

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-74319707 Mixed use development including infill affordable housing - Chatswood Grand Residences
Applicant	BB WILSON PROPERTY PTY LIMITED
Consent Authority	Minister for Planning and Public Spaces

Decision

The Director, Affordable Housing Assessments under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available [here](#).

Date of decision

17 December 2025

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the department during the assessment of the development application and any additional information considered in the department's assessment report;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including investment of \$282,227,636 and creating 734 construction jobs and 76 operational jobs.
- the project is permissible with development consent, and it would support State government priorities to deliver well-located housing by delivering 268 market and 59 affordable housing apartments in an accessible location
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The applicant engaged with the community during the preparation of the environmental impact statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the EIS was submitted to the department it was placed on exhibition from 4 April 2025 until 1 May 2025 (28 days). 12 submissions were received, including nine objections (including Willoughby City Council), one comment and two in support of the project.

Once the Amendment Report was submitted to the department it was placed on exhibition from 14 August 2025 to 27 August 2025 (14 days). A further eight submissions were received, including four objections (including Willoughby City Council), one comment and three in support of the project.

The Department undertook a site visit and engaged with the Applicant throughout the process.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include built form, design excellence and the matters addressed in the table below. Other issues are addressed in detail in the department's assessment report.

Issue	Consideration
<p>Transport, traffic and parking</p> <ul style="list-style-type: none"> • Traffic congestion • Excess on-site parking 	<p>The Transport Impact Assessment (TIA) submitted with the application confirms the development would 104 and 86 vehicle trips per hour during the AM and PM peaks and would have minor and insignificant impact on surrounding intersections and road network performances. The application includes a Green Travel Plan (GTP) to support mode share targets and improve sustainable transport usage in the future.</p> <p>The proposal complies with the non-discretionary development standards for residential car parking contained in SEPP (Housing) 2021 and the Willoughby Development Control Plan 2023 (WDCP) rates for non-residential parking requirements.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> • provision of on-site car parking and bicycle parking spaces in accordance with the Australian Standards • provision of a car parking, loading and servicing management plan.
<p>Construction impacts and cumulative impacts</p>	<p>The proposal included consideration of construction impacts in the:</p> <ul style="list-style-type: none"> • Noise and Vibration Assessment (NVIA) which considered noise and vibration impacts which noted the potential for exceedance of the noise management levels and included recommendations to minimise impacts to sensitive received • Construction Traffic Management Plan which considered traffic, parking and access arrangements • Construction Waste Management Plan which considered waste removal and minimisation. <p>The Department has recommended conditions to prevent unreasonable impact on the amenity of nearby residents during construction and notes that contributions to State and local infrastructure is required.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> • preparation of CEMP and associated sub-plans in relation to noise, vibration, air quality, traffic and waste • standard construction hours in line with the Interim Construction Noise Guidelines, provision of respite periods and breaks between continuous construction works
<p>Overdevelopment and impacts to character of the site</p>	<p>The proposal would be compatible with the high density desired future character for the site and precinct including existing buildings in the Pacific Place precinct which including buildings up to 41 storeys and approved development in the Anderson Street Precinct ranging from 23 to 36 storeys.</p>

	<p>The proposal includes setbacks, articulation and a mix of materials appropriate in its CBD context.</p>
<p>Clause 4.6 variations for building height, FSR and non-residential floor space</p>	<p>The proposal includes the following development standards variations:</p> <ul style="list-style-type: none"> • floor space ratio (FSR) – 9.09:1 proposed which is above the 7.8:1 maximum in the Housing SEPP • building height – 121.53m which is above the 117m maximum in the Housing SEPP • non-residential floor space – 10.8% provided which is less than the 17% required by WLEP. <p>The Applicant submitted variations requests to vary these development standards under clause 4.6 of the WLEP.</p> <p>The Department has considered the Applicant’s clause 4.6 variation requests and is satisfied that compliance with the development standards is unnecessary and there are sufficient environmental planning grounds to support the variations.</p> <p>The Department is satisfied that the proposed variations would not result in unacceptable visual, privacy, overshadowing or view loss impacts to neighbouring properties or the North Chatswood Heritage Conservation Area, nor adverse impacts on the provision of commercial floor space and job creation in the Chatswood CBD.</p>
<p>Neighbouring amenity impacts</p> <ul style="list-style-type: none"> • Overshadowing • Privacy loss • Noise • View loss 	<p>The overshadowing impacts of the proposal are generally consistent with the approved DA and impacted properties continue to maintain adequate sunlight access</p> <p>The proposal maintains an appropriate level of visual privacy to surrounding properties by meeting or exceeding the recommended building separation and setbacks as set out in the Apartment Design Guideline and the WDCP.</p> <p>The proposal would not result in adverse noise impacts, subject to conditions regarding façade treatment and plant design. The future operation of the commercial tenancies and childcare centre would be subject to separate applications for use which would consider noise impacts.</p> <p>The proposal would not impact significant views and is compatible with the expected building form envisaged for the site.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> • implementation of the NVIA and Childcare NVIA.
<p>Landscaping and deep soil</p>	<p>The proposal includes landscaping to all site boundaries and on-building landscaping communal open space areas. Landscaping works include tree removal, new plantings (including the planting of 100 new trees), pocket parks and publicly accessible through-site links. Deep soil zones have been provided at site boundaries and include tree planting to soften the development consistent with the approved DA.</p> <p><i>Recommended conditions</i></p> <ul style="list-style-type: none"> • updated landscape plans to be consistent with the approved DA
<p>Demand on local infrastructure</p>	<p>The Applicant is required to provide local contributions under the Willoughby Local Contributions Plan 2019 (WLCP) and Housing Productivity Contributions (HPC), which will contribute to the provision of local schools, public transport services and parks.</p> <p><i>Recommended conditions:</i></p> <ul style="list-style-type: none"> • payment of section 7.11 development contributions in accordance with the WLEP • payment of the HPC.