

GYDE

Response to Community Submissions

SD-73277714

Mixed use development with in-fill affordable housing - 37
Archer Street, Chatswood

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Hycorp Property Group
10 November 2025

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

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Project: SD-73277714

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Disclaimer

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1. Introduction

The application (SSD-73277714) was lodged with the Department of Planning, Housing and Infrastructure (DPHI) for a mixed-use development with in-fill affordable housing at 37 Archer Street, Chatswood (the site) in June 2025. The Environmental Impact Statement (EIS) was exhibited from 20 June 2025 to 21 July 2025.

The SSDA seeks consent for the demolition of existing structures and the development of a 30-storey mixed-use building. This project will include 125 residential apartments, with 28 designated as affordable housing, alongside commercial office space and retail tenancies. The building will feature six basement levels for parking and services.

Key elements of the proposal include:

- Demolition of existing buildings and structures and removal of trees including two street trees on Bertram Street.
- Excavation of the site to a depth of RL71.85m and construction of a 6-level basement.
- Construction of a mixed-use building up to 30-storeys in height (RL190.55m) comprising the following uses:
- Residential apartments: A total of 122 apartments, including 25 affordable housing units (2,145.98sqm), and residential amenities.
- Office tenancies: occupying levels 1 and 2.
- Retail tenancies: a double storey retail unit fronting Bertram Street.
- Food and beverage tenancies: ground level.
- Provision of car and bicycle parking spaces at basement level.
- Provision of residential amenities and services, including a swimming pool and gym.
- Provision of a publicly accessible landscaped through site link.
- Associated works for the provision of infrastructure and servicing.

The purpose of the project is to provide a high-quality mixed-use development in an accessible location within the Chatswood CBD, providing new market and affordable housing complemented by commercial and retail uses within this well-serviced location.

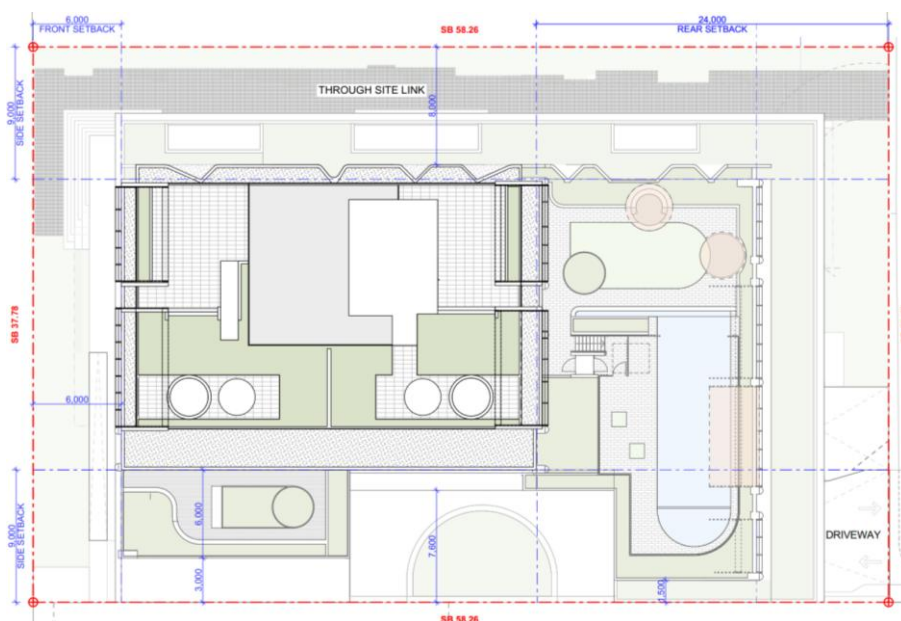


Figure 1 Proposed site plan (Source: Fuse Architects)

2. Purpose of this Report

This report has been prepared in response to issues raised in community submissions during the public exhibition of the proposal. The purpose of this report is to provide a comprehensive response to submissions received from the community, and to demonstrate how the project team has evolved the scheme to address this feedback.

The report follows a detailed review and analysis of all submissions received during and after the exhibition period. Design amendments and associated updates to technical studies have been coordinated by Hyecorp Property Group in consultation with relevant specialists in traffic and transport, heritage, architecture and urban design, landscaping, flooding, acoustics and social impact, to ensure that all technical issues have been properly addressed. These updates form part of the formal Response to Submissions prepared by Urbis.

Overall, the report demonstrates that the proposal has been developed through a robust, consultative and evidence-based process, with each stage of review ensuring consistency with State and local planning frameworks. It confirms that all relevant environmental, social, and design considerations raised by the community have been properly assessed, and that the amended proposal achieves a balanced outcome aligned with the strategic objectives of the Housing SEPP and Chatswood CBD Policy.

The responses provided in **Section 3.3** of this report has been supplied by Hyecorp Property Group, informed by input from the consultant team.

3. Analysis of Submissions

3.1 Breakdown of Submissions

A total of 15 unique community submissions were received during the exhibition period. Of the 15 submissions received:

- 12 submissions (80%) object to the proposal.
- 3 submissions (20%) support the proposal.
- No submissions provide general comments on the proposal.

Submissions were received from the following locations.

Table 1 Public submissions by suburb

Public Submissions by Suburb	
Arncliffe	1
Castlecrag	1
Chatswood	9
Chatswood West	1
Como	1
Gordon	1
Sydney Olympic Park	1
Willoughby Local Government Area (LGA)	91%
Other LGAs	33%

In addition to the submissions received from the community, submissions were received from the following authorities:

- Department of Planning, Housing and Infrastructure
- Transport for NSW (TfNSW)
- Conservation Programs, Heritage and Regulation (CPHR) group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)
- NSW DCCEEW Water Group
- NSW State Emergency Service (SES)
- Sydney Water Corporation
- Ausgrid
- Willoughby City Council.

These are addressed in detail in the Response to Submission Report prepared by Urbis.

3.2 Community Submissions

Of the submissions received in objection to the proposal, the key issues raised include:

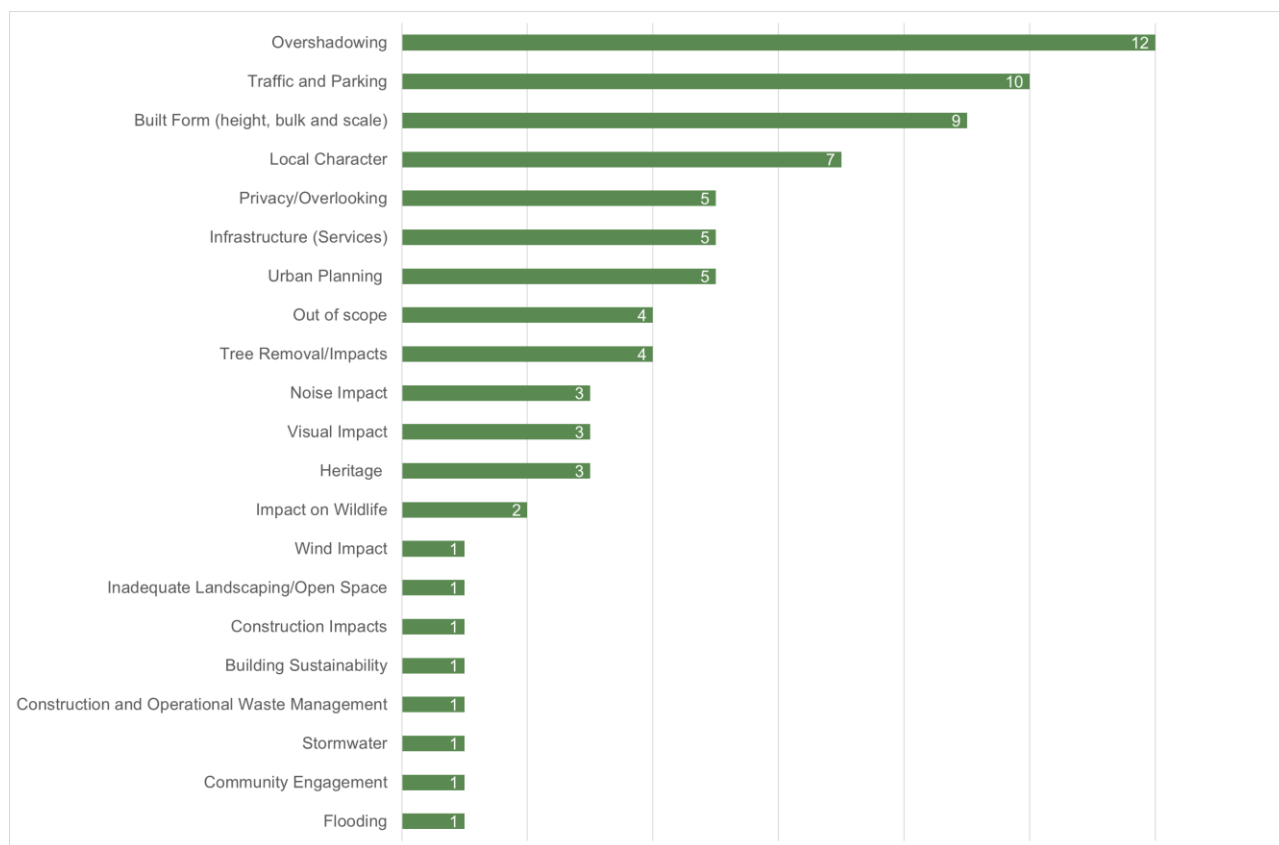


Figure 2 Number of submissions by issue (Source: Gyde Consulting)

Copies of the submissions are provided in **Appendix 1**. High-level responses to community-raised issues are provided in **Section 3.3** of this report. For further information, refer to the Response to Submissions report prepared by Urbis and supporting inputs provided by the specialist consultants.

3.3 Response to Community Concerns

The table below contains a response to the issues raised in submissions.

Table 2 Response to Submissions

Issue	Response
Height, Scale and Form of Buildings	
<p>The proposed 28-storey development is significantly taller than surrounding low-rise residential and heritage conservation buildings, resulting in a scale that is inconsistent with the existing streetscape.</p>	<p>The proposed height aligns with the strategic intent of the planning framework for Chatswood CBD, which encourages increased density and height within the defined CBD area. The design appropriately manages the interface with adjoining low-rise dwellings through articulation, setbacks, and landscaping, ensuring the development integrates sensitively with the existing streetscape and adjoining heritage conservation area.</p>
<p>Inadequate setbacks and limited transition zones are likely to reduce residential privacy and disrupt the historic cohesion of the neighbourhood.</p>	<p>The proposal's scale has been carefully designed to respond appropriately to surrounding character areas. The first 2 storeys of the building's Bertram Street frontage have been setback 3m to the property boundary, consistent with the setback adopted for adjoining properties. Above, the podium is setback is recessed to 6m to reduce visual bulk when viewed from the adjoining heritage conservation area. The articulation and materiality of the façade reflect the rhythm and proportions of nearby dwellings. As a result, the development contributes positively to the evolving streetscape and, within the context of new development to the north and south, is not visually dominating or out of character.</p>
Density of Uses	
<p>The proposed mix of 125 apartments and 154 car parking spaces is considered excessive relative to the site context, with insufficient parking provision to accommodate anticipated residents, workers, and visitors.</p>	<p>The quantum of development proposed is consistent with that envisaged by the site in the local planning framework.</p> <p>Parking provision is provided in strict compliance with the controls specified in relevant legislation. For the residential component of the development, the controls specified in <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP) have been applied. This results in a higher rate of parking than would be permissible under the local planning controls. This higher level of parking is considered appropriate to balance the need to moderate traffic generation arising from the development, to reflect the site's CBD location and proximity to public transport services, whilst ensuring that adequate parking facilities are available to future residents to mitigate potential adverse impacts arising from increased pressure on on-street parking demands.</p>
<p>The inclusion of ground-floor commercial or retail uses is inconsistent with the predominantly residential character of the area.</p>	<p>The uses proposed are consistent with the local planning controls that apply to the site which require active commercial/retail uses. Ground level residential uses are not permissible in this location.</p>

Issue	Response
Project Timing	
<p>Marketing and promotion of the project prior to obtaining all necessary development consents and legal approvals is noted as a procedural concern that could mislead residents and prospective buyers.</p>	<p>This approach is typical of major developments. All prospective buyers are advised of the current status of the project at the time of purchase (i.e. that the project is awaiting SSDA approval). Presales are an important part of the financing of future developments and the process provides invaluable market feedback on the design of the proposed apartments.</p>
Land Ownership and Consent	
<p>The application inaccurately represents full control of the site despite the existence of privately owned strata lots that have not provided written consent.</p>	<p>The applicant is legally entitled to lodge the SSD application under the Environmental Planning and Assessment Regulation 2021 (EP&A Regulations). Clause 23(1)(b) of the Regulation allows any person other than the owner of the land to lodge a development application.</p> <p>The landowners' consent requirements for the application have been satisfied, whereby 13 of the 14 lot owners and the Owners Corporation have consented to the SSD application.</p> <p>The proposed redevelopment is legally capable of proceeding, having regard to the <i>Strata Schemes Development Act 2015</i>. With respect to Lot 7, Dentons on behalf of the Owners' Corporation is carrying out the Strata Renewal Process for the redevelopment of SP38065 (the subject site). A Strata Renewal Plan has been prepared accordingly. This Plan asks the Court to make an order for Lot 7 to be sold to the developer to facilitate the redevelopment.</p>
Community Engagement	
<p>Not all affected stakeholders were meaningfully engaged prior to lodgement.</p>	<p>The engagement undertaken in the development of the SSDA met the requirements of the NSW Government <i>Undertaking Engagement Guidelines for State Significant Projects</i> (March 2024).</p> <p>The engagement program was developed to provide the community with clear and accessible information about the project, implement multiple opportunities for the community to participate in the engagement program, and to offer a range of ways for the community to access and provide their feedback to the project team.</p> <p>The Engagement Outcomes Report provides a complete summary of the engagement undertaken, the level of community participation and how the project has responded to issues arising during consultation.</p>
Amenity, Privacy, and Visual Impact	
<p>Potential loss of sunlight and overshadowing of adjacent properties.</p>	<p>The larger building forms proposed will inevitably increase the extent of overshadowing to surrounding areas. The development has been carefully designed to minimise impacts on surrounding properties:</p> <ul style="list-style-type: none"> • The building massing has been developed with regard to comprehensive shadow studies. Building forms

Issue	Response
	<p>have been designed and positioned to limit the extent and duration of overshadowing.</p> <ul style="list-style-type: none"> • The building incorporates setbacks, step-backs, and façade articulation to reduce bulk and limit shadow impact, especially on sensitive areas such as gardens and heritage properties. • The proposal complies with planning controls regarding solar access and overshadowing, ensuring that the amenity of adjoining properties is maintained. <p>Overshadowing impacts are consistent with expectations in an urban environment and are not disproportionate relative to other developments of similar scale and location.</p>
<p>Overlooking of neighbouring residences is likely to reduce privacy.</p>	<p>The setback requirements specified in the <i>Apartment Design Guide</i> (ADG) have been observed to provide an acceptable degree of separation and privacy between buildings and amenity spaces. Planter boxes restrict views into neighbouring garden areas and assist in directly views and outlook over the buildings rather than into these properties.</p>
<p>Noise, light pollution, and wind impacts may affect amenity for existing residents.</p>	<p>Specialist assessments undertaken as part of the application demonstrate that potential noise, lighting, and wind impacts have been effectively addressed. Acoustic treatments, shielded lighting fixtures, and building articulation ensure that any emissions are well below applicable environmental criteria. Wind tunnel modelling confirms pedestrian comfort levels are consistent with recognised design standards.</p>
<p>Traffic and Parking</p>	
<p>Increased traffic congestion is anticipated, particularly during peak periods, weekends, and school pick-ups.</p>	<p>Detailed traffic modelling has been undertaken by qualified transport engineers using up-to-date data and recognised assessment methodologies. The analysis indicates that the surrounding road network, including Archer Street and connecting local roads, has sufficient residual capacity to accommodate the forecast traffic generated by the proposal.</p>
<p>Current parking provision is considered insufficient relative to the projected number of residents and visitors.</p>	<p>A comprehensive parking analysis has been undertaken to ensure that on-site parking provision adequately meets the needs of the proposed development. The proposal includes adequate commercial, retail, resident, visitor, and service vehicle parking within basement levels, with efficient access and management systems. In addition, the project's location close to public transport routes and active travel networks supports a mode shift away from private car dependency.</p>
<p>Local roads, public transport are already at capacity, and additional demand may exacerbate strain.</p>	<p>The project's traffic generation is modest relative to existing daily volumes and represents a minor percentage increase during peak periods.</p>
<p>The Transport and Parking Impact Assessment (TPIA) does not adequately capture local traffic conditions,</p>	<p>Ongoing coordination with the local council and transport authorities will ensure that any necessary intersection or</p>

Issue	Response
<p>particularly outside weekday AM/PM peaks.</p>	<p>signal timing adjustments are implemented proactively to maintain smooth network performance.</p>
<p>Weekend traffic and retail peak periods (10 AM–12 PM) are not reflected in the TPIA, which may underestimate congestion at key intersections.</p>	<p>The proposal is supported by evidence-based traffic assessments demonstrating that the existing transport network can accommodate the development without adverse impacts on congestion or safety.</p>
<p>Cumulative impacts from other nearby developments (e.g., 57–61 Archer St, 34 Albert Ave, 51–55 Archer St) using Bertram St and Albert Ave are not accounted for, potentially exacerbating congestion.</p>	
<p>Vehicle queuing for right turns from Albert Ave into Bertram St could impede eastbound traffic, particularly as traffic volumes increase with additional developments.</p>	
<p>The proposed 26 bike parking spaces for 125 apartments are insufficient, particularly for families, and do not adequately support active transport objectives outlined in the Green Travel Plan.</p>	<p>Bike parking has been provided in accordance with Council controls. Additional opportunities for resident bike storage is available within the storage cages provided for residents within the development’s basement areas.</p>
<p>Nearby on-road bike routes shown in the TPIA may not exist in practice, limiting safe cycling access.</p>	<p>The provision of off-site bicycle infrastructure, including bicycle lanes is a matter for Council and TfNSW.</p>
<p>Noise</p>	
<p>Increased noise from higher residential density, traffic, and construction activity.</p>	<p>The construction activities arising from the proposed development have the potential to generate dust, noise, vibration, and traffic impacts. Comprehensive mitigation measures will be implemented to minimise these effects:</p> <ul style="list-style-type: none"> • Continuous dust suppression through water spraying, covering of stockpiles, wheel-washing facilities for vehicles, and real-time air quality monitoring to ensure compliance with local environmental standards. • Use of low-noise machinery, acoustic barriers where appropriate, and adherence to restricted working hours. Vibration monitoring will be conducted to ensure levels remain below thresholds that could affect adjacent structures. • A Construction Traffic Management Plan (CTMP) will be developed in coordination with local authorities to manage vehicle routing, scheduling of deliveries, and safe pedestrian access. Clear communication with local residents will ensure transparency throughout the construction phase. <p>While the duration of works is anticipated to exceed two years, a phased construction approach will be adopted to limit disruption and maintain essential access.</p>
<p>Tree Removal, Biodiversity and Landscaping</p>	

Issue	Response
<p>Removal of mature trees and green spaces may reduce local biodiversity.</p>	<p>The existing site is sparsely vegetated, comprising trees around the periphery of the site and planter boxes containing hedges and shrubs. By way of contrast, the proposed development includes significant greening of the site in the form of landscaped zones to the Archer Street and Bertram Street frontages, a through-site link and a landscaped terrace at Level 8. These high-quality green spaces include a diverse mix of indigenous planting species that provide improved opportunities for biodiversity and fauna habitat.</p> <p>Existing street trees on Archer Street are retained and will be protected during construction. 2 street trees on Bertram Street will be removed. Replacement street trees will be planted.</p>
<p>Social Impacts</p>	
<p>Potential social issues, including perceived risks of crime or anti-social behaviour associated with high-density affordable housing.</p>	<p>The proposal is designed to foster a safe and cohesive community environment. Features such as the activated through-site link, active ground level retail uses, clear pedestrian connections, and visible entrances enhance neighbourhood interaction and informal surveillance. Ongoing property management and resident engagement programs will further support positive community relations and address any perceived concerns.</p>
<p>Stormwater Management</p>	
<p>Stormwater and sewerage systems are already under pressure, and the proposed development would compound existing capacity issues.</p>	<p>Comprehensive consultation has been undertaken with the relevant utility providers, including water and sewerage authorities, to confirm that adequate servicing capacity can be achieved. The relevant authorities have reviewed the proposal and identified feasible connection and upgrade pathways within their existing or planned networks.</p> <p>Any required localised infrastructure upgrades or augmentation works (such as new mains connections, substation capacity increases) will be delivered as part of the development and coordinated with the utility agencies prior to occupation.</p> <p>The design adopts best-practice sustainability measures, including high-efficiency fixtures, smart metering, and energy-efficient systems, which reduce demand on external infrastructure compared with conventional developments.</p> <p>In summary, the project will be fully serviced without adverse impact on the surrounding network performance.</p>
<p>Project Justification</p>	
<p>Proposed development is inconsistent with local planning controls and heritage conservation objectives.</p>	<p>A review of the height and massing of the proposed buildings has been undertaken in response to comments received from DPHI and Willoughby City Council (WCC). Building heights have been lowered to respond to the maximum permissible height limit that applies to the Bertram Street side of the site under local planning controls. DPHI has confirmed that a potential breach of</p>

Issue	Response
	<p>the height controls to the Archer Street side of the site may be considered.</p> <p>The proposed development exceeds the prevailing heights of buildings within the vicinity of the site, but the design has been carefully considered to ensure it responds appropriately to the surrounding context. The proposal:</p> <ul style="list-style-type: none"> • Incorporates setbacks, step-backs, and articulation that reduce visual bulk and maintain a transition between the development and adjacent properties. • Increased height allows for high-quality architectural treatment, improved public realm outcomes, and efficient use of the site, which aligns with broader strategic objectives. • Overshadowing, overlooking, and view impacts have been rigorously assessed and demonstrate acceptable effects on adjoining properties, ensuring amenity is maintained. • The height is consistent with emerging planning controls for the local area and can be justified under the planning framework, where strategic objectives encourage increased density in appropriate locations.
<p>Precedent for Future Development</p>	
<p>Approval may encourage additional high-rise developments in areas currently characterised by low-rise residential and heritage buildings, potentially eroding local character.</p>	<p>The proposed height aligns with the strategic intent of the planning framework for Chatswood CBD, which encourages increased density and height within the defined CBD area. The design appropriately manages the interface with adjoining low-rise dwellings through articulation, setbacks, and landscaping, ensuring the development integrates sensitively with the existing streetscape and adjoining heritage conservation area.</p>
<p>Issues that are Beyond the Scope of the Project</p>	
<p>The development would increase pressure on local schools, childcare centres, and medical services, which are perceived to already be operating near capacity. These matters are noted as broader community concerns but are outside the scope of assessment for this application.</p>	<p>The proposal will contribute to the local area through development contributions which are directed by Council and state agencies toward the expansion.</p> <p>The provision of new schools and hospitals to respond to the population needs of the area is a matter for State Government.</p>

4. Conclusion

The report summarises the key matters raised in community submissions, provides considered responses to those matters, and outlines the design and documentation changes that have occurred since exhibition.

Preparation of this Response to Community Submissions report has involved a detailed review, collation and analysis of all community feedback received through the exhibition process. Information from relevant technical reports has been synthesised to ensure that responses accurately reflect the most current design iteration and associated expert findings. Together, this demonstrates that community and agency input has been properly considered and integrated into the final proposal.

Ultimately, the project delivers a high-quality, sustainable residential development that makes efficient use of an accessible, well-serviced site and contributes to housing diversity and affordability within the Chatswood Local Government Area. On this basis, it is considered that the proposal satisfactorily addresses all matters raised during the exhibition and merits approval by DPHI.