



## State Significant Development

Date Submitted  
: 11/03/2025

Project Name: Mixed use development including infill affordable housing - Chatswood Grand Residences  
Case ID: SSD-74319707

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Oscar
Last name	Brady
Role/Position	Assistant Development Manager
Phone	0400789307
Email	oscar.brady@billbergia.com.au
Address	Suite 101 25 Angas Street Meadowbank , New South Wales, 2114 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	BB WILSON PROPERTY PTY LIMITED
ABN	85661086513

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Oscar	Brady
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0400789307	oscar.brady@billbergia.com.au	Assistant Development Manager

#### Address

Suite 101  
25 Angas Street  
Meadowbank,  
New South Wales  
2114  
AUS

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Mixed use development including infill affordable housing - Chatswood Grand Residences
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD310,450,400.00
Indicative Operation Jobs	76
Indicative Construction Jobs	734
Number of Occupants	1,859
Number of Dwellings	332
Gross Floor Area (GFA) sqm	36,323
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	59

#### Description of amended development

The applicant is proposing to construct a mixed-use development at 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. The project comprises a 36-storey building, which includes ground level retail and a commercial podium with residential apartments above in two tower forms, and 6-levels of

basement parking. The proposal is defined as a mixed-use development comprising: private and affordable dwellings, 'commercial premises', 'child care centre', and 'shop top housing'.

## Description of Changes

Briefly describe the proposed changes to the application

Upload of EIS and full package of supporting documentation following c.3 months of TOA assessment by the DPHI.

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Chatswood Grand Residences
Site Address (Street number and name)	849, 853, 859 Pacific Highway and 2-8 Wilson Street, Chatswood
Site Co-ordinates - Latitude	-33.793000
Site Co-ordinates - Longitude	151.18

### 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 Deposited Plan (DP) 1189541 (8 Wilson Street (Lot 1 O'Brien Street))
- SP 52947 (2 Wilson Street)
- SP 1496 (849 Pacific Highway)
- SP 60178 (853 Pacific Highway)
- SP 10110 (859 Pacific Highway)

### Site Area

What is the total site area for your development?

Site Area sqm

4,294

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

### Attachments

File Name BB Wilson Property Pty Ltd\_Landowners Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

In accordance with Schedule 1, Section 26A of the Planning Systems SEPP, the development qualifies as state significant as:

- ?- Chapter 2, Part 2, Division 1 of the Housing SEPP applies; and
- ?- Has a CIV of \$75 million+ (for the residential components); and
- ?- Is not prohibited under an EPI applying to the land; and
- ?- Will provide at least 10% of the residential component as affordable housing for at least 15 years.

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

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 26A - In-fill Affordable Housing

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

MU1 Mixed Use

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

Yes

If Other, provide details

ESD Measures as noted in the Urban Design Report (Appendix M)

- Passive design through building articulation and orientation to enhance natural lighting, passive heating and cross ventilation
- Building materials/ colours selection that responds to site orientation
- Incorporation of shading devices and high performance glazing
- Efficient layout planning with dual aspect living/ orientation
- Appropriate glazing to floor ratio to balance natural heating and cooling
- Generous balcony projections for weather protections
- Recycle water and water treatment
- Energy efficient white goods and water efficient fixtures
- Generous planting buffer and high percentage of locally indigenous plants
- Good thermal mass materials/ wall construction details
- Waste management policy
- Incorporation of PV panels
- Generous bicycle parking provisions

List the supporting document(s) that consider these provisions.

Appendix X - ESD Report

Appendix VV- Section J Report

Appendix W - BASIX and NatHERS Certificates

Appendix WW\_Embodied Emissions Form

Is the development seeking certification from a sustainability rating system?

Yes

Which sustainability rating will the development achieve?

Green Star Buildings Certification

What star rating or sustainability level will be achieved by the development?

The project will also be targeting a 5-star Green Star rating (possibly with an in-house analysis, with the Green Star Buildings Rating Tool) as identified in the ESD Report.

### Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Martin
Last Name	Pinson
Professional Qualification	Engineer
Registration details	B. Env. Eng. Hons 1, B. Arch. Hons 1
Business Name	GREENPERCH PTY LTD
Australian Business Number (ABN)	81679640825

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Refer to the following documents -

Appendix X - ESD Report

Appendix WW\_Embodied Emissions Form

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

### Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

\*

Yes

Does the application include

:

- an explanation of how—
  - the design quality principles are addressed in the development
  - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development

- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

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*?\*

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*?\*

Yes

A licence under the *Pipelines Act 1967*?\*

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
4459	PIA	

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	Appendix OO_Archaeology Assessment -2
File Name	Appendix Y_Transport Assessment -2
File Name	Appendix X_ESD Report -2
File Name	Environmental Impact Statement_Exec Summary -2
File Name	Appendix XX_Voluntary Planning Agreement -2
File Name	Appendix YY_Liveable Housing Report -2
File Name	Appendix Z_BDAR Waiver -2
File Name	Appendix N_Design Integrity Panel Presentation -2
File Name	Appendix V_Landscape Plans -2
File Name	Appendix M_Urban Design Report -2
File Name	Appendix S_Visual Impact Assessment -2
File Name	Appendix MM_ACHAR_Redacted -2
File Name	Appendix MM_Aboriginal Cultural Heritage Assessment -2
File Name	Appendix L_Design Integrity Panel Report -2
File Name	Appendix VV_Section J Report -2
File Name	Appendix U_Arborist Report -2
File Name	Appendix NN_Heritage Impact Statement -2
File Name	Appendix O_Survey Plan -2
File Name	Appendix LL_HAZMAT Survey -2
File Name	Appendix R_Environmental Wind Tunnel Study-2
File Name	Appendix PP_Social Impact Assessment -2
File Name	Appendix QQ_Infrastructure Delivery Plan -2
File Name	Appendix T_CPTED Report -2
File Name	Appendix JJ_Operational Waste Management Plan -2
File Name	Appendix Q_Accessibility Report -2
File Name	Appendix RR_Engagement Outcomes Report -2
File Name	Appendix P_BCA Report -2
File Name	Appendix W_BASIX and NatHERS Certificates -2
File Name	Appendix J_Bridging Design Excellence Strategy -2
File Name	Appendix KK_C&D Waste Management Plan -2
File Name	Appendix UU_Breezeway GFA Legal Memo -2
File Name	Appendix K_Design Competition Jury Report -2
File Name	Appendix II_Preliminary Environmental Management Plan -2
File Name	Appendix TT_Sydney Airport Referral Letter -2
File Name	Appendix SS_Community Housing Provider Letter -2
File Name	Appendix GG_Detailed Site Investigation -2
File Name	Appendix HH_Remedial Action Plan -2
File Name	Appendix B_Architectural Plans -2
File Name	Appendix AA_Noise and Vibration Impact Assessment -2
File Name	Appendix FF_Civil Engineering Report and Plans -2
File Name	Appendix CC_Surface and Groundwater Impact Assessment -2
File Name	Appendix DD_Salinity Management Plan -2
File Name	Appendix EE_Acid Sulfate Soils Management Plan -2
File Name	Appendix BB_Geotechnical Assessment -2
File Name	Appendix F_Clause 4.6 Request (Building Height) -2
File Name	Appendix AAA_Land Title Information -2
File Name	Appendix G_Clause 4.6 Request (FSR Variation) -2
File Name	Appendix CCC_Quantitative Wind Microclimate Assessment -2
File Name	Appendix H_Clause 4.6 Request (Non-Residential FSR) -2
File Name	Appendix C_Statutory Compliance Table -2
File Name	Appendix D_Mitigation Measures -2
File Name	Appendix BBB_GANSW Competition Exemption Letter -2
File Name	Appendix E_Engagement Summary Table -2
File Name	Appendix A_SEARS Table -2
File Name	Appendix X_ESD Report
File Name	P0050207_Site_Boundary
File Name	Appendix WW_Embodied Emissions Form_Chatswood Grand
File Name	Appendix I_EDC Cost Report_Chatswood Grand Residences
File Name	Appendix I_EDC Cost Report_Chatswood Grand_Redacted
File Name	Environmental Impact Statement_SSD-74319707