


# Engagement Outcomes Report – 3-5 Help Street, Chatswood

Prepared for  
Loftex Chatswood Pty Ltd

February 2025



Revision	Revision date	Status	Authorised: Name & Signature
1	7 February 2025	Draft for comment	Sean Perry
2	7 March 2025	Final	Sean Perry 

\* This document is for discussion purposes only unless signed and dated by the persons identified.

## Contact

### MECONE

Suite 1204b, Level 12, 179 Elizabeth Street  
Sydney, New South Wales 2000

info@mecone.com.au  
mecone.com.au

© Mecone

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Mecone. All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Mecone and may not be used or disclosed to any party without the written permission of Mecone.



# Table of contents

<b>Executive Summary</b> .....	<b>1</b>
<b>1 Introduction</b> .....	<b>2</b>
1.1 Project Overview .....	2
1.2 Report Overview.....	2
1.3 SEARs.....	2
<b>2 Engagement process</b> .....	<b>4</b>
2.1 Purpose of engagement .....	4
2.2 Stakeholder Identification .....	4
<b>3 Community engagement activities</b> .....	<b>7</b>
3.1 Previous engagement with the community on this project.....	7
3.2 Engagement to inform this SSDA.....	7
<b>4 Engagement Outcomes</b> .....	<b>9</b>
<b>5 Future community and stakeholder engagement</b> .....	<b>15</b>

## Table of Figures

Figure 1: Engagement distribution area .....	6
--	---

## Table of Tables

Table 1: SEARs requirements for Engagement .....	2
Table 2: Stakeholder Group Matrix .....	4
Table 3 Comparison of Key Changes to Scheme .....	7
Table 4: Summary of consultation – Mecone Social Planning .....	7
Table 5: Key issues raised and project response .....	9

## Table of Appendices

Appendix A Copy of Project Information Sheet .....	15
--	----

# Executive Summary

This Engagement Report has been prepared by Mecone Pty Ltd (**Mecone**) on behalf of Loftex Chatswood Pty Ltd (**the Proponent**) to accompany a State Significant Development Application (**SSDA**) for a shop top housing development with in-fill affordable housing at 3-5 Help Street, Chatswood (**the site**) in the Willoughby Local Government Area (**LGA**). The site is legally described as SP134 and SP52320.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (**SSD-76555711**) dated 8 October 2024.

Throughout November – December 2024, Mecone's Social Planning team delivered an engagement program to provide the local community and stakeholders with information about the SSDA and encourage their feedback. As part of the supplementary engagement and communication process, the following consultation was undertaken for the SSDA:

- Project fact sheet
- Letterbox drop
- Community survey
- Targeted meetings with government agencies.

Key themes of feedback received during the consultation period across all engagement activities included:

- How temporary impacts during the construction period will be managed, including temporary impacts relating to traffic and noise.
- Concern relating to the proposed height, bulk and scale of the building and its impacts on neighbouring residents' views and solar access
- Interest in how parking and traffic impacts are able to be accommodated during the operation of the development, in its context within a Transport-Oriented Development (TOD) area.

This report provides an overview of the community and stakeholder engagement undertaken, as well as key themes of feedback provided and the project response to feedback received.

# 1 Introduction

This Report documents the process and outcomes of the Community and Stakeholder Engagement undertaken by Mecone Pty Ltd for the proposed mixed-use development with in-fill affordable housing located at 3-5 Help Street, Chatswood. This report underpins an Environmental Impact Statement (EIS) that has been prepared for the project, as required under Part 4 of the *NSW Environmental Planning and Assessment Act 1979 (EP&A Act)*.

The project is a State Significant Development (SSD) under *State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP)*, of which a State Significant Development Application (SSDA) for the project is required to be submitted under Part 4 of the EP&A Act.

## 1.1 Project Overview

The proposal seeks development consent for the demolition of the existing site structures and construction of a 33-storey shop top housing development comprising:

- A 2-3-storey podium comprising non-residential uses between ground level and Level 1
- A 31-storey residential tower comprising 160 units
- Five-level basement providing a total of 165 parking spaces
- Ground floor landscaped, and public domain improvements, and
- Services and infrastructure improvements as required.

## 1.2 Report Overview

This Report is structured as follows:

- **Section 1.0:** Introduction and project overview
- **Section 2.0:** Engagement process and purpose and a description of a stakeholder identification
- **Section 3.0:** Summary of engagement activities
- **Section 4.0:** Outcomes of the engagement process.

## 1.3 SEARs

DPHI issued Industry-specific SEARs on 25 October 2024, which stipulates engagement requirements as detailed in the following table.

**Table 1: SEARs requirements for Engagement**

Item	Description	Project response
26. Engagement	<p><i>Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</i></p> <ul style="list-style-type: none"><li>• <i>the relevant Department assessment team.</i></li><li>• <i>any relevant local councils.</i></li><li>• <i>any relevant agencies.</i></li><li>• <i>the community.</i></li><li>• <i>if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&amp;A</i></li></ul>	<p>This report outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"><li>• Engagement Outcomes Report</li><li>• Social Impact Assessment</li><li>• Environmental Impact Statement (EIS).</li></ul>

---

<p><i>Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation.</i></p>
---

---

## 2 Engagement process

As part of the engagement and communication process, the following consultation was undertaken for the SSDA:

- Project fact sheet
- Letterbox drop
- Community survey
- Notification and correspondence with government agencies.

### 2.1 Purpose of engagement

Effective communication and stakeholder engagement are fundamental to reducing risk, optimising alignment, minimising social and environmental impacts, securing statutory approvals, and gaining and maintaining the social licence to operate.

The stakeholder and community engagement process for the Project aimed to:

- Build trust and establish working relationships with local stakeholders for effective planning of the Project.
- Facilitate knowledge, information provision and understanding of the Project within the local stakeholders and community.
- Gain an understanding of the potential social impacts and opportunities associated with the Project, and community suggestions for mitigation, enhancement or management.
- Gain an understanding of the needs, values, aspirations, and strengths of the community.
- Understand the expectation and preference for ongoing engagement and information provision relating to the Project (construction period).
- Ensure that social impacts are considered in project planning and design, to equitably distribute and enhance project benefits.
- Address relevant regulatory requirements and guidance relating to SIA, engagement, and community participation.

### 2.2 Stakeholder Identification

Understanding the local community and identifying stakeholders is critical to the success of a development and community engagement activities. A stakeholder is defined as any individual, group of individuals, organisation or political entity with an interest in the outcome of a proposal. They may be, or perceive that they may be, affected directly or indirectly by the development.

Consultation in this project has been undertaken in accordance with the requirements of *Undertaking Engagement Guidelines for State Significant Developments* (DPHI, 2021). **Table 2** outlines the stakeholder groups who formed part of the consultation process.

**Table 2: Stakeholder Group Matrix**

Stakeholder Group	Level of Engagement	Detail of participation
DPHI	Inform/Consult	Mecone Planning were responsible for engagement with DPHI. As identified in the SEARs, engagement was required with relevant assessment teams within DPHI. For this project, this was the Planning and Assessment Team.
Government Architect NSW (GANSW)	Inform/Consult	Mecone Planning worked with the GANSW to establish a process to transition the locally completed architectural design competition to a revised in-fill affordable housing SSDA.
Council	Inform/Consult	Mecone Planning were responsible for engagement with Council. Engagement was required with Council as the site sits within the Willoughby LGA.

Relevant agencies	Inform/Consult	<p>Mecone Social Planning were responsible for engagement with relevant agencies.</p> <p>Engagement consisted of an invitation to comment on the draft proposal, and an opportunity given for further meetings as desired.</p> <p>Relevant agencies included Sydney Water, Ausgrid, TfNSW and Sydney Airport.</p>
Aboriginal stakeholders	Inform/Consult	<p>OzArk Environment &amp; Heritage (<b>OzArk</b>) was responsible for engagement with Aboriginal stakeholders.</p> <p>As part of the Aboriginal Cultural Heritage Assessment Report (<b>ACHAR</b>) for the project, OzArk consulted with the Metropolitan Local Aboriginal Land Council (<b>MLALC</b>) and other registered Aboriginal parties as required to determine the cultural significance of objects and/or places on and surrounding the site.</p> <p>Feedback from this consultation is included in the ACHAR.</p>
Community	Inform/Consult	<p>Mecone Social Planning were responsible for engagement with the community.</p> <p>As described in DPHI's <i>Undertaking Engagement Guidelines for State Significant Projects</i>, the community is anyone (individuals, groups of individuals or organisations) interested in or likely to be affected by the project. Therefore, the community outlined in Figure 1 below was identified due to their proximity to the site and/or likely impact or interest during construction and operation.</p> <p>For community stakeholders, potential impacts identified included:</p> <ul style="list-style-type: none"> <li>• Potential impacts during construction and operation, including traffic, noise and air quality.</li> <li>• Height and visual impacts.</li> <li>• Opportunities to provide feedback.</li> <li>• Impacts to access and safety around the site during construction and operation.</li> </ul> <p>Engagement activities included notification through a letter-drop, project information sheet, and a community survey to inform the SIA.</p>

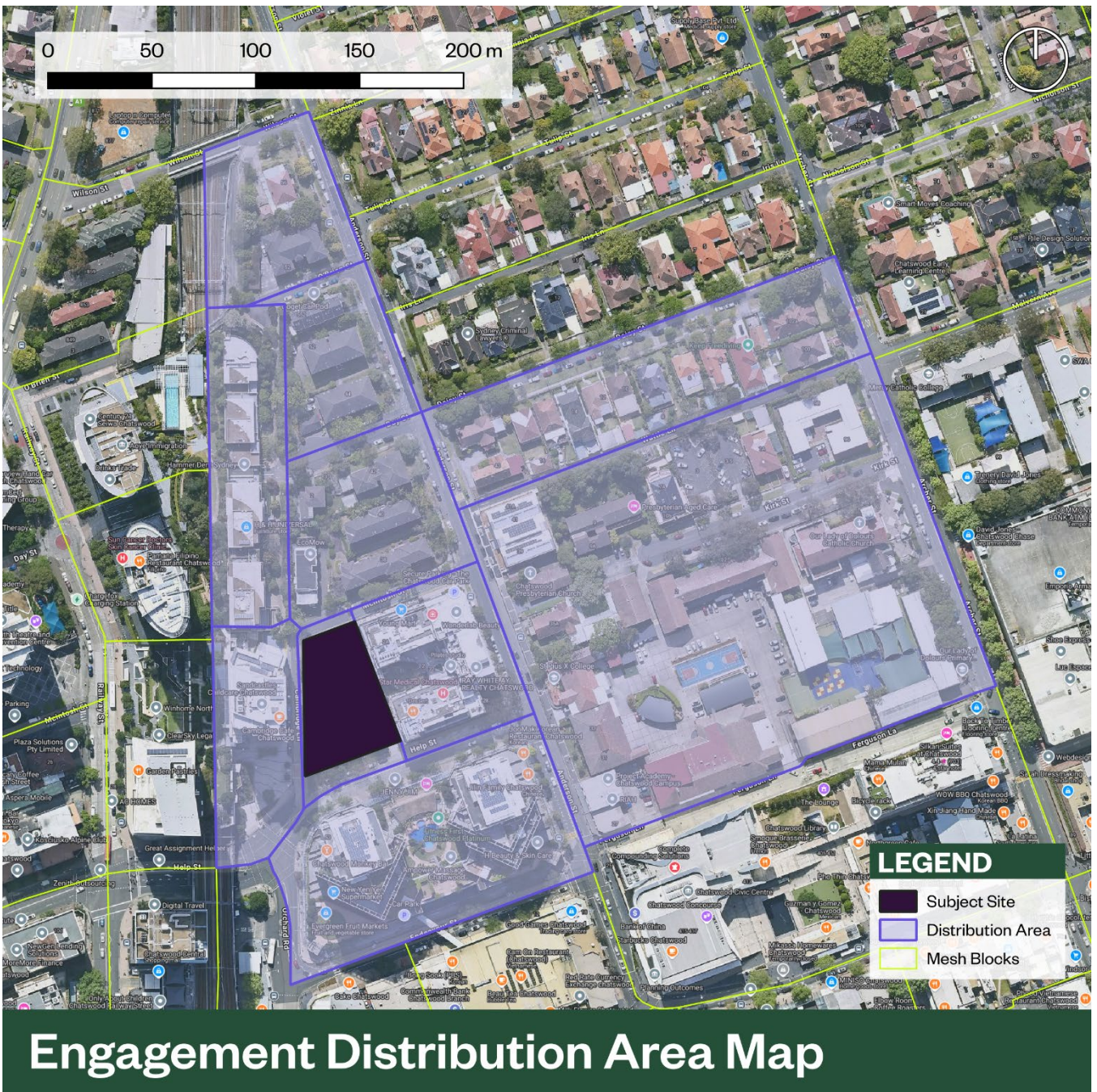


Figure 1: Engagement distribution area

(Source: Mecone)

# 3 Community engagement activities

## 3.1 Previous engagement with the community on this project

It is understood that, as part of a separate development application submitted for this site, notification and engagement with community and stakeholders has occurred.

The scheme proposed in the abovementioned development application and the current SSD scheme (the subject of this report) are similar in many respects. The main change with the current SSDA proposal is an increase in height and floor space ratio (**FSR**), incorporating a 30% uplift under the in-fill affordable housing provisions outlined in the Housing SEPP. The design intent and quality, which were integral to the competition-winning scheme and subsequently translated into the DA scheme, have been thoroughly maintained for the SSDA scheme.

The key changes to the scheme include are detailed in the following table.

**Table 3 Comparison of Key Changes to Scheme**

Component	DA-2023/160	SSD-76555711	Difference
<b>Height</b>	90m (27 storeys)	113.15m (35 storeys)	+23.15 m (+8 storeys)
<b>FSR Increase</b>	6:1	7.68:1	+1.68:1
<b>Total Dwellings</b>	94 dwellings	160 dwellings* <i>(incl. 15% affordable housing component as required by the Housing SEPP)</i>	+66 dwellings

To avoid over-consultation, given the similarities between the proposals, feedback from the community and stakeholders provided through that process and during public exhibition will be incorporated into this Engagement Report.

## 3.2 Engagement to inform this SSDA

Engagement activities included a letterbox drop of a community newsletter and invitations to complete the SIA survey.

**Table 4** outlines the engagement and communication processes that were undertaken by the Mecone Social Planning team as part of conducting engagement activities for the project generally and to prepare the Social Impact Assessment.

**Table 4: Summary of consultation – Mecone Social Planning**

Engagement activity	Target stakeholder	Detail
Project information sheet	All interested parties	A project information sheet was distributed, outlining key features of the development and inviting members of the community to provide feedback.  A copy of the project information sheet can be found in Appendix A.

Letterbox drop	Surrounding landowners and occupiers	<p>The project information sheet was distributed through a letterbox drop on 5 November 2024 through Australia Post, reaching approximately 465 residents in Chatswood.</p> <p>A copy of the distribution catchment can be found in Figure 1 (above).</p>
Online community survey	Surrounding landowners and occupiers	<p>As part of the Social Impact Assessment prepared for this SSSA, an online community survey questionnaire was prepared. The link to this survey was included as part of the mail out and letterbox drop activities.</p> <p>Further detail on the survey is provided in the Social Impact Assessment. Feedback is incorporated in this report, where relevant.</p>
Targeted stakeholder interviews	Sensitive receivers potentially impacted directly by construction activities	<p>As part of the Social Impact Assessment prepared for this SSSA, the following sensitive receivers were identified:</p> <ul style="list-style-type: none"> <li>• Star Medical Chatswood</li> <li>• Sandcastles Childcare Chatswood</li> <li>• Cambridge Café Chatswood.</li> </ul> <p>These stakeholders were contacted via email and phone correspondence. As at time of writing, no response has been received or feedback given. These stakeholders will have further opportunity to provide feedback during the exhibition of the EIS.</p>

## 4 Engagement Outcomes

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:

- How temporary impacts during the construction period will be managed, including temporary impacts relating to traffic and noise.
- Concern relating to the proposed height, bulk and scale of the building and its impacts on neighbouring residents' views and solar access
- Interest in how parking and traffic impacts are able to be accommodated during the operation of the development, in its context within a Transport-Oriented Development (TOD) area.

**Table 5: Key issues raised and project response**

Stakeholder	How this group was consulted	Feedback	Project response
<b>Government stakeholders</b>			
<b>DPHI</b>	Mecone Planning submitted a request for SEARs to DPHI on 17 September 2024.	DPHI issued Industry-specific SEARs on 8 October 2024.	The EIS and appendices have comprehensively responded to the requirements outlined in the SEARs.
<b>Government Architect NSW (GANSW)</b>	Mecone worked with the Government Architect NSW to establish the process to transition the locally completed architectural design competition to a revised in-fill affordable housing SSDA without the need to re-run a design competition.	Mecone worked with the Government Architect NSW ( <b>GANSW</b> ) to establish the process to transition the locally completed architectural design competition to a revised in-fill affordable housing SSDA without the need to re-run a design competition. This involved undertaking a Design Integrity Process, with a quorum of the original competition jury appointed as the Design Integrity Panel ( <b>DIP</b> ) to review the proposed SSDA scheme and advise on the delivery of design excellence. Following one review meeting, the jury provided recommendations for the refinement of the scheme and did not request any further reviews by the DIP prior to submission of the proposal for assessment.	
<b>Willoughby City Council</b>	Council was responsible for assessing the development application (DA-2023/160), noting it was ultimately approved under the delegation of the Sydney North Planning Panel on 17 September 2024  Throughout the assessment process, there was significant consultation with Council, as detailed within this table.	Council was responsible for assessing the development application and alongside the proponent amended the design to address formal requests for information from Council.  Development consent was granted by Council subject to conditions of consent.	The Proponent will continue to engage with Council as plans progress.
<b>Water NSW</b>	Council invited WaterNSW to comment on the proposed development (DA-	WaterNSW provided General Terms of Approval, noting that the development consent holder must apply to Water	The Proponent will continue to engage with WaterNSW as plans progress. All feedback provided on the DA

Stakeholder	How this group was consulted	Feedback	Project response
	<p>2023/170) as part of the public exhibition period.</p> <p>A courtesy email notifying WaterNSW of the exhibition of the proposed SSDA Scheme was sent by Mecone Social Planning via email correspondence on 3 December 2024.</p>	<p>NSW for the relevant approval after development consent has been issued and before commencement of any works.</p> <p>As at time of writing, no response has been received to the courtesy update provided by Mecone to WaterNSW commenting on the SSDA scheme.</p>	<p>scheme relevant to the updated SSDA scheme has been incorporated.</p>
<b>Ausgrid</b>	<p>Council invited Ausgrid to comment on the proposed development (DA-2023/170) as part of the public exhibition period.</p>	<p>Ausgrid provided conditions requiring compliance as part of the DA.</p>	<p>The Proponent will continue to engage with Ausgrid as plans progress. All feedback provided on the DA scheme relevant to the updated SSDA scheme has been incorporated.</p>
<b>Transport for NSW (TfNSW)</b>	<p>Council invited TfNSW to comment on the proposed development (DA-2023/170) as part of the public exhibition period.</p> <p>A courtesy email notifying TfNSW of the exhibition of the proposed SSDA Scheme was sent by Mecone Social Planning via email correspondence on 3 December 2024.</p>	<p>TfNSW responded to the courtesy email on 9 January 2025. The agency confirmed that they had no comments on the proposed changes at the time of writing. The agency further stated that a full assessment would still be carried out following formal referral from the Department of Planning.</p>	<p>The Proponent will continue to engage with TfNSW as plans progress.</p>
<b>Sydney Airport</b>	<p>Council invited Sydney Airport to comment on the DA (DA-2023/160) as part of the public exhibition period.</p> <p>A courtesy email notifying Sydney Airport of the exhibition of the proposed SSDA Scheme was sent by Mecone Social Planning via email correspondence on 3 December 2024.</p>	<p>Sydney Airport provided comments on the DA (DA-2023/170) on 28 July 2023. While Sydney Airport did not object to the proposal, it did provide conditions to form part of consent.</p> <p>Sydney Airport did not object to the proposed SSDA in its response to the courtesy email. The agency did, in its reply on 6 December 2024, note the following for consideration.</p> <ul style="list-style-type: none"> <li>The site is located outside Sydney Airport's Obstacle Limitation Surface (<b>OLS</b>). Under Reg 7.1.5.1 of Civil Aviation Safety Authority (<b>CASA</b>) Manual of Standards Part 139 – objects taller than 100m above ground must be referred to CASA.</li> <li>Construction cranes may be required to operate at a height significantly higher than that of the proposed</li> </ul>	<p>The proposed development is not located within the OLS. However, as the tower form will exceed 100m in height, the development will be referred to CASA. Approval to operate cranes during construction will be sought at the construction stage.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p>development and consequently, may not be approved under the Airports (Protection of Airspace) Regulations</p> <ul style="list-style-type: none"> <li>Approval to operate construction equipment (ie cranes) should be obtained prior to any commitment to construct.</li> </ul>	
<b>Sydney Trains</b>	<p>Council invited Sydney Trains to comment on the DA (DA-2023/160) as part of the public exhibition period.</p> <p>A courtesy email notifying Sydney Trains of the exhibition of the proposed SSDA Scheme was sent by Mecone Social Planning via email correspondence on 3 December 2024.</p>	<p>Sydney Trains provided comments on the DA (DA-2023/160) on 27 July 2023. While Sydney Trains did not object to the proposal, it did provide conditions to form part of consent.</p> <p>Sydney Trains responded to the courtesy email sent by Mecone Planning on 3 December 2024 advising that information provided would be considered during formal referral from the DPHI.</p>	The Proponent will continue to engage with Sydney Trains as plans progress.
<b>Aboriginal Stakeholders</b>			
<b>Metropolitan Local Aboriginal Land Council (MLALC)</b>	<p>As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project that was prepared by OzArk, the MLALC was consulted to determine the cultural significance of objects and/or places on and surrounding the site.</p>	<p>The findings and recommendations for the ACHAR were generally endorsed by the MLALC</p>	<p>Further details about consultation with MLALC are provided in the ACHAR.</p> <p>The Proponent used the ACHAR to inform the proposal's approach and to understand the potential impacts, social and cultural, affecting this community.</p> <p>OzArk and The Proponent will continue to engage and provide project updates to the MLALC, offering the opportunity to comment and provide feedback should the proposal change.</p>
<b>Registered Aboriginal Parties (RAPs)</b>	<p>As part of the ACHAR, Ozark consulted the RAPs to determine the cultural significance of objects and/or places on and surrounding the site.</p> <p>A total of 8 RAPs registered for the project, excluding the MLALC (see above).</p>	<p>It was established that there are no Native Title claimants or Indigenous Land Use Agreements associated with the subject area.</p> <p>The consultation process identified that the subject area has some social and cultural value for the Aboriginal community, however the significance of the site itself is assessed as low.</p>	<p>Further details about the consultation process, feedback from the Raps and the project response are provided in the ACHAR.</p> <p>The Proponent used the ACHAR to inform the proposal's approach and understand the potential impacts affecting this community.</p> <p>OzArk and The Proponent will continue to engage and provide project updates to the RAPs, offering the opportunity to comment and provide feedback should the proposal change.</p>
<b>Community and Landowners</b>			

Stakeholder	How this group was consulted	Feedback	Project response
Residents within the catchment area (see <b>Figure 1</b> above).	See <b>Section 3.2</b> above	<p>22 written submissions were received by Council from community members in response to the public exhibition of the DA. Areas of concern were raised for consideration including:</p> <ul style="list-style-type: none"> <li>• Parking impacts and traffic congestion</li> <li>• Construction impacts on parking accessibility acoustic amenity</li> <li>• Shadow impacts on surrounding public domain and existing dwellings</li> <li>• Proposed building height and the visible bulk and scale of the proposal.</li> </ul> <p>Three community members responded to the community survey distributed as part of the Social Impact Assessment (SIA) for this SSDA. The concerns raised included:</p> <ul style="list-style-type: none"> <li>• Proposed building height and the visible bulk and scale of the proposal</li> <li>• Traffic impacts and congestion during construction and operation.</li> </ul> <p>Overall, feedback from the residents who participated in the engagement process was negative.</p>	<p><b><i>Parking and Traffic Generation</i></b></p> <p>The proposed development will provide 156 residential car parking spaces which complies with the minimum parking rates under Chapter 2 Division 1 of the Housing SEPP. A further nine car parking spaces are proposed for the retail and commercial uses which is compliant with the maximum parking rates in the WDCP.</p> <p>The proposed car parking provisioned is therefore considered acceptable, as it aligns with the relevant provisions of the DCP and Housing SEPP. The proposed parking will ensure that all car parking demands are accommodated on-site, with no reliance on on-street parking.</p> <p>PDC Consultants have undertaken a detailed assessment of existing and projected traffic rates based on the proposed development. Based on their projections, the following net increase in traffic generation is as follows:</p> <ul style="list-style-type: none"> <li>• 56 vehicle trips / hour (32 in, 24 out), during the AM peak period.</li> <li>• 48 vehicle trips / hour (22 in, 26 out), during the PM peak period.</li> </ul> <p>The proposed development will have a minimal traffic impact on the local road network. While there will be a net increase in trips overall, some streets, like McIntosh Street, will see a reduction. The increase on Help Street will be slightly higher but will not significantly affect the intersection, as most additional traffic will use a low-delay left turn. The analysis, using a conservative approach, confirms that the existing road network can handle the increase without needing external improvements</p> <p><b><i>Construction impacts, including traffic</i></b></p>

Stakeholder	How this group was consulted	Feedback	Project response
			<p>Construction impacts will be managed by the Construction Noise and Vibration Management Plan (CNVMP) prepared by Renzo &amp; Tonin Associates and the Construction Traffic Management Plan (CTMP) prepared by PDC Consultants.</p> <p>These plans provide a series of mitigation measures that will be input at the construction stage, to minimise impact on the surrounding residents.</p> <p><b>Overshadowing</b> The design competition winning proposal has been designed with due consideration of neighbouring developments and the need to retain reasonable levels of solar access.</p> <p>The Urban Design Report provided as part of the SSDA lodgement package discusses how the building envelope has been carved to protect solar access to neighbouring apartment units.</p> <p>The Urban Design Report also includes impact assessment diagrams with respect to solar access and overshadowing. This included a solar analysis and sun eye view diagrams to demonstrate that the proposed building form retains the required solar access to surrounding buildings consistent with the ADG. This has been supplemented with further ladybug study drawings.</p> <p>Further, EMBECE have employed a tapered approach to the two upper penthouse levels of the tower to maintain the minimised impact on the Victoria Avenue area. Without this tapering, the proposed uplift would have a greater impact on the Victoria Avenue area, than that approved under the DA. However, this tapering ensures minimal additional impact than that approved under the DA.</p>

Stakeholder	How this group was consulted	Feedback	Project response
			<p>The studies demonstrate that adequate solar access is still retained to neighbouring residences to satisfy ADG requirements for solar access to apartments.</p> <p><b><i>Bulk and scale, including view impacts</i></b>  We note some submissions also raise concerns with loss of district views from the 1 Cambridge Lane apartments.</p> <p>The site is within a dense urban environment and went through a site-specific planning proposal with site-specific DCP. The tower is set well within the LEP/DCP envelope, and as demonstrated in the Urban Design Report, went through a rigorous assessment of the surrounding context which has shaped the design of the building to retain reasonable solar access to 1 Cambridge Lane and 2A Help Street to the south.</p>

## 5 Future community and stakeholder engagement

The Proponent welcomes feedback on the proposal. The Proponent will continue to keep stakeholders, and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its potential impacts, and the approval process.
- Enabling the community to seek clarification about the project through the communication channels.

# Appendix A – Copy of Project Information Sheet

# Project Information Sheet

## 3-5 Help Street, Chatswood

### Project Information Sheet – October 2024

Loftex Chatswood Pty Limited (Loftex) is proposing to develop a mixed-use building referred at *3-5 Help Street, Chatswood*. As a State Significant Development (SSD), the project will require an Environmental Impact Statement (EIS), and as part of this process, our team will be conducting thorough studies to assess its impact.

We are committed to keeping the community informed every step of the way and warmly invite you to participate in the EIS process. Our engagement efforts are focused on ensuring that everyone who might be impacted by, or interested in, the project has a voice. Your feedback and insights are incredibly important to us, as we believe they will help shape the project to best meet the needs of the local community.

### Location

The site is located at 3-5 Help Street, Chatswood in the Willoughby Local Government Area (LGA). The site has a primary frontage to Help Street to the south, and two secondary frontages to McIntosh Street to the north and Cambridge Lane to the west. The site is located approximately 200 m north of Chatswood transport interchange and 8.5 km north of Sydney OBD. The site benefits from access to the core of the Chatswood CBD by walking south on Orchard Road.

### About Loftex

Loftex brings together a group of highly experienced industry professionals sharing a passion for designing and creating properties of innovation, quality and enduring appeal. From multi-award-winning luxury residential apartments to institutional-grade commercial and industrial properties, every development we craft upholds our exemplary standards of design and construction. Fashioning carefully curated spaces, Loftex delivers high-end residential properties across Sydney that are people-centric and highly livable. Drawing on the considerable expertise of our in-house design team, we create the most inviting, engaging, visually appealing atmosphere for our purchasers.



### Planning and Assessment



*Indicative – subject to change*



## About the Project

The proposed development involves the construction of a new mixed-use building, with the following features:

- A multi-storey basement carpark;
- A ground plane podium with commercial premises and residential lobby access;
- A residential tower with 32 levels of residential apartments, including an affordable housing component; and
- Associated landscaping and public domain works.

## Technical Studies

Studies and reports that will be part of the EIS aim to identify opportunities and challenges that could potentially be experienced by the community surrounding the project during the construction and operation of the project. Studies to be undertaken as part of the EIS include:

- Visual Impact Assessment
- Transport and Accessibility Impact Assessment
- Construction Traffic Management Plan and Green Travel Plan
- Landscape Plan
- Ecologically Sustainable Development Report
- Noise and Vibration Impact Assessment
- Geotechnical Assessment
- Surface and Groundwater Impact Assessment
- Salinity Management Plan
- Water Management Plan
- Flood Risk Assessment
- Preliminary Site Investigation (Contamination)
- Waste Management Plan
- Aboriginal Cultural Heritage Assessment Report
- Social Impact Assessment
- Infrastructure Delivery, Management and Staging Plan
- Engagement Report
- Building Code of Australia and Accessibility Compliance Reports

### Invitation to Participate in the Social Impact Assessment



Loftex has contracted Mecone to undertake an independent Social Impact Assessment (SIA) for the Project's Environmental Impact Statement. Local community members are invited to participate in the SIA. If you'd like to share your views, please complete the online survey available via the QR code or link until 15 November 2024.

<https://www.surveymonkey.com/r/NYVSBFB>

*Indicative – subject to change*

