



2 WILSON STREET CHATSWOOD SSDA

Engagement Outcomes Report

Prepared for
BILLBERGIA
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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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1. INTRODUCTION

This Communications and Engagement Outcomes Report has been prepared by Urbis Ltd (Urbis) for BB Wilson Property Pty Ltd (Billbergia) to support a State Significant Development Application (SSDA) for a mixed-use development (including affordable housing) at 2-8 Wilson Street, Chatswood.

Billbergia has engaged Urbis Planning to assist with the SSDA process and manage the other technical specialists as part of that process, and Urbis Social Planning to manage the Social Impact Assessment (SIA) for the project.

1.1. THE SITE

The site is located within the Willoughby City Council Local Government Area (LGA), at the northern end of the Chatswood Central Business District (CBD). It is approximately 550m from the Chatswood rail and metro stations. The site is 4,294m² in size and is bounded by Wilson Street to the north, the Pacific Highway to the west, O'Brien Street to the South and the city's northern rail corridor to the east.

Several existing sites to the east and north are subject to individual Development Applications (DA's) or approvals for development ranging from 15 to 27 storeys. The closest neighbours are within the 24-storey residential building to the south of the site, known as Altura.

The western side of Pacific Highway opposite the site is predominantly low-rise one to three storey houses.

Figure 1 The site and surrounding context



SOURCE: URBIS

1.2. PROJECT CONTEXT

In 2024, the NSW Government committed to delivering 377,000 new well-located homes across the state by 2029. Of these new homes, 15,800 will be social or affordable housing.

To assist in meeting that target, DPHI has amended the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP), to allow developers to seek a density uplift if they include at least 15% affordable housing within their developments.

Under the amended Housing SEPP, Billbergia is seeking approval for the construction and operation of two, 36-storey mixed-use towers (including affordable housing) from the NSW Department of Planning, Housing and Infrastructure (DPHI).

Specifically, the development includes:

- 308 residential apartments (including 71 apartments dedicated to affordable housing)
- 24 live/work units, which are designed to accommodate both living and working needs in the same space
- 4,380m² of retail and commercial space, including a new childcare centre
- 1,074m² of communal open space
- 1,872m² of landscaped area
- Six levels of basement car parking, including 416 parking spaces

1.2.1. Project history

In May 2023, a Planning Proposal for the site was gazetted to align any development on the site with the objectives of the Chatswood CBD Planning and Urban Design Strategy 2036 (Chatswood CBD Strategy).

The proposal then underwent a design excellence competition process, before a Development Application (DA 2024/47) for two 28-storey mixed-use residential buildings was lodged with Willoughby City Council and placed on public exhibition in April 2024.

The existing DA remains under assessment through Willoughby City Council.

1.3. RESPONSE TO SEARS

This Community and Stakeholder Engagement Outcomes Report aims to meet the Secretary's Environmental Assessment Requirements (SEARs) for SSD-74319707.

Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARs - SSD-74319707

SEARs item	Project response
26. Engagement	

SEARs item	Project response
Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: ▪ the relevant department assessment team ▪ any relevant local councils ▪ any relevant agencies ▪ the community ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	In accordance with NSW Department of Planning and Environment (DPE) expectations around early and effective engagement for state significant projects, an approach was prepared and implemented to ensure Billbergia delivered an engagement program consistent with DPE's <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i>. Billbergia's approach aimed to connect with the relevant local and state government authorities, relevant agencies and community stakeholders. Refer to Section 2 of this document for a detailed overview of the approach.

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between 4 October and 19 October 2024 to raise community and stakeholder awareness of, and invite feedback on, the SSDA scheme. This engagement methodology and its outcomes have been informed by and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

2.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process aimed to:

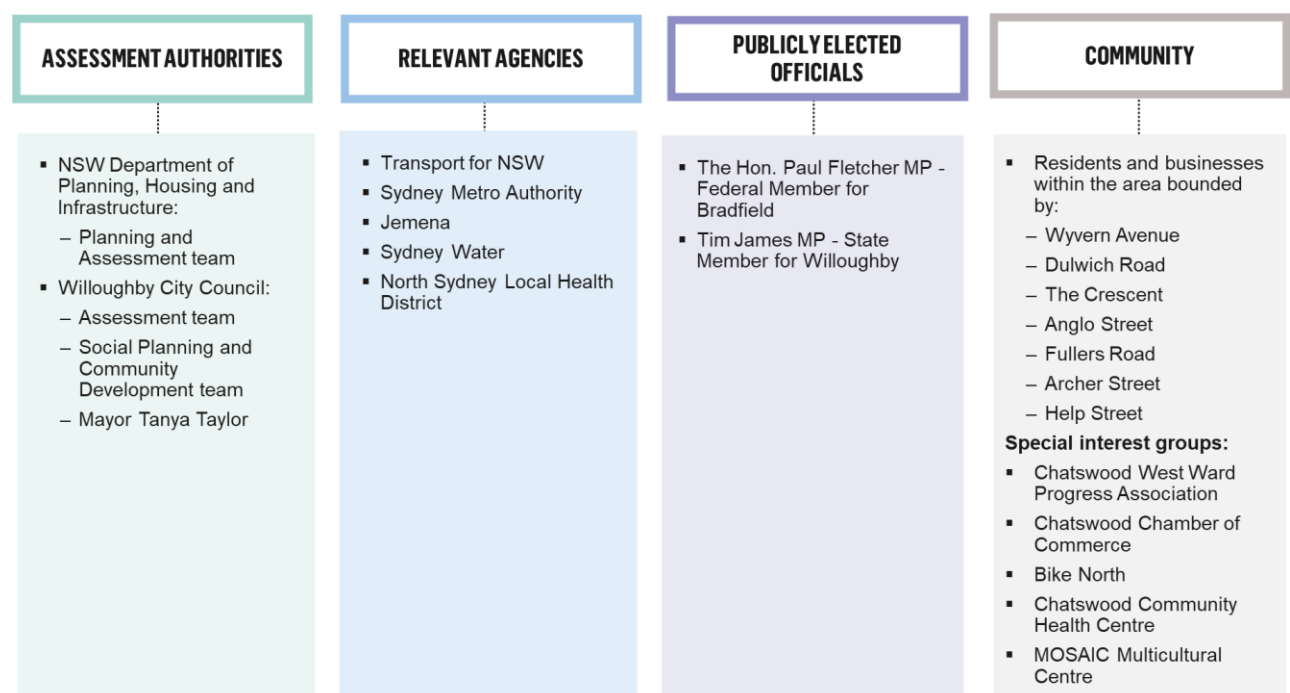
- Maintain clear, consistent and simple messaging about the project (including its benefits and potential impacts)
- Bring awareness to the similarities and differences between the two DA's, being this SSDA and the local DA that remains under assessment with Willoughby City Council
- Collate feedback to inform the planning and development of the project

2.2. STAKEHOLDERS

Section 2.2 below outlines the stakeholders that are included in the SEARs: specifically, Willoughby City Council, the Department of Planning, Housing and Infrastructure, relevant agencies, and the community. Based on levels of impact and/or interest, we have separated stakeholders into four categories as shown in the figure below.

To ensure a consistent approach to this consultation, the stakeholders identified for this SSDA aligned with those previously consulted for the local DA.

Figure 2 - Stakeholder categorisation



2.2.1. Assessment authorities

Billbergia and Urbis were responsible for engagement with assessment authorities.

Included in this category is DPHI's Planning and Assessment team, as well as Willoughby City Council's Planning and Infrastructure team, Social Planning and Community Development team and Mayor Tanya Taylor.

2.2.2. Relevant agencies

Billbergia and its appointed technical consultants were responsible for engagement with relevant agencies.

Given the dedication of a small parcel of land along the Pacific Highway to TfNSW for future road widening works, TfNSW has been included in this category.

2.2.3. Publicly elected officials

Billbergia was responsible for engagement with publicly elected officials.

The project is located in the Federal electorate of Bradfield and the State electorate of Willoughby. As such, the Hon. Paul Fletcher, Federal Member for Bradfield and Tim James MP, State Member for Willoughby have been included in this category.

2.2.4. Aboriginal stakeholders

Billbergia and Urbis Heritage were responsible for engagement with relevant agencies.

Urbis Heritage consulted with local Aboriginal knowledge holders to determine the cultural significance of objects and/or places on and surrounding the site. If objects or places of cultural significance are identified, consultation with Aboriginal stakeholders was conducted to mitigate any impacts.

A record of this consultation can be found in the Aboriginal Cultural Heritage Assessment lodged as part of the Environmental Impact Statement (EIS).

2.2.5. Community

Billbergia and Urbis Engagement were responsible for engagement with the community.

As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project. Therefore, the community outlined in Figure 3 were identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, key themes of feedback have been identified as:

- Questions about and interest in the delivery of affordable housing
- Concern related to overshadowing, specifically in relation to the proposed height increase
- Local traffic impacts resulting from the potential population increase

Figure 3 below shows the site and surrounding community.

Figure 3 The site and surrounding community



Community groups

Billbergia was responsible for engagement with community groups. Engagement was undertaken with the Chatswood West Ward Progress Association, the Chatswood Chamber of Commerce and Bike North.

3. ENGAGEMENT ACTIVITIES

This section outlines the activities that were implemented during the engagement process.

Consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the context, scale and impact of the project. Engagement activities for the community and other key project stakeholders are outlined below.

3.1. ENGAGEMENT ACTIVITY TYPES

Engagement activities throughout the consultation process included:

Table 2 Engagement activities

Engagement activities	Target stakeholder	Reach
STAKEHOLDER MEETINGS 	Community and special interest groups Relevant agencies Publicly elected officials	Billbergia has conducted or scheduled briefings with two key stakeholders for the project, including: - The building manager for the neighbouring Altura Building - The Hon. Paul Fletcher MP, Member for Bradfield Other groups who were offered an individual, online briefing included: - Tim James MP, Member for Willoughby - Willoughby City Council Mayor, Tanya Taylor
COMMUNITY NEWSLETTER 	All community stakeholders	On Friday 4 October 2024, a newsletter was distributed to approximately 3,000 residents and businesses surrounding the site. The community newsletter included summary information about the SSDA, highlighted that the local DA remains under assessment with Willoughby City Council, and invited the community to provide feedback. The newsletter also invited the community to attend drop-in information sessions on Wednesday 16 and Saturday 19 August 2024.
DROP-IN INFORMATION SESSIONS 	All community stakeholders	Two community information sessions were held at the Doherty Community Centre in Chatswood on Wednesday 16 October 2024 and Saturday 19 October 2024. A total of 17 community members attended these sessions to learn about the proposal, ask questions and provide feedback.

Engagement activities	Target stakeholder	Reach
ENQUIRY MANAGEMENT 	All stakeholders	Billbergia has managed enquiries from the community for the duration of the consultation period. To date, 0 phone calls and 1 email have been received from members of the surrounding community.
SOCIAL IMPACT SURVEY 	All community stakeholders	From 4 October to 28 October 2024, Urbis' Social Planning team has been collecting feedback from the community through an online survey, the findings of which will inform the Social Impact Assessment for the project. A summary of the feedback received can be found in Section 4 below.

4. KEY THEMES OF FEEDBACK – ENGAGEMENT ACTIVITIES

This section provides an overview of the key feedback themes that were heard through the consultation period. For a detailed summary of all feedback, refer to Section 5 below.

Key themes include:

- Questions about and interest in the delivery of affordable housing.
- Concern related to the proposed height increase.
- Local traffic impacts resulting from a potential population increase.
- Concern about potentially negative social impacts resulting from the population increase, and
- Concern related to the removal of green space and interest in the sustainability measures that Billbergia is proposing.

Affordable housing

Almost all community members that attended the drop-in sessions raised questions or concerns about the inclusion of affordable housing in the proposal. Specifically, questions were asked about:

- Who Billbergia would appoint to manage the affordable apartments.
- Whether Council would manage the affordable apartments.
- How long the apartments would remain as affordable housing, including questions about whether these would become market housing after the 15 years that they are required to be affordable.
- Why is Billbergia delivering affordable housing, including questions about the benefit for Billbergia.
- Whether any of the live/work apartments would be affordable housing.
- The eligibility criteria for affordable housing, including how to apply.
- The differences between social and affordable housing.
- The future impacts of the governments' housing policy. Specifically, there was concern that developments proposed under the Housing SEPP will not include affordable housing in perpetuity, and that the future impact will be.

Feedback received included:

- That Billbergia should ensure the affordable apartments remain affordable in perpetuity, or at least for longer than 15 years.
- Concern about the financial implications of the same CHP being appointed to manage affordable housing across the Chatswood CBD.

"It's a pity that it doesn't last longer than 15 years."

"One of a kind to have affordable housing in Chatswood - it doesn't belong here"

Height

A number of community members raised concern about the height of the SSDA scheme. Feedback included concern about being 'looked down upon', and that a precedent for development in the CBD would be set.

There were several questions about the approval process, including whether Council can reject the proposal of a 36-storey scheme, even if it's approved by DPHI.

Feedback received included:

- Concern that the proposed 36 storeys would cause the outdoor communal areas in nearby buildings (e.g. Altura) to be overshadowed.
- Concern that if the 36-storey scheme is approved, a precedent for development in the Chatswood CBD will be set, negatively impacting the local character of the Chatswood CBD.

"It's too dense – I think you could do 28 storeys and still do affordable."

"It's too big of an ask."

"I feel like Billbergia is pushing the limit."

Traffic

Several community members raised concern about traffic generation and its impact on the local road network.

They expressed concerns that the increased number of vehicles would lead to severe congestion, further straining an already overburdened transportation network.

Questions were asked about:

- How Billbergia plans to manage traffic resulting from the operation of the pre-school
- The accuracy of the traffic study conducted for the Chatswood CBD Strategy
- Where the entry and exit points to the underground car park are located
- The location of staff parking for childcare facilities

Feedback received included:

- Concerns that 416 parking spaces is excessive, including suggestions to include bike racks to decrease vehicle reliance.
- Observations that Wilson and Ashley Streets are very congested, raising road safety issues.
- Concern that the local road network is already at capacity.
- Concerns that traffic will be pushed as far as the roundabout near the Zenith Centre.

"We try not to come to the CBD anymore...it's that bad"

"It's good in principle, the issue we have is the traffic implications"

Social impacts

Several community members raised concerns about the social impacts of the proposal. Some community members were concerned that their quality of life would deteriorate if the proposal was approved, claiming the influx of new residents will transform Chatswood into a dense and congested suburb.

Questions were asked about what the benefits would be for existing residents of Chatswood, including whether the through-site links would be publicly accessible.

Feedback received included:

- Concerns that the proposal bring too many new residents to Chatswood, placing pressure on local schools.
- Concerns that the proposal will impact quality of life due to the influx of new residents.

Green space and sustainability

Several community members raised concerns about the availability of green space. A few queried whether future residents would have access to green space, especially given the current shortfall compared to the population of Chatswood.

Questions were asked about:

- If the proposal includes green space.
- Where the green spaces will be located.
- Whether Electric Vehicle (EV) charging ports will be provided.
- Whether solar panels are included in the design.

Feedback received included:

- Concern that the proposal will reduce the availability of green space in Chatswood.
- One resident cited Billbergia's development on the Wentworth Point peninsula and mentioned that the government has failed to provide green space in that area.
- Concerns about the rising heat in Chatswood and the need for green spaces to help mitigate this issue.
- Positive sentiment over the inclusion of electric appliances, solar panels and EV charging ports.

"Is there green space?"

"Where will the greens spaces be?"

"Chatswood is getting hotter and hotter, and trees keep disappearing"

5. DETAILED STAKEHOLDER FEEDBACK

The following table outlines the issues raised by the community and stakeholders and the project response. Key themes that arose during the consultation period included:

- Concerns with the increased height under the SSDA planning scheme
- Concerns over traffic generation impacting local road networks
- The social implications with the influx of new residents
- The removal of green space and this impact on future residents

Table 3 Detailed stakeholder feedback and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government stakeholders			
Department of Planning, Housing and Infrastructure, specifically: ▪ Planning and Assessment team	Since July 2024, Urbis has been in contact with DPHI's Planning and Assessment team about the proposal.	Through this correspondence, DPHI raised concern about the inclusion/exclusion of external corridors ('breezeways') from the gross floorspace area and floorspace ratio.	Urbis has requested a meeting with DPHI to discuss this matter. At the time of writing this report, Urbis is still awaiting a response from DPHI about the scheduling of this meeting.
Willoughby Council			
Social Planning and Community Development	On Monday 21 October 2024, Urbis Social Planning met with Willoughby Council's Social Planning and Community Development team to provide summary information about the proposal and invite feedback.	Willoughby Council raised concerns about Chatswood's density and the increasing pressures on community facilities and services to provide for the population. They also expressed concerns about potential cumulative impacts	Noted; Billbergia will continue to keep the Social Planning and Community Development team informed as planning progresses. Information from this interview will be used to inform the SIA and Crime Prevention Through

		associated with multiple developments occurring in the Chatswood CBD. Council expressed support for the provision of affordable housing and childcare. It was highlighted that connectivity between open space and pedestrian linkages as well as considering CPTED principles in design were of significant.	Environmental Design (CPTED) reports, which will be submitted as part of the EIS.
Mayor for the Willoughby Local Government Area (LGA)	On 10 October 2024, Billbergia contacted Mayor Tanya Taylor to provide summary information about the proposal and invite feedback, including the offer of a briefing.	To date, no response from the Mayor for the Willoughby LGA has been received.	Billbergia will continue to keep the Mayor and Councillors informed as planning progresses.
State and Federal Representatives			
Federal Member for Bradfield	On 10 October 2024, Billbergia contacted the Federal Member for Bradfield to provide summary information about the proposal and invite feedback, including the offer of a briefing.	On 10 October 2024, the Federal Member for Bradfield accepted the offer of a briefing, which is scheduled for 29 November 2024.	Billbergia will continue to keep the Federal Member for Bradfield informed as planning progresses.
State Member for Willoughby	On 10 October 2024, Billbergia contacted the State Member for Willoughby to provide summary information about the proposal and invite feedback.	To date, no response from the State Member for Willoughby has been received.	Billbergia will continue to keep the Federal Member for Bradfield informed as planning progresses.

Relevant agencies			
TfNSW	On 11 November 2024, Billbergia emailed TfNSW to provide summary information about the proposal and invite feedback.	On 21 November 2024, TfNSW emailed Billbergia to request that the latest versions of the Rail-Specific Supporting Documentation for consideration for the project be provided for review.	On 21 November 2024, Billbergia advised that they will update the Rail-Specific Supporting Documentation in line with the SSDA scheme and provide this to TfNSW for review. Billbergia will continue to update TfNSW as required by the project.
Sydney Metro Authority	On 11 November 2024, Billbergia emailed the Sydney Metro Authority to notify them that an SSDA is being prepared for the site, provide summary information about the SSDA and invite feedback. This email was in addition to consultation undertaken for the local DA regarding the corridor protection zone on-site.	On 4 December 2024, the Sydney Metro Authority requested the following items be addressed in subsequent SSDAs: ▪ Consideration of the State Environmental Planning Policy (Transport and Infrastructure) 2021. ▪ Information demonstrating compliance with the Sydney Metro Underground Corridor Protection Guidelines and other guidelines ▪ Information about boreholes, to confirm that there is no objection prior to drilling being carried out	Noted. Billbergia will continue to update the Sydney Metro Authority as required by the project.

		▪ Demonstrate consultation with Sydney Metro.	
Sydney Water	On 4 September 2024, RP Infrastructure emailed Sydney Water regarding a sewer main diversion for the proposal.	Sydney Water advised that Billbergia would need to relocate a vent shaft and provide a new sewer connection point to service the proposal.	The proposal includes a new compliant sewer connection point to service the buildings.
	On 11 November 2024, Billbergia emailed Sydney Water to seek any other comments on the proposal.	At the time of writing this report, no response has been received from Sydney Water.	Billbergia will continue to update Sydney Water as required by the project.
Jemena	On 30 October 2024, RP Infrastructure called Jemena to discuss the proposal.	Jemena advised that the proposal is not expected to generate any capacity issues.	Noted; Billbergia will continue to update Jemena as required by the project.
Northern Sydney LHD	On Tuesday 22 October 2024, Urbis Social met with Northern Sydney LHD to provide summary information about the proposal and invite feedback.	Northern Sydney LHD provided information about the health profile of Chatswood and advised that current health services planning will be able to meet future community demand. Support was expressed for the inclusion of affordable housing, particularly for essential workers commuting to nearby healthcare facilities, as well as for the provision open space, pedestrian linkages	Noted; Billbergia will continue to keep Northern Sydney LHD informed as planning progresses. Information from this interview will be used to inform the SIA and CPTED reports, which will be submitted as part of the EIS.

		and a potential pedestrian link at the front of the development.	
Community			
Residents and business in the area bounded by: ▪ Wyvern Avenue ▪ Dulwich Road ▪ The Crescent ▪ Anglo Street ▪ Fullers Road ▪ Archer Street ▪ Help Street	On Friday 4 October 2024, a newsletter was distributed to approximately 3,000 residents and businesses surrounding the site. The community newsletter included summary information about the SSDA, highlighted that the local DA remains under assessment with Willoughby City Council, and invited the community to provide feedback. The newsletter also invited the community to attend drop-in information sessions on Wednesday 16 and Saturday 19 August 2024 and complete the social impact survey for the project. The drop-in sessions, which were attended by approximately 17 community members across both sessions, provided attendees with the opportunity to speak with members of the project team, ask questions, and learn more about the project.	Affordable housing During the drop-in sessions, nearly all community members asked questions or expressed concerns regarding the inclusion of affordable housing in the proposal (see Section 4). Several community members also enquired about the management of the affordable apartments, whether Council would oversee them, and why Billbergia is involved in delivering affordable housing. Several community members expressed that these apartments should remain affordable in perpetuity, rather than being converted to market housing after 15 years. There was one suggestion that the affordable apartments should be dedicated to Council at no cost, including future strata fees. A few community members also expressed interest in applying for	Affordable Housing In response to changes to the Housing SEPP, Billbergia is proposing to deliver 59 affordable apartments on its Wilson Street site. As is required by the legislation, these will be managed by a suitable, registered Community Housing Provider (CHP) for a minimum of 15 years. Eligibility criteria for affordable housing is determined by the CHP.

		these apartments and asked who was eligible.	
		Traffic, access and parking Several community members raised concerns about traffic generation and its impact on local road networks and road safety conditions. They expressed concerns that the influx of new residents would lead to an increased number of vehicles worsening congestion on the local road network. Other community members raised concerns about the management of pre-school drop-off and pick-up zones, as well as staff parking. A few community members noted congestion on Wilson and Ashley Street and raised concerns about road safety. Some community members expressed that 416 parking spaces is too many, and that this will exacerbate congestion on local roads.	Traffic, access and parking Billbergia is preparing a Traffic Impact Assessment (TIA) as part of the proposal. The TIA will assess the impact of the proposal on local roads, including whether the access arrangements for the residential and pre-school components of the development will exacerbate congestion. In response to feedback about the number of car parking spaces included in the proposal, Billbergia is planning to reduce the number of car parking spaces proposed from 439 to 385. The TIA will be included in the EIS and the community can view this report during public exhibition.

		Green space A few community members raised concerns about the lack of green space in the proposal and suggested that Billbergia provide additional green space for families and children. One community member commented on the rising temperatures in Chatswood and the lack of trees to mitigate this issue. Another community member was concerned that Billbergia is making “empty promises” about the inclusion of green space, using Wentworth Point as an example.	Green space Noted; the proposal includes 1,872 metres squared of green landscaped area, including publicly accessible through-site links and seating. Billbergia has commissioned a Social Impact Assessment for the proposal, which will assess the proposal’s impact on access to green spaces in Chatswood. This will be submitted as part of the EIS.
		Financial implications of the project A few community members raised concerns about the impact of construction on land value. Other community members raised concerns about the potential increase in strata fees, including whether the owner or manager of the affordable apartments would need to pay strata fees.	Financial implications of the project Noted; the Chatswood CBD Strategy has designated the area surrounding the site as appropriate to accommodate additional height and density. As is standard, the future owner or manager of the affordable apartments will be required to pay.

		One community member raised concerns regarding the long-term financial viability of the building, related to the inclusion of affordable housing. They also questioned whether Billbergia would be subject to capital gains tax for the affordable apartments.	strata fees as well as capital gains tax.
		Height and overshadowing Almost all community members raised concerns about the increase in maximum building height from 28-storeys to 36-storeys. They raised concerns about overshadowing, particularly on surrounding residents with solar panels, and the impact of traffic caused by the influx of new residents. Other community members raised concerns about building density and the precedent for high-rise development in the area set by this proposal. One community member questioned why the shadow study only showed the impact during the winter solstice at 9am.	Height and overshadowing Noted; Billbergia is preparing a Visual Impact Assessment and shadow study for the proposal, which will assess the impact of the 36-storey scheme on the surrounding community. This will be submitted as part of the EIS. The Chatswood CBD Strategy has designated the site and its surrounds as appropriate to accommodate additional height. The proposal is aligned with the Strategy and its objectives, including protocols around access to sunlight. The shadow diagrams provided in the scoping reports only assessed the overshadowing impacts during the winter solstice. Updated shadow diagrams assessing the

			summer solstice, spring and autumn equinox will be included in the EIS.
		General support A few community members expressed their support for the proposal. They raised the importance of developing the Chatswood CBD and expressed their support for the intergenerational design of the towers.	General support Noted.
		Live/work arrangements Several community members asked about the live/work apartments, including what this means and what the layout might look like.	Live/work arrangements The live/work apartments are designed to accommodate both living and working needs in the same space. These units typically include areas for residential living, such as a bedroom, kitchen, and bathroom, as well as dedicated workspace, like an office or studio.
		Retail and commercial Some community members raised concerns about the viability of retail and commercial frontages. They raised concerns that pacific highway does not drive pedestrian	Retail and commercial Noted. Billbergia is providing 4,380m ² of commercial space in the development, in line with Council's requirements.

		foot traffic and that those spaces won't be adequately utilised. There was also a request made to prohibit neon signage on the proposed buildings.	A large proportion of the commercial spaces are proposed to be showroom frontages, given the high vacancy of office spaces in the Chatswood CBD.
		Project design One community member questioned whether the SSDA scheme is consistent with the outcomes of the design competition for the local DA.	Project design The design of the SSDA scheme has undergone slight refinements to minimise potential impacts on the community as planning has progressed but is substantially the same as the outcome of the design competition.
		Request for additional social infrastructure One community member requested that publicly accessible social infrastructure be included in the proposal. Specifically, a community centre.	Request for additional social infrastructure Billbergia has commissioned a Social Impact Assessment for the proposal, which will assess the proposal's impact on existing social infrastructure and suggest mitigation measures. This will be included in the EIS.
		Consultation One community member requested that additional consultation be undertaken, in recognition of the	Consultation Noted. Billbergia has been engaging with the community since 2023, before the lodgement of the local DA scheme.

		fact that Chatswood is a linguistically diverse area.	Billbergia will continue to keep the community informed as required by the project.
Chatswood West Ward Progress Association	On 16 October 2024, two members of the Chatswood West Ward Progress Association attended the community information drop-in session for the project.	Traffic The Chatswood West Ward Progress Association expressed concern about the proposal's impact on traffic conditions. Of particular concern was Railway Street and the intersection of O'Brien Street and Pacific Highway.	Traffic A detailed traffic analysis will be undertaken by a traffic consultant who will assess the impact of traffic and suggest possible mitigation measures. This analysis will be submitted to DPHI as part of the EIS.
		Affordable housing The Chatswood West Ward Progress Association enquired about the operation of affordable housing.	Affordable housing In response to changes to the Housing SEPP, Billbergia is proposing to deliver 59 affordable apartments on its Wilson Street site. As is required by the legislation, these will be managed by a suitable, registered Community Housing Provider (CHP) for a minimum of 15 years. Eligibility criteria for affordable housing is determined by the CHP.

Chatswood Chamber of Commerce	On Wednesday 9 October 2024, Billbergia contacted the Chatswood Chamber of Commerce to provide summary of the proposal and an invite to attend the community drop-in session.	To date, no response from the Chatswood Chamber of Commerce has been received.	Billbergia will continue to update the Chatswood Chamber of Commerce as required by the project.
Bike North	On Wednesday 9 October 2024, Billbergia contacted Bike North to provide summary of the proposal and an invite to attend the community drop-in session.	To date, no response from Bike North has been received.	Billbergia will continue to update the Bike North as required by the project.
MOSAIC Multicultural Centre	On Wednesday 9 October 2024, Billbergia contacted MOSAIC Multicultural Centre to provide summary of the proposal and an invite to attend the community drop-in session.	To date, no response from MOSAIC Multicultural Centre has been received.	Billbergia will continue to update the MOSAIC Multicultural Centre as required by the project.
Zenith Theatre	On Wednesday 9 October 2024, Billbergia contacted Zenith Theatre to provide summary of the proposal and an invite to attend the community drop-in session.	To date, no response from Zenith Theatre has been received.	Billbergia will continue to update the Zenith Theatre as required by the project.
Dougherty Community Centre	On Wednesday 9 October 2024, Billbergia contacted Dougherty Community Centre to provide a summary of the proposal and an invite to attend the community drop-in session.	To date, no response from Dougherty Community Centre has been received.	Billbergia will continue to update the Dougherty Community Centre as required by the project.

Altura (adjacent building manager)	On Wednesday 9 October 2024, Billbergia contacted the manager of the neighbouring Altura building to provide summary of the proposal and suggest a site meeting.	Planning process The building manager for Altura enquired about the planning process, including whether there would be future interactions with Billbergia. The building manager also enquired about attending the drop-in session.	Planning process Noted. The original DA is still under assessment by Willoughby Council. As Billbergia is seeking to deliver an additional 59 affordable apartments in line with the Housing SEPP, an SSDA is being lodged with DPHI. The outcome of the SSDA will be determined in early-2025. Billbergia will continue to update Altura as required by the project.
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6. ENGAGEMENT TO BE CARRIED OUT

The proponent has informed Urbis it will continue to keep stakeholders, and the community updated during the exhibition and determination phases through:

- Ongoing engagement with the local community about the project, its impacts, and the approval process.
- Enabling the community to seek clarification about the project through two-way communication channels including an email address (engagement@billbergia.com.au) and phone number (1800 867 102).

7. DISCLAIMER

This report is dated 24 January 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 BILLBERGIA (**Instructing Party**) for the purpose of Engagement Outcomes Report (**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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

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 A COMMUNITY FLYER

Proposal for affordable housing and key worker housing in Chatswood



Introduction

Billbergia is preparing a proposal to include affordable housing in its planned development at Wilson St Chatswood. This is in response to changes to the State's planning legislation, which aim to increase the supply of housing for low-income households and essential workers.

Under amendments to the State's housing policy, the Government is encouraging the private sector to deliver more key worker and affordable housing by providing an additional floor space and height bonus of up to 30% at sites where a proposal provides 15% of the floor area for affordable housing.

Billbergia is seeking approval for the inclusion of affordable housing in its Wilson St development from the NSW Department of Planning, Housing and Infrastructure (DPHI) via a State Significant Development Application. This SSDA is in addition to the one currently being assessed by Willoughby City Council.

What's happened so far?

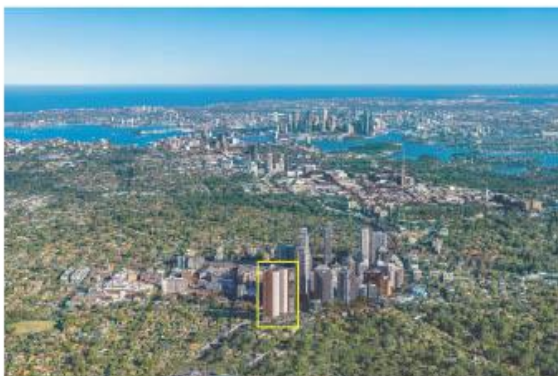
In May 2023, the Wilson St site was rezoned, to align the site's planning controls with the goals of Council's Chatswood CBD Planning and Urban Design Strategy 2036.

The proposal then underwent a design excellence competition process, before a Development Application (DA 2024/47) for two 28-storey mixed-use residential buildings, with approx. 232 apartments incl. 24 work/home offices, was lodged with Willoughby City Council and placed on public exhibition in April 2024.

The existing DA remains under assessment through Willoughby City Council.

What's happening now?

The Wilson Street site has been deemed eligible for assessment as a State Significant Development (SSD) under the NSW Government's housing reforms. It provides potential to deliver 308 apartments including approx. 71 apartments dedicated to affordable housing, in two 36 storey mixed-use residential buildings.

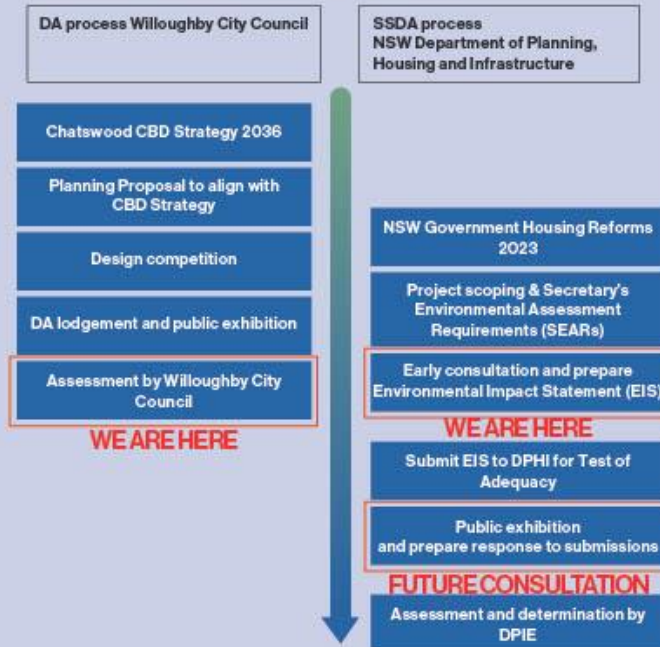


Proposal for affordable housing and key worker housing in Chatswood



Billbergia
creating communities*

Planning Process



Find out more

Plans for the Wilson St site are still being finalised. Billbergia is aiming to lodge the proposal with DPHI by the end of 2024.

Before that happens, Billbergia is seeking feedback from the community. You're invited to attend a community drop-in session, where you can find out more and speak with members of the project team.

Come along

Doherty Community Centre
Wednesday 16 October 2024
5 pm - 7 pm

Doherty Community Centre
Saturday 19 October 2024
9 am - 11 am

Social Impact Assessment

Billbergia has engaged Urbis to assist with community engagement and prepare a Social Impact Assessment to be included in Environmental Impact Statement (EIS).

We are seeking community feedback to better understand the needs of the local area, identify potential impacts and recommend appropriate management measures.

You can provide feedback by filling in an online survey via the QR Code or link below
<https://urbis.questionpro.com.au/BillbergiaChatswood>



You will also have the opportunity to make a submission when the SSD proposal is placed on public exhibition.

In the meantime you can email or call us on
engagement@billbergia.com.au
1800 867 102



