

Engagement Summary Table

SSD-85024458 | 61A-65 Albert Avenue, Chatswood

The following table provides a summary of engagement undertaken during the preparation of SSD-85024458, as outlined in **Section 7** of the EIRS. This document should be read in conjunction with the Engagement Report prepared by WSP and submitted at **Appendix J**.

Stakeholder	How this group was consulted	Feedback received	Project response
NSW Department of Planning, Housing and Infrastructure HDA Assessments Government Architect NSW (GANSW)	Urban planners from Urbis have been in ongoing consultation with the NSW Department of Planning, Housing and Infrastructure (DPHI) throughout preparation of the proposal, including: - Initial briefing on 26 March 2025. - Planning Focus Meeting (PFM) on 16 June 2025. - DPHI workshops on the 7th and 30th of July 2025. - Email and phone correspondence with Government Architect NSW (GANSW) representatives during preparation of the Alternative Design Excellence Strategy.	Following the PFM, the project team engagement with the DPHI and the GANSW through a series of workshops to determine the most appropriate built form outcome for the site. At the initial meeting, the DPHI and GANSW acknowledged the methodology and approach undertaken by SOM to produce a balanced outlook, the DPHI and GANSW expressed their concern regarding the overshadowing to Chatswood Oval. The DPHI stated that an alternative envelope should be explored that places high emphases on solar protection compared to protection of private vies. The DPHI agreed that the site is highly constrained by the neighbouring properties and any alternative form would require concessions to the ADG amenity criteria and site setbacks.	The project team have actively engaged with the DPHI assessment team throughout the preparation of the application and have positively taken on board the feedback and direction to-date. The SSDA application and the resolved building envelope and architectural outcome has been prepared in direct response to the feedback and considerations raised.

- The DPHI and GANSW were also invited observers to the Alternative DEC process, and supported in briefing the Panel.

At the second PWG, the DPHI confirmed that the direction of the currently proposed built form was supportable.

The DPHI confirmed that some flexibility can be applied to the sun access control, including filling in the gaps between existing shadow and the northern edge of the Oval.

The DPHI and GANSW confirmed support to progress the envelope through the Alternative Design Excellence Process.

Willoughby City Council
Planning team

Willoughby City Council (Council) planning officers have been engaged throughout preparation of the proposal, including:

- Attendance at the Planning Focus Meeting (PFM) on 16 June 2025.
- Preparation of a submission for inclusion in the SEARs.
- Meeting to discuss affordable housing between the applicant's engagement consultant, WSP, and Council officers on 24 November 2025.
- 4 December 2025 meeting between the applicant's traffic

Council provided feedback on the design of the development through a number of forums, including the PFM and during the Alternative DEC at which Council urban designer noted that they understood the challenges of the site and noted that any meaningful development would likely result in overshadowing of Chatswood Oval.

Additional meetings were held with technical members at Council including:

- Council Affordable Housing Specialist – 24 November 2025. The following was raised:
 - At the 25 August 2025 council meeting it was acknowledged that Council has a role to play in partnering with State and Federal

Following the meeting with Councils AH specialist, Urbis contacted Council and followed up on 10/12/25 with the submission of documentation to outlining the proposed location, quantum, mix and design of the AH apartments. At the time of lodgement, no response was received.

Whilst Council requested full traffic modelling of the precinct, this is at odds with the requirements from TfNSW and what is ordinarily required for a development that results in an overall reduction in

consultant, Stantec, and Council's transport team to discuss traffic impacts.

- Attendance at the Alternative DEC DRP sessions on 15 October and 2 December 2025, as outlined below.

Govt to address the nation's housing supply and affordability crisis.

- Council's preference is that units are transferred to their ownership to be managed by Council.
- Council is seeing demand increase for two and three bed units as more families require affordable housing.
- Affordable housing should have same entrance and same level of access to facilities as market dwellings.
- Opportunities to develop facilities that encourage community connection are well supported (e.g. provision of co-working spaces) as are expansion of public realm.
- Opportunities for Council to collaborate in the design process of affordable housing are encouraged.
- Councils traffic and transport team – 4 December 2025. The following was raised:
 - Clarification around why SIDRA modelling was not being undertaken due to the location of the site and the development activity occurring within the LGA.

traffic generation compared to the existing base scenario.

The TIA has responded to Councils concerns including those of TfNSW.

It is not the onus of the developer to undertake precinct wide traffic modelling when the impacts are the same or reduced compared to the current scenario.

- Whether the design has considered a potential one-way entry / exist between Victor Street and Orchard Road
- Whether Mandarin Centre will include paid parking given the free parking attracts a lot of visitors.

Transport for New South Wales (TfNSW)	The applicant's traffic consultant, Stantec, emailed TfNSW on 11 November 2025 to discuss the project. A response was received on 28 November 2025.	TfNSW's email on 28 November 2025 included the following feedback: ▪ Detailed Sidra modelling of existing and +10 years background traffic growth scenarios is not required. ▪ If the pedestrian bridge between the public car park and Mandarin Centre is to be removed, assess pedestrian volumes on a busy weekday and weekend, and review crash data at Albert Avenue / Victor Street. ▪ If the pedestrian bridge is removed, pedestrian modelling may be required to understand the impacts.	Stantec considered TfNSW's feedback in preparing the Transport Impact Assessment. It was later clarified with TfNSW that there is no intent to remove the bridge. The project team will remain available to meet and discuss the proposal with TfNSW as the application progresses.
Sydney Water	The applicant's hydrologist, Stantec, lodged an application on 7 November 2025. No response has been received.	No feedback has been provided by Sydney Water.	The project team will remain available to meet and discuss the proposal with Sydney Water as the application progresses.

Ausgrid	The applicant's building services engineers, Universal Consulting Engineers (UCE), lodged an application with Ausgrid (reference number AN-31261).	Ausgrid requested further information regarding, maximum demand, which was then satisfied by UCE. On 27 November 2025, Ausgrid confirmed via email correspondence that the design offer has been accepted for a standard connection to be made.	The project team will remain available to meet and discuss the proposal with Ausgrid as the application progresses.
Design Review Panel Nicole Leuning – GANSW representative Mark Raggatt – Willoughby City Council representative Robert (Bob) Nation – Applicant representative	As part of the Alternative Design Competition Process, the application was presented to the Design Review Panel (DRP) twice: 15 October 2025 2 December 2025	At the first session, the panel commended the design given the significant site constraints, but noted several areas for further design development as follows: - Increase the northern setback to the Sebel building. - Explore improvements to internal spatial planning, amenity and movement. - Refine the façade system design. - Refine the operational aspects of landscaping. At the second session, the panel commended the developed design and incorporation of feedback, confirming that the proposed development achieved design excellence. The panel noted clear support for the following elements of the proposal: - Building articulation and façade. - Building separation. - Public domain and pedestrian bridge. - Internal spatial planning.	The design team presented various materials and packs at the two DRP sessions. Following the DRP process, the panel provided written confirmation that the design could progress to EIRS stage, demonstrating that the matters raised in the DRP sessions have been satisfied.

The community Local residents and project neighbours Local businesses Broader community and residents of the Chatswood suburb	Community consultation occurred during the planning phase and was undertaken as follows: ▪ Project website providing information and contact details. ▪ Community survey to gather feedback on the proposal. ▪ Project newsletter distributed to letterboxes of 1,235 local residents and businesses. ▪ Project notification emails to key stakeholders and neighbouring strata committees. ▪ Community drop-in session to discuss the proposal with the project team.	▪ Sustainability. Key themes of interest or potential impact were established as follows: ▪ Traffic, parking and pedestrian connections. ▪ Overshadowing, privacy and amenity impacts. ▪ Retail, food and local character. ▪ Bulk, scale and height. ▪ Demand on local infrastructure and services. ▪ Construction impacts.	The project team will continue to keep stakeholders and the broader community informed throughout the exhibition and determination phases via established two-way communication channels. The project website will remain live for the duration of the planning process and includes a contact form linked to a monitored email address to enable ongoing feedback and enquiries.
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Elected officials

Federal MPs for
Bennelong and Bradfield
State MP for Willoughby
Willoughby City Council
Mayor
Willoughby City Council
West Ward Councillors

Project notification emails were sent to key stakeholders, including elected officials. The notification included a newsletter and invitation to join the upcoming community drop-in session. No responses were received.

The project team will remain available to meet and discuss the proposal with stakeholders as the application progresses.