



Project Name: Seniors Housing - 754 Pacific Highway, Chatswood
Case ID: PDA-95478715

Proponent Details

Project Owner Info

Title	Mr
First Name	Dan
Last name	Maurici
Role/Position	Senior Development Manager
Phone	0409395589
Email	dan@henroth.com.au
Address	180 OCEAN STREET EDGECLIFF , 2027 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	DELHIJ PTY LIMITED & IMADLI PTY LTD
ABN	33261238851

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mrs	Thirza	Bean
Phone	Email	Role/Position
0290687500	planning@gyde.com.au	Corporate Services Manager

Address

LEVEL 6 SUITE 2 120
SUSSEX STREET
SYDNEY, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Seniors Housing - 754 Pacific Highway, Chatswood
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD139,000,000.00
Indicative Operation Jobs	20
Indicative Construction Jobs	110
Number of Occupants	500
Number of Dwellings	147
Gross Floor Area (GFA) sqm	19,800
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

The proposed development is for a mixed-use development comprising ground floor commercial premises and indoor recreation facility (hydrotherapy pool) with seniors independent living units above and a concurrent rezoning to increase the height and floor space development standards. The development will comprise one (1) 23-storey tower and basement parking, site preparation works, landscaping, provision of site-specific infrastructure and utilities and 10% affordable housing.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Seniors Housing at 754 Pacific Highway, Chatswood HDA
Site Address (Street number and name)	754 Pacific Highway, Chatswood
Site Co-ordinates - Latitude	-33.79482853295121
Site Co-ordinates - Longitude	151.178

Local Government Area

Local Government	District Name	Region Name	Primary Region
Willoughby City	North District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP

Lot 1 in DP34965

Lot 2 in DP 34965

Lot 8 in DP 653704

Site Area

What is the total site area for your development?

Site Area sqm

2,184

Statutory Context

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

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

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned E3 Productivity Support. Schedule 1, clause 14 of the Willoughby Local Environmental Plan 2012 (WLEP 2012) permits shop top housing on the site.

The proposal will include independent living units (ILUs) which is defined as a type of seniors housing.

The E3 land use table permits indoor recreation facilities being the ground floor hydrotherapy pool with development consent.

Therefore, the proposal is entirely permissible.

HDA EOI Number

252950

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

File Name Preliminary BDAR Waiver Request

Land

Use

Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E3 Productivity Support

Statutory Context 2

Legislation and EPIs

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

- Environmental Planning & Assessment Act 1979 (the Act)
- Environmental Planning & Assessment Regulations
- 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 (Sustainable Buildings) 2022

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

N/A

Would the project vary any development standard?

Yes

Describe the nature of variation.

A concurrent planning proposal will be prepared with the EIS.

The proposal seeks additional height and FSR. It is anticipated the submitted SSDA will involve the following variations to the existing controls.

Height: approx. 85 metres, exceedance 73 metres

FSR: approx. 9.1:1, exceedance of 7.1:1

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 Chapter3](#), relating to non-residential buildings?

No

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

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

No

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

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

No

Approvals - Part1

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

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

No

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

No

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

No

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

No

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

No

Approvals - Part2

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

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

No

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

No

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

No

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

No

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

No

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

No

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

No

Attachments

File Name	Site Context Map
File Name	Appendix 4 Preliminary Survey Plan
File Name	SEARs Request and Appendix 1
File Name	Appendix 3 GANSW ADECP Advice
File Name	Preliminary BDAR Waiver Request