



Pre-Development Application

Date Submitted: 18/09/2025

Project Name: Archer Street Residential flat building
Case ID: PDA-93333207

Proponent Details

Project Owner Info

Title	Mr.
First Name	Wayne
Last name	Xiong
Role/Position	Executive Director
Phone	0411198073
Email	wayne.xiong@aqualand.com.au
Address	Level 37
	Australia Square, 264 George Street
	Sydney ,
	New South Wales,
	2000 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	AB CHATSWOOD PTY LTD
ABN	96628384001

Primary Contact Info

Are you the primary contact?

Yes

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

Address

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

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Archer Street Residential flat building
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD150,000,000.00
Indicative Operation Jobs	50
Indicative Construction Jobs	150
Number of Occupants	40
Number of Dwellings	111
Gross Floor Area (GFA) sqm	14,932
% of In-fill Affordable Housing	25
Number of In-fill Affordable Dwellings	48

Description of the Development/Infrastructure

Concurrent SSDA and rezoning proposal for:

- Demolition of existing dwelling houses within the site;
- Construction of a 45-storey residential flat building comprising:
 - 38-storey residential tower providing approximately 63 market dwellings
 - seven-storey podium providing non-residential uses and a 25% affordable housing component
 - Communal open space on ground level including a swimming pool
- Six-storey basement carpark

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	51-55 Archer Street, Chatswood
Site Address (Street number and name)	51-55 Archer Street, Chatswood
Site Co-ordinates - Latitude	-33.79765417743397
Site Co-ordinates - Longitude	151.187

Local Government Area

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

Lot and DP

Lot and DP
B/DP346744, Y/DP410522, X/DP410522, 1/DP231028

Site Area

What is the total site area for your development?
Site Area sqm
1,767

Statutory Context



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

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

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is located on land which is subject to the WLEP 2012 and zoned MU1 Mixed Use.
The proposal relates to a ‘residential flat building’, which is currently prohibited in the MU1 Mixed Use zone.
The proposal seeks to include ‘residential flat building’ as an additional permitted use for the site to enable the proposed land use.

HDA EOI Number

244110

Are you proposing to rezone any land as part of your application?

No

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

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

- Environmental Planning and Assessment Act 1979,
- Environmental Planning and Assessment Regulation 2021,
- Biodiversity Conservation Act 2016,
- Roads Act 1993,

- SEPP (Planning Systems) 2021,
- SEPP (Housing) 2021,
- SEPP (Biodiversity and Conservation) 2021,
- SEPP (Resilience and Hazards) 2021,
- SEPP (Sustainable Buildings) 2022,
- SEPP (Transport and Infrastructure) 2021,
- Willoughby LEP 2012.

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

Would the project vary any development standard?

Yes

Describe the nature of variation.

The proposal includes a concurrent rezoning that seeks to:

- Add 'residential flat building' as an additional permitted use for the site;
- Increase the maximum height of building to approximately 153m in the west;
- Increase the maximum FSR to approximately 8.45:1;
- Remove the minimum non-residential floor space requirement under Clause 6.25 and Schedule 1 Clause 27 for the site.

Designated development

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

No

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

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter 3](#), relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part 1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?

No

A mining lease under the [Mining Act 1992](#)?

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

Attachments

File Name	Appendix A - Preliminary Architectural Plans
File Name	Scoping Report - 51-55 Archer Street Chatswood
File Name	Map