



## State Significant Development

Date Submitted: 14/05/2025

**Project Name:** Mixed use with infill affordable housing - Help Street, Chatswood  
**Case ID:** SSD-76555711

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Nicholas
Last name	Brien
Role/Position	Senior Development Manager
Phone	0428901106
Email	nbrien@loftexproperty.com
Address	Level 18, 141 Walker Street North Sydney , New South Wales, 2060 , AUS

#### Company Info

Are you applying as a company/business?  
Yes

Company Name	LOFTEX CHATSWOOD PTY LIMITED
ABN	34628611343

#### Primary Contact Info

Are you the primary contact?  
Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	Nicholas	Brien
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0428901106	nbrien@loftexproperty.com	Senior Development Manager

#### Address

Level 18, 141 Walker Street  
North Sydney,  
New South Wales  
2060  
AUS

### Political Donations

Do you need to disclose a political donation?  
No

### Development Details

#### Project Info

Project Name	Mixed use with infill affordable housing - Help Street, Chatswood
Industry	Residential & Commercial
Development Type	Residential & Commercial ( Mixed use)
Estimated Development Cost (excl GST)	AUD102,055,307.00
Indicative Operation Jobs	15
Indicative Construction Jobs	274
Number of Occupants	300
Number of Dwellings	160
Gross Floor Area (GFA) sqm	17,583
Net Lettable Area (NLA) sqm	17,583

#### Description of the Development/Infrastructure

Proposed mixed use shop top housing development comprising the following key components:

- Construction of a five-level basement that includes a total of 165 car parking spaces
- A three storey podium with commercial premises and residential lobby access;
- A residential tower with a residential communal level and 32 levels of residential apartments above, including an affordable housing component; and
- Associated landscaping and public domain works.

## Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	3-5 Help Street, Chatswood
Site Address (Street number and name)	3-5 Help Street, Chatswood
Site Co-ordinates - Latitude	-33.795440
Site Co-ordinates - Longitude	151.183

### 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

- 3 Help Street – SP 134
- 5 Help Street – SP 52320

### Site Area

What is the total site area for your development?

Site Area sqm

2,290

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

### Attachments

File Name Appendix AU - Owners 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

The proposed development is classified as State Significant Development (SSD) pursuant to Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) which provides that development for the purpose of in-fill affordable housing (partly or fully) with an estimated development cost (ESD) of more than \$75 million is SSD.

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

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### Exemption from Sustainable Buildings SEPP

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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

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### General Sustainability provisions

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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?

No

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

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 proposal has been design to be capable of providing a high-quality 4-star development, that responds to initiatives such as:

- A minimum 28kW (peak) solar system,
- A minimum 5,000 litre capacity rainwater harvesting system,
- A high efficiency air cooled VRF air conditioning system,
- All electric development with the exception of gas cooktops,
- High star ratings for fixtures fittings and appliances with regards to both energy and water

### 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	Joe
Last Name	Bergin
Professional Qualification	NABERS assessor
Registration details	Associate Director; BSc(Hons) ConsEcon&Mgmt, MRICS
Business Name	NEWTON FISHER GROUP (NC) PTY LTD
Australian Business Number (ABN)	58655226047

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

The design of the development integrates the EP&A Regulation ESD principles. The following initiatives are proposed:

- A minimum 28kW (peak) solar system
- A minimum 5,000 litre capacity rainwater harvesting system
- A high efficiency air cooled VRF air conditioning system
- All electric development with the exception of gas cooktops
- High star ratings for fixtures fittings and appliances with regards to both energy and water
- High level of indoor environment quality via daylight, well designed artificial lighting, natural ventilation and low impact materials
- Utilisation of construction materials to lower environmental impact of the development in comparison to business-as-usual
- A building management system (BMS) with capability of monitoring and controlling systems (such as lighting and ventilation) via timers, motion detection and daylight sensing.

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?

Yes

Provide details

Elephant's Foot have prepared a Demolition and Construction Waste Management Plan (DCWMP) at Appendix AI. It seeks to ensure materials are recycled onsite or at a licenced facility off site, wherever possible. All other waste would be transported and disposed of offsite by a licensed contractor to a licensed landfill facility

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)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

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](#)?\*

Yes

Does the application include a BASIX certificate or BASIX certificates for the development, issued no earlier than 3 months before the date on which the application is made?\*

Yes

Do the architectural drawings included with the application contain such other matters (details of all commitments listed in the BASIX Certificate(s) and associated NatHERS Certificate (s)) as any BASIX certificate for the development requires?\*

Yes

Does the application include such other documents (e.g. NatHERS Certificate) as any BASIX certificate for the development requires to accompany the application?\*

Yes

Does the application involve the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling?\*

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](#)?\*

No

## 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](#)?\*

No

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
136996	PIA	Tom Cook

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 X - Embodied Emissions Materials Form
File Name	Appendix F - Architectural Plans
File Name	Appendix AW - DA Stamped Plans
File Name	Appendix G - Architectural Design Report + DVS
File Name	Appendix H - Photomontage
File Name	Appendix P - Visual Impact Assessment
File Name	Appendix L - Landscape Plan
File Name	Appendix M - Environmental Wind Assessment
File Name	Final EIS - 3-5 Help Street, Chatswood
File Name	Appendix O - Accessibility Report
File Name	Appendix T - Transport Impact Assessment
File Name	Appendix V - Preliminary CTMP
File Name	Appendix AG - Preliminary Site Investigation
File Name	Appendix U - Green Travel Plan
File Name	Appendix AE - Water Management Plan
File Name	Appendix AC - Civil Drawings
File Name	Appendix AQ - CPTED Report
File Name	Appendix AL - Statement of Heritage Impact
File Name	Appendix AJ - HAZMAT Survey
File Name	Appendix AA - Geotechnical Interpretation Report
File Name	Appendix Z - Noise and Vibration Impact Assessment
File Name	Appendix AB-Groundwater Impact Technical Memorandum
File Name	Appendix AN - IDMSP
File Name	Appendix AM - Social Impact Assessment
File Name	Appendix Q - Arboricultural Impact Assessment
File Name	Appendix AK - ACHAR
File Name	Appendix I - BDES + Design Integrity Report
File Name	Appendix R - BDAR Waiver Request
File Name	Appendix K - Survey Plan
File Name	Appendix AH - Operational Waste Management Plan
File Name	Appendix AP - Engagement Report
File Name	Appendix AF - Flood Risk Assessment
File Name	Appendix AS - Monetary Contribution Assessment
File Name	Appendix C - Statutory Compliance Table
File Name	Appendix B - Detailed Maps and Plans
File Name	Appendix N - BCA Compliance Report
File Name	Appendix AO - Clause 4.6 Variation Request
File Name	Appendix AI - Construction & Demolition WMP
File Name	Appendix AV - DA Notice of Determination
File Name	Appendix J - Design Competition Exemption Waiver
File Name	Appendix AD - Adaptable Housing Report
File Name	Appendix S - BDAR Waiver
File Name	Appendix Y - BASIX Certificate
File Name	Appendix E - Mitigation Measures Table
File Name	Appendix D - Community Engagement Table
File Name	Appendix AT - EDC Report
File Name	Appendix AR - CHP Letter of Support
File Name	Appendix A - SEARS Compliance Table