
Permissibility	<p>The proposed development is defined as 'shop top housing'.</p> <p>The proposed land use is permissible with consent under the MU1 zone.</p>
Consent authority	<p>In accordance with Section 4.5 of the EP&A Act, the Minister is the consent authority, unless the development is of a kind for which the Independent Planning Commission is declared the consent authority by an environmental planning instrument.</p>

5.3. PRE-CONDITIONS

Table 6 outlines the pre-conditions to exercising the power to grant approval as relevant to the project.

Table 6 Pre Conditions

Pre-Conditions to Granting Consent	Comment
Biodiversity Conservation Act 2016	<p>An SSDA is to be supported by a Biodiversity Development Assessment Report (BDAR), unless DPHI determine that the development is not likely to have any significant impact on biodiversity values.</p> <p>The applicant intends to submit a BDAR Waiver request on the basis that the project is not likely to have any significant impacts on biodiversity values and a BDAR is not required.</p>
SEPP (Resilience and Hazards)	<p>The SEPP requires that a consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated, and it is satisfied that the land is suitable in its contaminated state or will be suitable (after remediation) for the development. Before determining an application for consent to carry out development, the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.</p> <p>As detailed in Section 2, the applicant has obtained development consent for demolition and excavation works at the site.</p> <p>It is anticipated that an Unexpected Finds Protocol and Hazardous Materials Survey will be submitted prior to a Construction Certificate.</p>
SEPP (Transport and Infrastructure)	<p>Clause 2.119 of the SEPP relates to development with frontage to a classified road. The consent authority must not grant consent to development unless it is satisfied that where practicable and safe, vehicular access is provided by a road other than a classified road and that the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development. The site has a frontage to Pacific Highway (identified as a classified road). Vehicle access to the site will be provided by a road other than Pacific Highway.</p> <p>Clause 2.122 relates to traffic generating development (as per Schedule 3). The Clause requires that before granting development consent, the consent authority must refer certain development with access to a classified road or to road that connects to classified road to TfNSW. The proposal is traffic generating development in that it comprises more than 75 dwellings and the site has access to a road that connects to Pacific Highway (a classified road). The SSDA will be referred to TfNSW.</p>
SEPP (Sustainable Buildings)	<p>Clause 2.1(5) of the SEPP requires that development consent must not be granted to development to which the standards specified in Schedule 1 (Standards for erection of BASIX buildings) or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.</p> <p>The SSDA will be accompanied by an Embodied Emissions Report and Basix Certificate in relation to the residential component of the project.</p>

5.4. MANDATORY CONSIDERATIONS

Table 7 outlines the relevant mandatory considerations as listed in the EP&A Act Regulations.

Table 7 Mandatory Considerations

Statutory Reference	Mandatory Considerations
Section 1.3	<p>The relevant objects of the EP&A Act will be addressed in the EIRS.</p> <hr/> <p>All relevant EPIs will be addressed in the EIRS, including:</p> <ul style="list-style-type: none"> ▪ Willoughby Local Environmental Plan 2012 ▪ State Environmental Planning Policy (Planning Systems) 2021 ▪ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ▪ State Environmental Planning Policy (Resilience and Hazards) 2021 ▪ State Environmental Planning Policy (Transport and Infrastructure) 2021 ▪ State Environmental Planning Policy (Housing) 2021 ▪ State Environmental Planning Policy (Sustainable Buildings) 2022
<p>Section 4.15(1)(a)(ii)</p> <p>Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.</p>	<p>No proposed instruments are of relevance to the proposed development.</p>
<p>Section 4.15 (1)(a)(iii)</p> <p>Development Control Plan.</p>	<p>Clause 2.10 of the Planning Systems SEPP provides that DCPs do not apply to SSDAs. As such, compliance with the DCP is not required. However, the EIRS will address the relevant provisions of the Willoughby Development Control Plan (DCP) to the extent relevant to the proposed development.</p>
<p>Section 4.15 (1)(a)(iiia)</p> <p>Any Planning Agreement or Draft Planning Agreement.</p>	<p>The applicant has entered into a Voluntary Planning Agreement (VPA) with Willoughby City Council as part of the site-specific planning proposal.</p> <p>The VPA provides for the payment of a monetary contribution towards community infrastructure consistent with Council's Planning Agreement and Community Infrastructure Policy.</p>
<p>Section 4.15 (1)(a)(iv)</p> <p>Relevant matters prescribed by the Regulations.</p>	<p>The EIRS will be prepared in accordance with the relevant matters prescribed by the Regulations.</p>
<p>Section 4.15(1)(b)</p> <p>Likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.</p>	<p>The likely impacts of the development have been identified in Section 9 of this Scoping Report. The EIRS and accompanying technical documentation will assess these matters to the extent relevant to the site and the proposed development.</p>

Statutory Reference	Mandatory Considerations
<p>Section 4.15(1)(c) Suitability of the site for the development</p>	<p>The site is situated in the Chatswood CBD, a centre which is transitioning into a high density mixed use retail , commercial and residential character. The proposed development is suitable for the site as summarised below.</p> <p>Built form and scale:</p> <p>The bulk and scale will be compliant with the building height and FSR controls as proposed to be amended by the concurrent planning proposal. The proposed amendments will unlock the site’s significant housing potential.</p> <p>Access to public transport:</p> <p>The site is located within walking distance to the Chatwood Train station and Metro Station. The Metro services provide rapid transit to:</p> <ul style="list-style-type: none"> ▪ Victoria Cross (North Sydney) – 4 Minutes ▪ Martin Place – 9 minutes ▪ Gadigal (Town Hall) – 11 minutes <p>By delivering residential uses in close proximity to these transport nodes, future residents can be within a 15-minute commute to jobs and services.</p> <p>Walkable and amenity-rich environment:</p> <p>The site is in close proximity to retail, food and beverage, and services within the Chatswood CBD. The site also benefits from proximity to pedestrian / cycle ways throughout the CBD and the Pacific Highway.</p> <p>Proximity to employment:</p> <p>The site has easy transport connectivity to the North Sydney CBD and Sydney CBD, ensuring future residents are within close proximity to employment.</p> <p>Responding to ‘Highest and Best Use’:</p> <p>By delivering a mix of uses including non-residential land uses and residential accommodation, an economically viable development aligned with the site’s highest and best use can be delivered.</p> <p>Further analysis of the site’s suitability will be assessed as part of the EIRS.</p>
<p>Section 4.15(1)(d) Submissions made in accordance with the Act or regulations.</p>	<p>The SSDA will consider the submissions made during the exhibition period.</p>
<p>Section 4.15(1)(e) The public interest</p>	<p>The proposal is in the public interest in that it will:</p> <ul style="list-style-type: none"> ▪ Revitalise a strategically located and currently underutilised site within walking distance of the Chatswood train station and Metro station; ▪ Increase housing supply (including affordable housing); ▪ Contribute to the Chatswood local economy; ▪ Enhance the public domain within and around the site; and ▪ Promote social connectedness and cultural expression through a high quality public domain and integrated Connecting with Country design. <p>The EIRS will assess how the proposal will be in the public interest.</p>
<p>Section 4.24 Status of Concept Development Applications and Consents</p>	<p>This SSDA does not relate to or seek approval for a full or partial (staged) concept development consent.</p>

Statutory Reference	Mandatory Considerations
Mandatory Considerations	
Willoughby LEP 2012	<p>The LEP is the principal environmental planning instrument that establishes the permissibility and statutory planning framework for redevelopment of the site.</p> <p>The SSDA will comply with the relevant provisions of the LEP (as amended by the concurrent rezoning planning proposal), including:</p> <ul style="list-style-type: none"> ▪ Clause 4.3 Height of Buildings ▪ Clause 4.4 Floor Space Ratio ▪ Clause 4.4A Minimum Non-Residential FSR ▪ Part 6 – Additional Local Provisions <p>Further strategic justification for these changes is provided in Section 6 below.</p>
SEPP Industry and Employment	<p>Any signage will be required to consider the Schedule 5 criteria under the Industry & Employment SEPP. Signage details will be included in the SSDA unless a separate application(s) for signage will be submitted.</p>
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	<p>An Assessment of significance is not required in accordance with the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance published by the Commonwealth Department of Agriculture, Water and the Environment (DAWE).</p>
Federal Airports Act 1996	<p>The EIRS will assess any relevant provisions of the Federal Airports Act 1996.</p>
Water Management Act 2000	<p>Section 91 of the WMA regulates two types of activities: Controlled Activity Approvals and Aquifer Interference Approvals. While a water Use Approval, a Water Management Work Approval, or a Controlled Activity Approval (other than an aquifer interference approval) is not required for SSD, an aquifer interference approval can sometimes be necessary for specified aquifer interference activities.</p> <p>This will be considered in the EIRS and addressed if required.</p>
Rural Fires Act 1997	<p>The site is not identified as bushfire prone land.</p>
<p>Approvals that do not apply to SSDA</p> <p>Section 4.41 of the EP&A Act</p>	<p>Fisheries Management Act 1994 – Permit under Section 201, 205, or 219.</p> <p>Heritage Act 1977 – Approval under part 4 or excavation permit under Section 139.</p> <p>National Parks and Wildlife Act 1974 – Aboriginal Heritage Impact Permit, Section 90.</p> <p>Rural Fires Act 1997 – Bush fire safety authority, under Section 100B.</p>

6. STRATEGIC MERIT

The overarching objective for the project is to deliver high-quality, diverse housing with supporting retail and commercial uses at a well located site, with immediate proximity to Chatswood CBD and public transport.

6.1. ALIGNMENT WITH STATE, DISTRICT, AND LOCAL STRATEGIC PLANS

The project is aligned with the State, district and local strategic plans, policies, and initiatives.

Table 8 Alignment with Strategic Policies

Strategic Theme	Consideration
<p>Housing supply</p>	<p>In 2022, the Australian Government announced the National Housing Accord (Accord). The Accord is a collaborative initiative aimed at addressing Australia's critical housing shortage by bringing together all levels of government, institutional investors, the construction industry, and community organisations. The Accord sets a target agreed by Commonwealth and states and territories to deliver 1.2 million new well-located homes over 5 years to 2029. The Accord focuses on increasing the supply of affordable housing and investment in social and community housing. It seeks to create a more efficient and responsive housing market by promoting innovative construction methods and enhancing infrastructure support. The Accord represents a unified commitment to address the urgent and critical need for housing and ensure that all Australians have access to secure, affordable, and quality accommodation, fostering a more inclusive and resilient society.</p> <p>The Greater Sydney Region Plan (Region Plan) and North District Plan (District Plan) underscore the critical need for increased housing supply and diversity to enhance affordability and quality of life. Planning Priority N5 of the District Plan identifies the importance planning for increasing housing supply, choice and affordability within access to jobs, services and public transport.</p> <p>The project will provide high-quality residential accommodation, including 60 affordable housing units, and in turn support modern apartment living in the Chatswood CBD. The project aligns with the prevailing strategic planning policy. The delivery of additional housing at the site, which will be enabled by the proposed amendments to the LEP, is consistent with strategic planning priorities for housing delivery and affordability.</p>
<p>Locating housing at transport nodes</p>	<p>Willoughby City Council's strategic policies prioritise sustainable and active transport, advocating for housing along transport routes to utilise existing and future infrastructure. The District Plan supports creating walkable and cyclable communities, connecting residents to retail and transport amenities, and offering diverse and affordable housing.</p> <p>The Region Plan recommends aligning new housing with regional and district infrastructure, emphasising the impact of the new Metro network. The Northern Sydney Sub-Regional Planning Strategy calls for synchronising housing growth with infrastructure delivery to meet growth needs while minimising community impacts.</p> <p>The project will result in the delivery of high quality affordable and market apartments with immediate access to Chatswood train and Metro station. The SSSDA and concurrent rezoning will ensure that the site's strategic potential is optimised and that the intention behind these strategies is realised.</p>
<p>Increasing employment</p>	<p>By integrating retail and commercial areas within the podium (including a child care centre and live / work units), the development aligns with the strategic planning objectives to create job opportunities and boost economic activity in Chatswood CBD.</p> <p>The retail and commercial uses will generate long term employment creation, achieve vibrancy and activation to the streetscape, and contribute economic growth.</p> <p>Willoughby City Council's strategic review of land use within the Chatswood CBD aims to respond to post-COVID market shifts and the housing crisis by facilitating additional housing opportunities. The opportunity to deliver housing on this strategically located site aligns directly with these emerging policy directions including the provision of retail and commercial floorspace (including contemporary live / work typologies) at the lower levels</p>

7. COMMUNITY ENGAGEMENT

A structured and transparent approach to communications and engagement will be undertaken. This will ensure that key stakeholders and the broader community are informed about the project, provided with opportunities for meaningful input, and supported in understanding the planning process.

Engagement will align with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* (March 2024) and Community Participation Plan (April 2024).

7.1. ENGAGEMENT APPROACH

Community engagement activities will be designed to:

Provide clarity

- Provide clear and accessible information about the proposal, potential impacts, and benefits.

Enable early and ongoing consultation with stakeholders

- Ensure early and ongoing consultation with key stakeholders, including government agencies, Willoughby City Council, local businesses, and residents.

Encourage meaningful participation

- Encourage meaningful participation and ensure feedback is considered in project planning and assessment.

7.2. ENGAGEMENT ACTIVITIES

While a detailed Communications and Engagement Strategy for this project is in the process of being prepared, it is generally expected that the following activities will be undertaken at appropriate stages:

- Project Newsletter:
 - Distributed to the surrounding community within an appropriate radius of the site, including elected officials, and key stakeholders to provide updates and engagement opportunities.
- Key Stakeholder Briefings:
 - Meetings with government authorities, Willoughby City Council, local business groups, and major stakeholders to discuss project details and address any key concerns as required.
- Letter to Neighbours:
 - Direct communication with adjacent property owners and managers to inform them of the project.
- Community Information Sessions:
 - In-person or virtual sessions to allow residents, businesses, and interest groups to learn more about the proposal and provide feedback.
- Other engagement activities could include:
 - Establishing an online information hub with project details, FAQs, and engagement opportunities.
 - Establishing an enquiry hotline and/or email address for community stakeholders to ask questions and submit feedback.
 - Periodic digital and social media updates as necessary.

The outcomes of community and stakeholder engagement will be summarised in an Engagement Outcomes Report, which will inform the EIRS for the SSDA. Further engagement activities can be undertaken as the project progresses, including during the public exhibition phase when formal submissions can be made.

8. PROPOSED ASSESSMENT OF IMPACTS

This section identifies key impacts which will be further investigated and assessed within the EIRS, including the approach to assessing each of these matters. It also identifies the matters addressed in the scoping phase that are unlikely to result in significant impacts and do not warrant further consideration in the EIRS.

8.1. MATTERS REQUIRING FURTHER ASSESSMENT IN THE EIRS

The following table outlines the relevant matters and impacts which will be addressed in detail within the EIRS. It outlines the matters and impacts of particular concern to the community and other stakeholders.

Table 9 Matters requiring Further Assessment

Matter	Consideration
Design excellence	<p>Clause 6.23 of the LEP and the SEARs issued for the project will require that the development exhibit design excellence. An assessment against the relevant matters for consideration will be undertaken in the Urban Design Report and EIRS which will set out a design excellence strategy for the development of the site.</p> <p>The original Regional DA was subject to an architectural design competition undertaken in accordance with Council's Guidelines for Design Excellence Review and Competitions. The SSDA will be developed in accordance with an Alternative Design Excellence Strategy to be prepared in coordination with DPPI and GANSW. It is anticipated that the SSDA will be subject to review by a Design Integrity Panel (DIP).</p>
Connection with Country	The project will address the Connection to Country Framework prepared by the NSW Government Architect. The design will be informed by Country and will clearly demonstrate how the framework has been implemented and reflected the design.
Urban design and landscaping	The SSDA will deliver an integrated a high quality and landscape-led design. The project will be aiming provide a high-quality landscaped outcome on the site that will maximise tree canopies to optimise shade and reduce urban heat island effects.
Amenity	The SSDA will need to address key environmental amenity matters to ensure the project can provide a high-quality outcome with strong liveability attributes. Key technical studies to inform the EIRS will include overshadowing diagrams; noise and vibration impact assessment, visual impact assessment; and a public domain/landscape strategy.
Noise and vibration	The proposed development is expected to have acoustic, and vibration impacts as well as cumulative impacts in relation to surrounding large-scale developments. A Noise and Vibration Impact Assessment will be undertaken to satisfy the Environmental Protection Authority's Noise Policy for Industry, Interim Construction Noise Guideline, and Road Noise Policy. Mitigation, management, and monitoring measures will be documented and implemented over the demolition, construction, and operation of the site.
Visual	Visual impact will be assessed in the EIRS. As a part of this, impacts on viewpoints and vistas will be assessed and provide a visual amenity assessment of landscaping, design, and built form. The Visual Impact Assessment will include an assessment at suitable intervals from construction to demonstrate the appearance of the development prior to and following the establishment of landscaping. The site's proposed use is suitable in terms of visual amenity.
Air quality	Given the scale and extent of earthworks, an air quality analysis and assessment will be undertaken to ensure air quality throughout the demolition, construction, and operational phases of development. Strategies to manage likely impacts such as dust emissions and suppression during construction will be further explored in the EIRS.

Matter	Consideration
Access and transport	A Traffic Impact Assessment (TIA) will be prepared to assess key traffic considerations in relation to the site and the development. The TIA will assess the impacts on existing and estimated future traffic conditions (including during construction), car parking, and access and impacts on surrounding road capacity and pedestrian/cycling routes.
Water and flooding	<p>Analysis of the site's water and stormwater conditions will be included in the civil infrastructure report. A Soil and Water Management plan will be prepared in conjunction with an Erosion and Sediment Control Plan and Stormwater Management Strategy. These will inform site analysis, surrounding catchment capacity, and irrigation risks.</p> <p>A Flood Impact Risk Assessment will be prepared in accordance with NSW Floodplain Development Manual 2005 to analyse potential flood impacts on the site and locality.</p>
Contamination	<p>The suitability of the site in terms of contamination is expected to be appropriate.</p> <p>A Detailed Site Investigation (DSI), Hazardous Buildings Material Survey, and a Salinity Investigation were prepared for the Demolition DA to address contamination matters.</p> <p>Any necessary further investigation will be conducted as necessary.</p>
Waste	The project is expected to generate waste during the demolition, construction, and operation phases. A Waste Management Plan will be prepared to determine the extent of management required in accordance with regulatory frameworks and legislation.
Biodiversity	The applicant intends to request a BDAR Waiver for the proposed development.
Heritage	<p>Consultation with Aboriginal Community representatives will be conducted and assessed in an Aboriginal Cultural Heritage Assessment Report (ACHAR) as part of the SSDA.</p> <p>In terms of European Heritage, a Heritage Impact Assessment will be undertaken.</p>
Building Code of Australia	A BCA report will be prepared for the development and will present the findings of an assessment of the proposed building against the Performance Requirements of the Deemed-to Satisfy provisions of the Building Code of Australia. The assessment will also identify whether the development will rely on an Alternate Solution based assessment.
Access	An access report will be prepared for the development to ensure that accessibility can be provided in accordance with Disability Discrimination Act 1992. The access report will demonstrate how access for all users are addressed through the development.
ESD	An Ecologically Sustainable Development (ESD) Report will be prepared to provide a sustainability assessment development. The ESD report will provide an assessment of the building design and demonstrate ways in which the development can achieve best practice and compliance with sustainability requirements.
Social impacts & CPTED	<p>A Social Impact Assessment will be prepared to assess social impacts of the project, namely the impacts on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these. The SIA will address the positive and negative impacts associated with the project and measures to mitigate these impacts.</p> <p>The SIA will be prepared in line with the NSW Guidelines for Social Impact Assessments. A CPTED Assessment will detail how a development has been designed to reduce opportunities for crime by embedding a variety of design and place management principles into the design.</p>

Matter	Consideration
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Community engagement	<p>An Engagement Outcomes Report will be prepared to outline the engagement carried out, outcomes of engagement, and how it has informed the proposal. The Report will:</p> <ul style="list-style-type: none"> ▪ Provide evidence of a transparent and collaborative engagement process; ▪ Outline issues raised by surrounding landowners and stakeholders; ▪ Identify project response to issues; and ▪ Set out future community and stakeholder engagement based on the results of consultation.
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Proposed Amendments to Willoughby LEP 2012

Planning Proposal (Rezoning) Report	<p>The proposal is seeking to amend the LEP as follows:</p> <ul style="list-style-type: none"> ▪ Clause 4.3 Height of Buildings: Amend maximum building height control from 90 metres to 165 metres. ▪ Clause 4.4 Floor Space Ratio: Amend maximum floor space ratio (FSR) control from 6:1 to 13.2:1. ▪ Clause 6.25 Shop Top Housing in Zone MU1 and Schedule 1 Additional Permitted Uses (Clause 27 Use of certain land in Chatswood CBD): Amend minimum non-residential GFA control from 17% to 6.1%. <p>The EIRS will assess the site specific and strategic merits of the project.</p>
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9. CONCLUSION

This Scoping Report has been prepared to support a request for Project-Specific SEARs to guide the preparation of an EIRS and SSDA for a new mixed use project at 849, 853, 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. This Report outlines preliminary information regarding the site and project, identifies the strategic and statutory context, and summarises the approach to stakeholder engagement.

The project will redevelop an underutilised landholding in a well-located position and deliver high-quality residential accommodation (including affordable housing) and employment-generating uses and activate the public domain, contributing towards a vibrant and lively community. The proposed typologies will increase housing choice and respond to local market demand for household types, tenures, and points.

The project will make a substantial contribution towards the NSW Government's target for 47,800 new high and mid-rise homes within identified transport hubs (such as Chatswood) over the next 15 years and the Commonwealth Government's National Housing Accord target for 377,000 new homes in NSW by 2029.

The project is declared as SSD in accordance with the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024, following a positive evaluation of the applicant's EOI submitted on 3 April 2025. Pursuant to Section 4.36(3) of the EP&A Act, the Minister's State Significant Development Declaration Order 2025 (No 11) (dated 23 July 2025) declared the project at the subject site as SSD.

DISCLAIMER

This report is dated 4 September 2025 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of BB WILSON PROPERTY PTY LTD (**Instructing Party**) for the purpose of Scoping Request (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

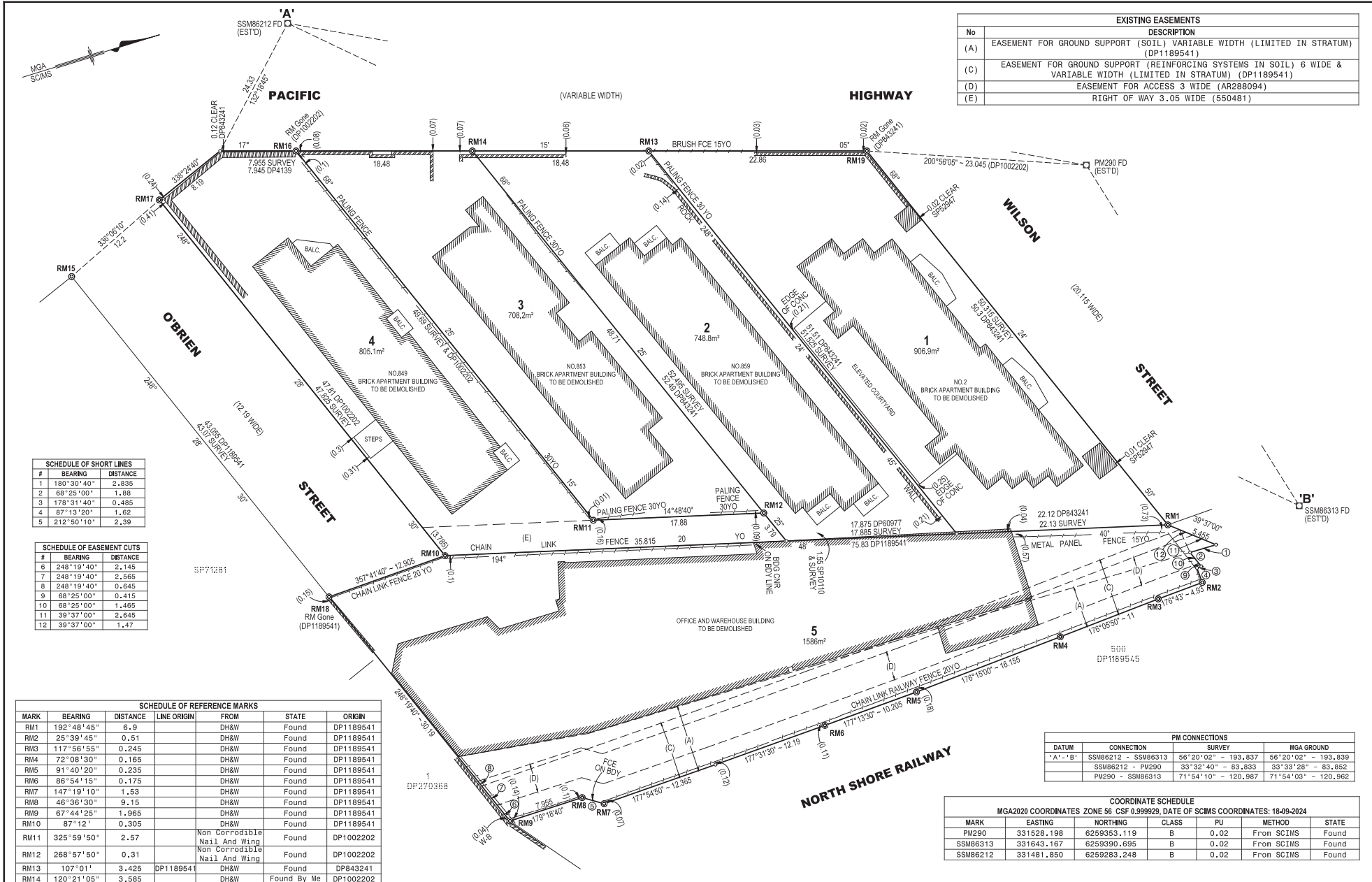
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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



APPENDIX 1 – PLAN OF REDEFINITION



EXISTING EASEMENTS	
No	DESCRIPTION
(A)	EASEMENT FOR GROUND SUPPORT (SOIL) VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(C)	EASEMENT FOR GROUND SUPPORT (REINFORCING SYSTEMS IN SOIL) 6 WIDE & VARIABLE WIDTH (LIMITED IN STRATUM) (DP1189541)
(D)	EASEMENT FOR ACCESS 3 WIDE (AR288094)
(E)	RIGHT OF WAY 3.05 WIDE (550481)

SCHEDULE OF SHORT LINES		
#	BEARING	DISTANCE
1	180°30'40"	2.835
2	68°25'00"	1.88
3	178°31'40"	0.465
4	87°13'20"	1.62
5	212°50'10"	2.39

SCHEDULE OF EASEMENT CUTS		
#	BEARING	DISTANCE
6	248°19'40"	2.145
7	248°19'40"	2.565
8	248°19'40"	0.645
9	68°25'00"	0.415
10	68°25'00"	1.465
11	39°37'00"	2.645
12	39°37'00"	1.47

SCHEDULE OF REFERENCE MARKS						
MARK	BEARING	DISTANCE	LINE ORIGIN	FROM	STATE	ORIGIN
RM1	192°48'45"	6.9		DH&W	Found	DP1189541
RM2	25°39'45"	0.51		DH&W	Found	DP1189541
RM3	117°56'55"	0.245		DH&W	Found	DP1189541
RM4	72°08'30"	0.165		DH&W	Found	DP1189541
RM5	91°40'20"	0.235		DH&W	Found	DP1189541
RM6	86°54'15"	0.175		DH&W	Found	DP1189541
RM7	147°19'10"	1.53		DH&W	Found	DP1189541
RM8	46°36'30"	9.15		DH&W	Found	DP1189541
RM9	67°44'25"	1.965		DH&W	Found	DP1189541
RM10	87°12'	0.305		DH&W	Found	DP1189541
RM11	325°59'50"	2.57		Non Corrodible Nail And Wing	Found	DP1002202
RM12	268°57'50"	0.31		Non Corrodible Nail And Wing	Found	DP1002202
RM13	107°01'	3.425	DP1189541	DH&W	Found	DP843241
RM14	120°21'05"	3.585		DH&W	Found By Me	DP1002202
RM15	20°19'30"	5.15		DH&W	Found	DP1189541
RM16	111°35'	22.065		DH&W	Placed	
RM17	338°19'	9.86		DH&W	Placed	
RM18	131°22'	2.915		DH&W IN L INTEL	Placed	
RM19	123°09'45"	22.905		DH&W	Placed	

PM CONNECTIONS			
DATUM	CONNECTION	SURVEY	MGA GROUND
'A' - 'B'	SSM86212 - PM290	56°20'02" - 193.837	56°20'02" - 193.839
	SSM86212 - PM290	33°32'40" - 83.833	33°33'28" - 83.852
	PM290 - SSM86313	71°54'10" - 120.987	71°54'03" - 120.962

COORDINATE SCHEDULE						
MGA2020 COORDINATES ZONE 56 CSF 0.999929, DATE OF SCIMS COORDINATES: 18-09-2024						
MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
PM290	331528.198	6259353.119	B	0.02	From SCIMS	Found
SSM86313	331643.167	6259390.695	B	0.02	From SCIMS	Found
SSM86212	331481.850	6259283.248	B	0.02	From SCIMS	Found

Surveyor:
 NICHOLAS CASSIDY
 Date: 20-09-2024
 Surveyor's Ref: 9062

PLAN OF REDEFINITION OF LOT 1 IN DP1189541, STRATA PARCEL - SP52947, STRATA PARCEL - SP10110, STRATA PARCEL - SP60178, & STRATA PARCEL - SP1496

LG A: WILLOUGHBY
 Locality: CHATSWOOD
 Reduction Ratio 1:250
 Lengths are in metres.

REGISTERED

 11/02/2025

DP1310282

Reg:R785693 /Doc:DP 1310282 P /Rev:12-Feb-2025 /NSW LRS /Prt:13-Feb-2025 04:00 /Seq:1 of 7
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