



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

Title	First Name	Last Name
Mr	Oscar	Brady
Phone	Email	Role/Position
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)	AUD282,227,636.00
Indicative Operation Jobs	76
Indicative Construction Jobs	734
Number of Occupants	1,859
Number of Dwellings	337
Gross Floor Area (GFA) sqm	39,014
% 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

The intent of the amended proposal remains as per the original SSDA; however a number of design and project description changes have been made in response to issues raised by DPPI, agencies, and public submissions after exhibition of the proposal. The design changes broadly relate to the following:

- Enclosure of breezeways;
- Reconfiguration of live / work units;
- Amendment of floor to floor heights;
- Minor adjustments to the childcare layout and open spaces;
- Updates to waste storage areas on Basement Level 01 and reduction of 9 x car parking spaces;
- Updated driveway crest and ramp design; and
- Updated landscape and tree planting strategy

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 5 DP1310282 (8 Wilson 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 - Part 1

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

Summarised Amended DA

Amended DA Report

Attachments

File Name	Appendix F_Clause 4.6 (Building Height)
File Name	Appendix BB_Structural Engineering
File Name	Appendix II_Statement of Access
File Name	Appendix MM_Design Report
File Name	Appendix P_Noise and Vibration Impact Assessment
File Name	Appendix U_Dewatering Management Plan
File Name	Appendix LL_Cranage and Easement Access Methodology
File Name	Appendix W_Civil Report and Plans
File Name	Appendix H_Arborist Report
File Name	Appendix J_Amended Landscape Plans
File Name	Appendix D_Amended Architectural Plans
File Name	Appendix R_Vertical Circulation Report
File Name	Appendix AA_Structural and Engineering Assessment
File Name	Appendix DD_Geotechnical Railway Impact Assessment
File Name	Appendix KK_Cranage Plans
File Name	Appendix V_Public Art strategy
File Name	Appendix JJ_Rail Engineering Stormwater
File Name	Appendix HH_Throw Risk Analysis
File Name	Appendix N_Operational Waste Management Plan
File Name	Appendix Q_Childcare Noise and Vibration Impact Assessment
File Name	Appendix L_Preliminary CTMP
File Name	Appendix M_Supplementary Swept Paths
File Name	Appendix O_Construction and Demolition WMP
File Name	Appendix EE_Detailed Sections and Survey Plan
File Name	Appendix FF_Electrolysis Risk Assessment Report
File Name	Appendix CC_Structural General Arrangement Plans
File Name	Appendix S_Preliminary Ambient Air Quality
File Name	Amendment Report_SSD-74319707
File Name	Appendix Z_Acoustic Assessment for Rail Noise and Vibration
File Name	Appendix T_Letter of Advice - Drained Basement
File Name	Appendix E_Clause 4.6 Request (FSR Variation)
File Name	Appendix NN_Vertical Transportation Advice
File Name	Appendix GG_Plan of Redefinition of Lot 1 in DP1189541
File Name	Appendix Y_Advice Letter - Wind Comfort at Pacific Highway
File Name	Appendix X_Schedule of Amendments
File Name	Appendix G_Clause 4.6 Request (Non-Residential FSR)
File Name	Appendix K_Childcare Planning Guideline Assessment
File Name	Appendix B_Response to DPHI RFI (11 July 2025)
File Name	Appendix A_Response to Submissions
File Name	Design Integrity Panel Letter of Support
File Name	Appendix C_Mitigation Measures
File Name	Appendix I_BASIX certificate