

Environmental Impact Statement

Residential Flat Building with Affordable Housing

51-55 Archer Street, Chatswood



23 June 2026

250226

planning&co

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

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APPENDICES

Appendix	Document	Author
A	SEARs Compliance Table	Planning&Co
B	Architectural Plans	PTW
C	Alternative Design Excellence Strategy	Planning&Co
D	Design Advice Letter 1	Design Review Panel
E	Design Advice Letter 2	Design Review Panel
F	Traffic and Parking Assessment Report	Varga
G	Landscape Report	Ground INK
H	Ecologically Sustainable Development Report	Stantec
I	Overland Flood Flow Assessment	Stantec
J	Design Report	PTW
K	Community Housing Provider Letter	Bridge Housing
L	Arboricultural Impact Assessment Report	Martin Peacock
M	Estimated Development Cost Report	MBM
N	Statutory Compliance Table	Planning&Co
O	BDAR Waiver and Request	SLR
P	Preliminary Site Investigation	EI
Q	Economic Impact Assessment	Colliers
R	Groundwater Seepage Analysis	EI
S	Connecting With Country	JMP
T	Heritage Impact Statement	NBRS
U	Engagement Report	Notting Hill Advisory
V	BASIX Certificate	Stantec
W	Environmental Wind Tunnel Study	SLR
X	Visual Impact Assessment	Veew Studio
Y	Visual and View Impact Analysis	Planning&Co
Z	Construction Traffic Management Plan	Varga
AA	Noise and Vibration Impact Assessment	Stantec
AB	Integrated Water Management Plan	EI
AC	Civil Drawings	EI
AD	Geotechnical Investigation Report	EI
AE	Mitigation Measures Table	Planning&Co
AF	Aboriginal Heritage Impact Assessment Report	Artefact
AG	Construction and Demolition Waste Management Plan	Elephants foot
AH	Operational Waste Management Plan	Elephants foot
AI	Infrastructure Report	Meinhardt
AJ	Before You Dig Check	Government agencies
AK	Social Impact Assessment	Notting Hill Advisory
AL	Survey Plan	Stuart De Nett Land Surveyors

Appendix	Document	Author
AM	Green Travel Plan	Varga
AN	Preliminary Historical Archaeological Assessment	Artefact
AO	Aviation Safeguarding Assessment	AvLaw
AP	Title Searches	InfoTrack
AQ	Hazards and Risks Letter	Meinhardt

REAP DECLARATION

REAP Declaration Project Details		
Project Name	51-55 Archer Street, Chatswood	
Application	SSD-94409457	
Address	51-55 Archer Street, Chatswood	
Applicant Details		
Applicant Name	AB Chatswood Pty Ltd	
Applicant Address	Level 37, Australia Square, 264 George Street, Sydney NSW 2000	
Prepared by		
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Qualifications	Bachelor of City Planning (Hons)	Bachelor of City Planning (Hons)
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Registration Number	4190	
Organisation Registered With	Planning Institute of Australia	
The undersigned declared that this EIS: • the statement has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021, and • contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which this EIS relates, and • does not contain any information that is false or misleading, and • contains the required information under the Registered Environmental Assessment Practitioner Guidelines. • addresses the Planning Secretary’s environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments; • has been prepared having regard to the Department’s State Significant Development Guidelines - Preparing an Environmental Impact Statement; • contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development; • contains a consolidated description of the project in a single chapter of the EIS; • contains an accurate summary of the findings of any community engagement; and • contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.		
Signature		
Date	23 June 2026	

EXECUTIVE SUMMARY

Introduction

This Environmental Impact Statement (**EIS**) and Rezoning Statement has been prepared by Planning & Co on behalf of AB Chatswood Pty Ltd (the **Applicant**) in support of a State Significant Development Application (**SSDA**) and a Concurrent Rezoning Proposal. This SSDA is submitted to the NSW Department of Planning, Housing and Infrastructure (**DPHI**) for a residential flat building including affordable housing at 51-55 Archer Street, Chatswood (the **Site**).

This SSDA seeks to provide market and affordable housing within the Chatswood CBD in the Willoughby local government area (**LGA**) following the site's inclusion in the Housing Delivery Authority (**HDA**) program. On 15 July 2025, the HDA recommended that the proposal be declared as State Significant Development. The project was subsequently declared State Significant Development (SSD) by the Minister for Planning and Public Spaces, under the *State Significant Development Declaration Order 2025 (No. 11)* dated 23 July 2025.

A Design Competition was undertaken for the site between 28 October 2024 and 11 July 2025 in accordance with Clause 6.23(6)(b) of WLEP 2012. The Jury unanimously agreed that PTW and Aspect Studios scheme was the preferred scheme and most capable of achieving design excellence. Whilst this scheme is no longer being pursued, PTW has been retained for the subject scheme prepared in accordance with the HDA expression of interest.

Secretary's Environmental Assessment Requirements (**SEARs**) were formally issued by DPHI on 20 October 2025.

This EIS has been prepared in accordance with the requirements of Part 4 and Part 3 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*, Section 175 of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and the SEARs received for the preparation of this EIS.

This EIS should be read in conjunction with the supporting technical documentation and plans attached as appendices. **Appendix A** provides a SEARs compliance table that indicates where the SEARs have been addressed in this EIS and the technical documents and plans.

Project Description

The proposal seeks development approval for:

- Site preparation including demolition, excavation and tree removal;
- Construction of a single 45-storey residential flat building including:
 - 114 dwellings including 51 affordable housing dwellings
 - Shared amenities and communal open space on ground level including a swimming pool;
 - Car parking and servicing within the basement;
 - Vehicular and loading access from Archer Street;
- Site landscaping and improvements to the existing public domain;
- Utility and services augmentation as required; and
- Amalgamation of existing allotments to create one consolidated lot.

Further details of the proposed development are provided in **Section 4.0**.

Concurrent Rezoning Proposal

The proposal includes a concurrent Rezoning Proposal to amend the *Willoughby Local Environmental Plan 2012 (WLEP 2012)* as follows:

- Add 'residential flat building' as an additional permitted use for the site;
- Increase the maximum height of building to RL 242.6m AHD;

- Increase the maximum floor space ratio (**FSR**) to 8.45:1;
- Remove the requirement for an active street frontage under Clause 6.7 for the site; and
- Remove the minimum non-residential floor space requirement under and Schedule 1 Clause 27 for the site.

Further details of the concurrent Rezoning Proposal are provided in **Section 4.2**.

Strategic Context

The proposal will facilitate the redevelopment of underutilised land to enable the development of a residential flat building comprising both market and affordable housing, which will contribute to increased housing supply, including affordable housing for key workers to address the housing affordability crisis in NSW. This is consistent with the objectives and initiatives of the Federal, State and Local government, including:

- National Housing Accord 2022;
- NSW Housing Strategy: Housing 2041;
- Greater Sydney Region Plan – A Metropolis of Three Cities;
- Draft Sydney Plan;
- North District Plan;
- NSW Future Transport Strategy;
- GANSW Better Placed;
- Willoughby Local Strategic Planning Statement;
- Willoughby Housing Strategy 2036;
- Chatswood CBD – Planning and Urban Design Strategy 2036, and;
- Chatswood CBD Discussion Paper and Council Report dated 16 December 2024.

Importantly, the proposal was declared SSD by the Minister for Planning and Public Spaces on 23 July 2025 following a recommendation by the HDA. The proposal will provide substantial housing which will contribute to Willoughby's 5-year housing target of 3,400 as well as 377,000 new homes in NSW by July 2029. By increasing the supply of diverse and affordable housing in a key location it will boost urban growth, while addressing the need for well-located and affordable housing for key workers.

Statutory Context

The proposal is SSD and is assessed under Part 4, Division 4.7 of the EP&A Act and is subject to assessment in accordance with the SEARs issued on 20 October 2025 under Section 4.12(8) of the EP&A Act.

A concurrent Rezoning Proposal request is made under Part 3 Division 3.4 of the EP&A Act in accordance with the *Local Environmental Plan Making Guideline (LEP Making Guideline)* published by DPHI.

It seeks amendments to WLEP 2012, specifically to the height of buildings, FSR and additional permitted uses provisions.

The EIS and Rezoning Proposal also demonstrate consistency with the relevant State Environmental Planning Policies (**SEPPs**), including the Housing SEPP, Sustainable Buildings SEPP and Transport and Infrastructure SEPP.

Engagement

This EIS and concurrent Rezoning Proposal are supported by an Engagement Outcomes Report prepared by Notting Hill Advisory (**Appendix U**). Consideration was given to the SEARs prior to undertaking consultation, including the DPHI *Undertaking Engagement Guidelines for State Significant Projects* (March 2026). The following stakeholders were identified for consultation:

- DPHI;
- Willoughby City Council;
- NSW Government agencies; and
- The broader community.

Several consultation methods were used, including:

- Public Sentiment Research;
- Email Feedback Mechanism;
- Community Information Flyer;
- Virtual Information Webinar; and
- Detailed project presentation.

Alternative Design Excellence Strategy

Clause 6.23 of the Willoughby LEP requires the consideration of Design Excellence. A Design Competition was held for the site between 28 October 2024 and 11 July 2025 in accordance with Clause 6.23(6)(b) of WLEP 2012 under the previous SEARs for SSD-75116211 (now withdrawn).

The Project has undertaken the Alternative Design Excellence Pathway with an Alternative Design Excellence Strategy (ADES) (**Appendix C**) endorsed by GANSW on 20 November 2025.

Two design review sessions with the Applicant-nominated Design Review Panel (DRP) were held on 4 December 2025 and 10 February 2026.

The DRP confirmed the scheme is capable of achieving design excellence pursuant to Clause 6.23 of WLEP 2012 subject to the refinements recommended. The DRP Design Advice Letters are provided at **Appendix D** and **E**.

Environmental Impacts and Mitigation Measures

This EIS confirms that the environmental impacts of the proposed development are positive, reasonable in the circumstances or can be appropriately managed. The key findings and recommendations from the technical assessment is presented in **Section 8.0** and the mitigation measures are included in the Mitigation Measures Table at **Appendix AE**. The likely environmental, economic and social impacts are summarised below.

Table 1 Summary of environmental impacts

Consideration	Summary
Design quality	The proposal was subject to two design review panel sessions and has responded to the advice given by the panel to achieve design excellence. The proposed design has also incorporated designing with Country principles into the built form and landscape design. Further details are provided in Section 8.1 .
Built form and Urban Design	The built form and urban design of the proposal have been carefully developed to respond to the constraints of the site and future context of the Chatswood CBD. The tower form, consisting of a podium and tower, has been designed to activate the street plane while providing a slender built form response. As such, the bulk and scale of the proposal is reasonable given the future and emerging context of the Chatswood CBD.
Residential Amenity	The ADG Compliance Table within the Design Report (Appendix J) prepared by PTW confirms the proposal achieves ADG design objectives. Where variations to the numeric design criteria are proposed, it has been demonstrated that the ADG design objectives have been achieved. The affordable housing dwellings have been designed to provide amenity outcomes equitable to those of the market dwellings.
Overshadowing	The shadows studies prepared by PTW demonstrate that the shadow impacts are fast moving, within acceptable limits and are reasonable within the context of the broader benefits of the proposal.

Specifically, the shadows do not have an unreasonable impact on the South Chatswood Conservation Area.

Wind	The development has incorporated several design features and wind mitigation strategies. The Environmental Wind Tunnel Study (Appendix W) includes mitigation measures which are to be implemented to reduce the effects of wind.
View and Visual Impact	The Visual Impact Assessment (Appendix X) and View and Visual Impact Assessment (Appendix Y) confirm that the Proposal has acceptable visual impact and view loss both as a standalone development and in the context of anticipated developments within the Chatswood CBD of a similar scale to the proposal.
Traffic and Transport	The Traffic and Parking Assessment Report (Appendix F) and the Preliminary Construction Traffic Management Plan (Appendix Z) conclude that the impact of the proposal on the transport network will be acceptable during construction and operation.
Noise and Vibration	The Noise and Vibration Impact Assessment (Appendix AA) provides mitigation measures regarding construction, operational and traffic noise which when implemented will ensure the development complies with the relevant noise and vibration guidelines.
Heritage	The Aboriginal Heritage Impact Assessment Report (Appendix AF) concludes that the study area does not contain and is not likely to contain any Aboriginal objects. The Heritage Impact Statement (Appendix T) concludes that the proposal will have a reasonable impact on environmental heritage.
Other Environmental Impacts	The EIS considers the environmental impacts of the proposal with regard the following matters and concludes that the anticipated impacts are acceptable subject to the relevant mitigation measures. • Ground and Water Conditions • Water Management • Contamination and Remediation • Trees and Landscaping • Ecologically Sustainable Development • Biodiversity • Waste Management (demolition, construction and operation) • Social Impacts • Economic impacts • Flood Risk • Bushfire • Hazards and Risks

Justification

This EIS assesses the proposal having regard to relevant planning instruments and policies and outlines the mitigation measures to ensure that the development does not result in any unreasonable environmental impacts. Holistically, the proposal will provide a net positive outcome for the site, the surrounding area and Sydney more broadly, for the following reasons:

- It delivers a residential flat building comprising both market and affordable housing in response to the HDA's recommendations;
- It is consistent with the federal, state and local strategic planning framework, including:
 - *National Housing Accord 2022*;
 - *NSW Housing Strategy: Housing 2041*;
 - *Greater Sydney Region Plan – A Metropolis of Three Cities*;
 - *Draft Sydney Plan*;
 - *North District Plan*;
 - *NSW Future Transport Strategy*;

- *GANSW Better Placed;*
- *Willoughby Local Strategic Planning Statement;*
- *Willoughby Housing Strategy 2036;*
- *Chatswood CBD – Planning and Urban Design Strategy 2036, and;*
- *Chatswood CBD Discussion Paper and Council Report dated 16 December 2024.*
- It is consistent with the relevant statutory planning instruments namely the WLEP 2012, the relevant SEPPs and the Apartment Design Guide;
- It will facilitate the delivery of a residential development including new market and affordable housing;
- It directly responds to the housing target of 3,400 new dwellings set for the Willoughby LGA to be delivered by 2029 under the National Housing Accord;
- It will provide 10% affordable housing dedicated to Willoughby City Council pursuant to Clause 6.8 of the WLEP 2012 and 15% affordable housing to be managed by a registered Community Housing Provider (CHP) for 15 years, in line with the affordable housing target outlined in the North District Plan and Willoughby Housing Strategy 2036;
- It will provide a high-quality built form on Archer Street improving the existing public domain and providing high quality open space;
- The scale, massing and height have been carefully considered with regard to the context and are considered appropriate for the site and its existing topographical conditions. The proposal is appropriately scaled and designed to respond to the site's context. Demonstrating compatibility with the surrounding built environment, thereby contributing to a positive planning outcome that serves the public interest by promoting housing diversity; and
- Supporting technical reports which accompany this application confirm that the environmental impacts associated with the proposal are reasonable and can be appropriately managed through the recommended mitigation measures.

The proposal is in the public interest for the following reasons:

- The proposal delivers 51 affordable housing dwellings in an accessible location. The proposal will enable key workers and people in the very low to moderate income households to live closer to their place of work;
- Considerable effort has been made to ensure there is equitable residential amenity for affordable housing dwellings and market dwellings, creating a diversity of housing with good residential amenity;
- The proposal is consistent with the state and local strategic framework. Importantly, the proposal provides new homes consistent with the State Government commitment to deliver 377,000 new homes by 2029 to meet the housing target set by the Commonwealth; and
- Implementation of the mitigation measures will ensure any potential social and environmental impacts are appropriately managed.

Accordingly, the approval of this SSDA and making of the concurrent Rezoning Proposal, subject to appropriate conditions of consent, is recommended as the proposed development has considered all relevant matters, demonstrates significant planning merit and is suitable for the site.

1.0 INTRODUCTION

This Environmental Impact Statement (EIS) and concurrent Rezoning Proposal (the **Report**) has been prepared by Planning & Co on behalf of AB Chatswood Pty Ltd (the **Proponent**) in support of a SSDA (SSD-94409457) and concurrent Rezoning Proposal for a residential flat building with affordable housing at 51-55 Archer Street, Chatswood (the site).

The project was recommended by the HDA and declared as SSD under the *State Significant Development Declaration (No 11) Order 2025* on 23 July 2025.

This Report has been prepared in accordance with Part 8, Division 5 of the EP&A Regulation and *State significant Development Guidelines – Preparing an Environmental Impact Statement* (the **Guidelines**).

This Report has been prepared in accordance with the requirements of Part 4 of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**), Section 175 of the *Environmental Planning and Assessment Regulation 2021* (**EP&A Regulation**) and the Secretary’s Environmental Assessment Requirements (**SEARs**) and rezoning requirements received 20 October 2025 for the preparation of this Report (SSD-94409457).

This Report should be read in conjunction with supporting technical documentation and plans attached as appendices, accompanying this statement. **Appendix A** provides a SEARs and Rezoning Requirements Compliance Table that indicates where the SEARs have been addressed in this EIS and technical reports prepared.

1.1 Applicant Details

The applicant details for the proposed development are provided below.

Table 2: Applicant Details

Description	Applicant Details
Applicant name	AB Chatswood Pty Ltd
Postal Address	Level 37, Australia Square, 264 George Street, Sydney NSW 2000
ABN	96 628 384 001

1.2 Overview of Proposed Development and Rezoning

1.2.1 Project Description

The proposed development seeks approval for the construction of a residential flat building including affordable housing. Specifically, the SSDA seeks approval for:

- Site preparation including demolition, excavation and tree removal;
- Construction of a single 45-storey residential flat building including:
 - 114 dwellings including 51 affordable housing dwellings;
 - Shared amenities and communal open space on ground level including a swimming pool;
 - Car parking and servicing within the basement;
 - Vehicular and loading access from Archer Street;
- Site landscaping and improvements to the existing public domain;
- Utility and services augmentation as required; and
- Amalgamation of existing allotments to create one consolidated lot.

1.2.2 Proposed Amendments to WLEP 2012

To accommodate the proposed SSDA, a concurrent planning proposal seeks to:

- Add 'residential flat building' as an additional permitted use for the site;
- Increase the maximum height of building to RL 242.6m AHD;
- Increase the maximum FSR to 8.45:1;
- Remove the requirement for an active street frontage under Clause 6.7 for the site; and
- Remove the minimum non-residential floor space requirement under and Schedule 1 Clause 27 for the site.

Further details of the proposal are provided in the EIS and in accordance with the Architectural Plans as prepared by PTW (**Appendix B**).

1.3 Key Project Objectives

The proposal responds to the NSW Government's commitment to meeting housing targets under the National Housing Accord by providing new housing in well-located areas. Further, the project builds on the direction of the Chatswood CBD - Planning and Urban Design Strategy 2036, which recognises the need for residential development around the periphery of the Chatswood CBD.

The overarching objectives of the proposal are listed below, underpinned by the strategic framework of the site and the underlying Connecting with Country and Urban Design Principles:

- Build upon the design developed in the competition winning scheme to inform a high quality and residential amenity focused development;
- Deliver a transport-oriented development in a highly accessible location within walking distance of existing transport infrastructure, open space, shops and services, reinforcing the objectives of a '30-minute city';
- Deliver affordable housing in the Chatswood CBD contributing to greater housing diversity catering for key workers in a well-located area;
- Provide a design response that is consistent with the desired future character of the Chatswood CBD as outlined in the Chatswood CBD – Planning and Urban Design Strategy 2036;
- Provide high quality interface with the existing public domain; and
- Minimise environmental impacts on surrounding existing development, namely to the South Chatswood Conservation Area.

1.4 Project Background

1.4.1 Previous SEARs (SSD-75116211)

An industry-specific SEARs (SSD-75116211) was issued for the site on 27 August 2024 for mixed use development with in-fill affordable housing. The project intended to apply the in-fill affordable housing provisions under the Housing SEPP which allowed for height and FSR bonuses, subject to the provision of 15% affordable housing. The following maximum building height and FSR were applicable at the time:

- Maximum building height of 117m; and
- Maximum FSR of 6.5:1.

An Architectural Design Competition was undertaken based on the above provisions for a mixed-use development.

Given the project has been declared as SSD under the HDA pathway, these SEARs have been surrendered.

1.4.2 Design Competition

A Design Competition was undertaken for the site between 28 October 2024 and 11 July 2025 in accordance with Clause 6.23(6)(b) of WLEP 2012.

The Jury unanimously agreed that PTW and Aspect Studios was the preferred scheme and most capable of achieving design excellence (**Figure 1**).



Figure 1 Winning Scheme by PTW and Aspect Studios

Source: PTW

1.5 Housing Delivery Authority Process

Since 8 January 2025, applicants have been able to submit an EOI to the HDA, which provides a pathway for SSDAs that address criteria for major residential developments alongside a concurrent Rezoning Proposal. These include projects valued at over approximately \$60 million in Greater Sydney (on average 100 or more homes).

An expression of interest was submitted to the Housing Delivery Authority on 4 March 2025. The proposal (SSD-94409457) was considered at the HDA briefing on 15 July 2025, where the following was concluded by the HDA:

- **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
- **Noted** the reasons for the HDA recommendation:
 - The proposal adequately satisfies the objectives and criteria of the HDA EOI.
- **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.
- **Provided** the following advice to the Minister:
 - The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.”

- **Recommended** that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure to support residential uplift within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.
- **Recommended** the applicant be advised that the SEARs SSD 75116211, August 2024 will need to be surrendered.
- **Noted** there are no member conflict of interests.

The proposal was declared by the Minister for Planning and Public Spaces as an SSD on 23 July 2025 through the *State Significant Development Declaration Order (No 11) 2025*.

The DPHI issued industry specific SEARs and Concurrent Rezoning Proposal Requirements under SSD-94409457 on 20 October 2025.

1.6 Alternative Design Excellence process

The Project has undertaken the Alternative Design Excellence Pathway with an Alternative Design Excellence Strategy (**ADES**) (**Appendix C**) endorsed by GANSW on 20 November 2025.

Two design review sessions with the Applicant-nominated Design Review Panel (DRP) were held on 4 December 2025 and 10 February 2026.

The DRP confirmed the scheme is capable of achieving design excellence pursuant to Clause 6.23 of WLEP 2012 subject to refinements recommended by the DRP. The DRP Design Advice Letters are provided at **Appendix D** and **Appendix E**.

2.0 SITE OVERVIEW

2.1 Site Location and Context

The site is located at 51-55 Archer Street, Chatswood and is in the Willoughby Local Government Area (**LGA**). The site has an area of 1,767 sqm and comprises four lots with a primary frontage of approximately 46m to Archer Street. The site is located on the land of the Gamarragal people.

Located in the east of the Chatswood CBD, the site is approximately 800m walking distance from the Chatswood Transport Interchange. It is identified within the Willoughby Council Chatswood CBD study area.

The Chatswood CBD is located approximately 8km from the Sydney CBD and is identified as being a strategic centre within the Greater Sydney region. Chatswood is a strategic centre undergoing transformation to a mixed use with commercial development in the core and residential and mixed-use developments in the periphery of the CBD.

To the north east is a local heritage item listed under the WLEP as Item I52 'House (including original interiors)', which has been approved under SSD-72891212 for adaptive reuse to a food and drink premises.

To the east of the site is the South Chatswood Conservation Area across Bertram Street, a heritage area of local significance. Immediately surrounding the site are multiple development sites, refer to **Section 2.5**.

The site's location is shown in **Figure 2**.

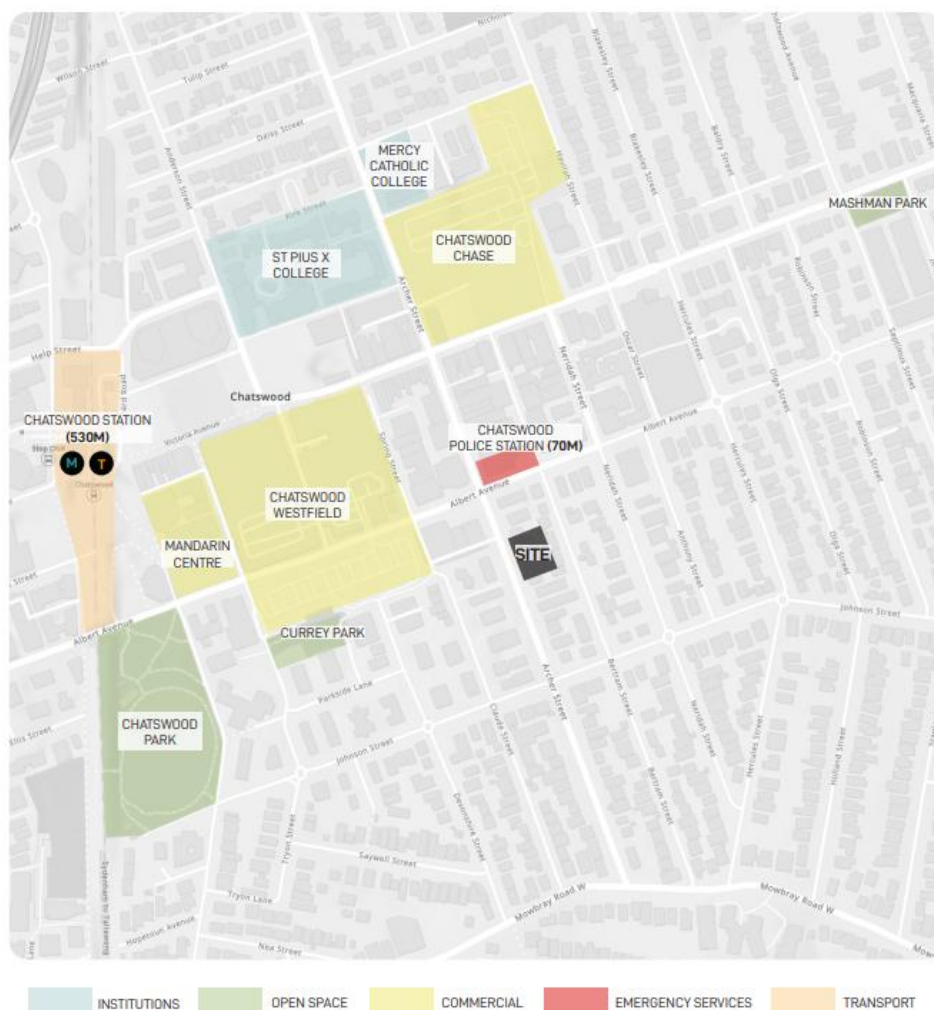


Figure 2 Site Location

Source: Ground Ink

2.2 Site Description

The site consists of four allotments and is mostly rectangular in shape (**Figure 3**). The legal description of each lot is identified in **Table 3** below. The total site area is 1,767 sqm.

Table 3 Legal Descriptions of Site

Address	Legal Description	Area (sqm)
51 Archer Street	Lot B DP346744	600.73
53 Archer Street	Lot Y DP410522	302.24
53A Archer Street	Lot X DP410522	311.74
55 Archer Street	Lot 1 DP231028	559.53



Figure 3 The Site
Source: Nearmap

2.3 Restrictions and Covenants

Land title searches for the existing lots have been reviewed and show the following easements and covenants.

LOT 1 IN DEPOSITED PLAN 231028

- DP231028 easement to drain water 0.91 metre(s) wide appurtenant to the land above described
- DP231028 easement to drain sewage 0.91 metre(s) wide affecting the part(s) shown so burdened in the title diagram
- AE397769 restriction(s) on the use of land
- AE397770 positive covenant
- DP1237772 easement to drain water 1.6 metre(s) wide and variable width appurtenant to the land above described

LOT X IN DEPOSITED PLAN 410522

- H150991 cross easements (s181 b Conveyancing Act, 1919) affecting the party wall(s) shown on the common boundary of lots X and Y in DP410522

LOT Y IN DEPOSITED PLAN 410522

- H150991 cross easements (s181 b Conveyancing Act, 1919) affecting the party wall(s) shown on the common boundary of lots X and Y in DP410522

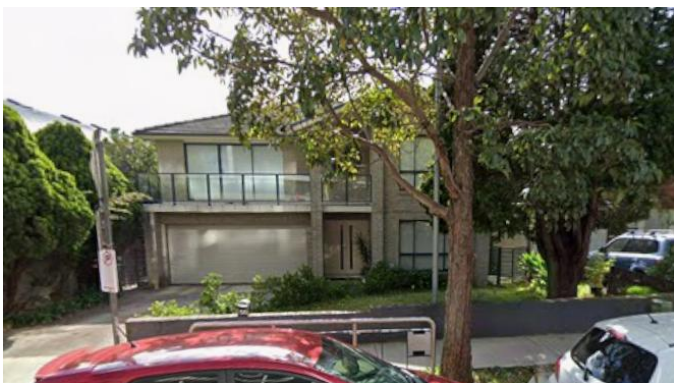
Title Searches of the allotments within the site are provided at **Appendix AP**.

2.4 Existing Development

The site currently contains three residential buildings, comprising a two-storey dwelling house at 55 Archer Street, two semi-detached dwelling at 53 and 53A Archer Street and a single-storey dwelling at 51 Archer Street. None of the buildings on the site are heritage listed nor is the site within a heritage conservation area. The existing development is shown in **Table 4**.

Table 4 Existing development on the site

Address	Description	Image
51 Archer Street	Single storey 3-bedroom dwelling house	
53 Archer Street	Semi-detached 2-bedroom dwelling house	
53A Archer Street	Semi-detached 3-bedroom dwelling house	

Address	Description	Image
55 Archer Street	Two storey 4-bedroom dwelling house	

2.5 Topography and Site Orientation

The site has a frontage of approximately 46m to Archer Street. The site has a slight slope generally from south-west to north-east. The highest point of the site is RL 89.78 at the south-western corner fronting Archer Street. The north-east corner of the site is the lowest point has a level of RL 87.44.

2.6 Flooding

The site is identified as being flood affected. The impact of flooding on the site is assessed in **Section 8.17**.

2.7 Heritage

The subject site is not listed as an item of local heritage significance, however, it is located in the vicinity of a number of items listed on Schedule 5 of the *Willoughby Local Environmental Plan 2012* (WLEP 2012), as well as the South Chatswood Heritage Conservation Area. The heritage listed items located in the vicinity of the subject site include:

- 34 Albert Avenue, Chatswood (House, including original interiors) – item no: I52
- 28 Albert Avenue, Chatswood (House, including original interiors) - item no: I51
- 34 Neridah Street, Chatswood (House, including original interiors) - item no: I103

It is to be noted that the heritage item at 34 Albert Avenue is included in the approved SSD (SSD-72891212), which will be adaptively reused as a food and drink premises.

2.8 Transport and Access

Being located in the Chatswood CBD, the site is highly accessible by public transport. Chatswood Transport Interchange is located approximately 625m walking distance from the subject site and provides high frequency metro, train and bus services to the Sydney CBD and other strategic centres.

In addition, the 267 bus route provides service to Chatswood CBD and other key centres including Crows Nest, this is the closest bus route to the subject site with stops located less than 150m away.

The 267 runs every half hour from 6:30am to 9:34pm Monday to Friday, once an hour from 7:42am to 9:47pm on Saturdays and once an hour from 8:42am 7:40pm on Sundays.

The site is in an ‘accessible area’ per the definition in Schedule 10 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).



Figure 4 Distance from site to nearest railway station

Source: SDT Explorer

The site is bound by and proximate to the following roads:

- Archer Street is a two-way street which runs from Mowbray Road in the south to Boundary Street in the north. It is a 7000 series unclassified regional road.
- Albert Avenue is the closest east-west connection to the site. It is a 4-lane two-way road which runs from the Pacific Highway in the west to Stanley Street in the east.
- The Pacific Highway is an arterial road that runs from the Warringah Freeway through to Sydney's northern suburbs with connections to Sydney CBD. Through Chatswood, the Pacific Highway runs in three lanes in both directions.

A comprehensive analysis of existing transport available to the site is detailed in the Traffic and Parking Assessment Report, prepared by Varga and attached as **Appendix F**.

The location of nearby public transport provisions is shown in **Figure 5**.



Figure 5 Public transport
Source: PTW

2.9 Surrounding Development

A number of development sites have been identified within immediate proximity to the proposed development. The location of these developments is shown in **Figure 6** and is summarised below.



Figure 6 Surrounding development

Source Metromap (edited)

- SSD-72891212 - 57-61 Archer Street & 34 Albert Avenue:** Located adjacently to the north of the site is an approved mixed use development. 34 Albert Avenue is identified as a heritage item of local significance, being I52 – “House (including original interiors)”. The approved development is for the construction of a 32-storey shop top housing development including in-fill affordable housing with an FSR of 6.5:1.
- SSD-73277714 - 37 Archer Street:** Located approximately 30 metres south of the subject site is the proposed state significant development at 37 Archer Street. The proposed development is for the construction of a 28-storey mixed-use building comprising residential and commercial uses with an FSR of 6.47:1.
- DA-2022/240 - 42 Archer Street:** Located on the opposite side of Archer Street to the south west of the subject site, is the Land and Environment Court approved development for the construction of a 26-storey building comprising community facilities from ground level to Level 3, residential communal open space at Level 3, 42 residential units above, and 6 levels of basement car park at 42 Archer Street with an FSR of 6:1.



Figure 7 57-61 Archer St & 34 Albert Ave
Source: Woods Bagot



Figure 8 37 Archer Street
Source: Fuse Architects



Figure 9 42 Archer Street
Source: Bates Smart

2.10 Future Character

Chatswood CBD is an area that has been identified by both State and local government as a strategic centre within Sydney, with residential growth targeted at the periphery of the CBD, where the subject site is located. As demonstrated by the approved and development under assessment, the area surrounding the subject site is undergoing a shift in character towards high density residential.

The Chatswood CBD is zoned MU1 Mixed Use and E2 Commercial Centre, both allowing for high density development that contributes to the desired future character of Chatswood.

Table 5 identifies sites that are subject to an SSDA or HDA EOI in the surrounding area.

The projected future character of Chatswood based on future developments is shown in **Figure 10**.

Table 5 SSDAs and Declared HDA SSDs in proximity to the site

Reference No. and Status	Address	Approx. Distance from Site	Description of SSDA / Summary of EOI Proposal
SSDAs			
SSD-74439970 - Approved	5-9 Gordon Avenue, Chatswood	750m	35-storey shop-top housing development incorporating in-fill affordable housing with an FSR of 7.8:1
SSD-77127711 - Approved	691-699 Pacific Highway, Chatswood	700m	34-storey mixed-use development with shop-top housing and in-fill affordable housing with an FSR of 7.8:1
SSD-73277714 – Assessment	37 Archer Street, Chatswood	50m	28-storey mixed-use development with infill affordable housing with an FSR of 6.47:1
SSD-76555711 - Approved	3-5 Help Street, Chatswood	550m	35-storey mixed-use development with an FSR of 7.68:1
SSD-85024458 – Mandarin Centre – Response to Submissions	65 Albert Avenue, Chatswood	400m	46-storey mixed-use development with an FSR of 13.72:1
SSD-75408008 – Approved	44-52 Anderson Street, Chatswood	675m	33-storey shop-top housing development with infill affordable housing with an FSR of 7.8:1
SSD-78520463 – Approved	54-56 Anderson Street, Chatswood	750m	32-storey mixed-used development with infill affordable housing with an FSR of 6.5:1
SSD-63324208 – Approved	410-416 Victoria Avenue, Chatswood	425m	46-storey build-to-rent development with ground and first floor retail premises with an FSR of 17.6:1
HDA SSD-87033962– Prepare EIS	815 Pacific Highway, Chatswood	775m	61-storey mixed-use building, comprising 506 apartments, including 100 affordable housing units, commercial and retail uses with an FSR of 34.22:1
SSD-124698491 - Prepare SEARs	613-627 Pacific Highway, Chatswood	900m	45-storey mixed-use development with 15% infill affordable housing with an FSR of 12.5:1
SSD-72891212 - Approved	57-61 Archer St & 34 Albert Ave, Chatswood	Adjacent	32-storey mixed use-development with infill affordable housing with an FSR of 6.5:1
SSD-74319707 - Approved	849, 853 and 859 Pacific Highway, and 2 and 8 Wilson Street	750m	36-storey mixed-use development with an FSR of 9.09:1
HDA - SSD- 93776214 – Prepare EIS	849, 853, And 859 Pacific Highway And 2 And 8 Wilson Street, Chatswood	750m	Mixed use development including 450 apartments within 2x46 storey buildings, ground floor commercial uses with an FSR of 8.46:1

Reference No. and Status	Address	Approx. Distance from Site	Description of SSDA / Summary of EOI Proposal
SSD-59805958 - Approved	763-769 Pacific Highway, Chatswood	700m	Construction of 198 BTR units within a 27-storey shop-top housing development with an FSR of 11.44:1
SSD-74670720 - Approved	38-42 Anderson, 3 McIntosh and 2 Day Streets, Chatswood	600m	23-33 storey towers including mixed-use development with infill affordable housing with an FSR of 7.8:1
HDA - SSD-96078708 - Prepare EIS -	754 Pacific Highway, Chatswood	830m	23-storey mixed-use development including seniors living for 147 independent living units with an FSR of 9:1
HDA - SSD-96776964 – Prepare EIS	845 Pacific Highway, Chatswood	750m	Construction of 56-storey shop top housing development containing approximately 500 dwellings (inc. 15% affordable housing)
SSD-105000463- Prepare EIS	629-639 Pacific Highway, Chatswood	840m	35-storey mixed-use development with 5-storey basement carpark, podium -retail, commercial and 33 levels of 83 residential apartments above including 16 in-fill affordable housing apartments with an FSR of 7.79:1
SSD-93766223- Prepare EIS	10 Gordon Avenue & 9-19 Nelson Street, Chatswood	800m	34-storey shop-top housing development comprising a 2-storey non-residential podium and 2x32 storey residential towers with a total of 403 apartments (including 100 affordable housing apartments) with an FSR of 7.8:1
HDA - SSD-108602987 – Prepare EIS	12-14 Malvern Avenue, 5-7 Havilah Street and 345 Victoria Avenue, Chatswood	450m	Construction of two residential flat buildings comprising approximately 500 apartments with 10% affordable housing for 15 years with an FSR of 14-19:1
HDA - SSD-104279961 – Prepare EIS	1a-29 Bowen Street & 12-18 Moriarty Road, Chatswood	1km	Construction of a residential flat building (102 dwellings) including road realignment, basement carparking, communal open space, landscaping and 4% affordable housing with an FSR of 2.49:1
SSD-100006957 - Response to Submissions	339 Mowbray Road, Chatswood (Chatswood Dive Site)	900m	Construction of a 24 storey mixed-use building (commercial and residential) comprising 180 Build-to-Rent units, a mixed-use podium, residential tower and associated services with an FSR of 5.81:1
SSD-100360960 - Prepare EIS	Chatswood Dive Site	900m	Concept proposal of 4 mixed use buildings (commercial and residential) with a maximum height of 180 m, public open space and social infrastructure with an FSR of 9:1. Stage 1 works including lot amalgamation, restoration of Mowbray House, civil and public domain works.
HDA - SSD-100006957 - Prepare EIS	701-745 Pacific Highway, Chatswood	690m	44-storey mixed-use development comprising approximately 240 residential apartments, including affordable housing, non-residential floor space, public domain upgrades with an FSR of 12:1
HDA EOIs			
HDA 290324 - Deferred	35 Albert Avenue, Chatswood	150m	100 apartments, including 10% affordable housing, above ground level retail.

Reference No. and Status	Address	Approx. Distance from Site	Description of SSDA / Summary of EOI Proposal
HDA 290317 - Deferred	56 Archer Street, 66-70 Archer Street, 1 Spring Street, 3-9 Spring Street, 11 Spring Street, 13 Spring Street, Chatswood	100m	4 buildings, 760 apartments including 10% affordable housing, 14,000sqm of commercial/retail space, through site links and 3,600 sqm open space
HDA 306303 - Deferred	72 Archer Street, Chatswood	200m	186 apartments including 10% affordable housing in a 49-storey tower with two commercial levels.



3.0 STRATEGIC CONTEXT

3.1 Federal Strategic Planning Context

In October 2022, the National Housing Accord (Housing Accord) was announced by the Federal Government, which aims to deliver 1.2 million well-located homes across Australia, including 377,000 in New South Wales by 2029. Willoughby City Council's housing target, aligned to the Accord, is to provide 3,400 new homes by 2029. The proposal will provide 114 new dwellings including 51 affordable dwellings within walking distance of public transport, employment, local businesses and open space.

3.2 State Strategic Planning Context

3.2.1 NSW Housing Strategy: Housing 2041

The NSW Housing Strategy: Housing 2041 was released in March 2021. This strategy sets out a 20-year strategy for better housing outcomes for NSW including more high-density housing and affordable housing to expand housing choice. This proposal is completely aligned with the NSW Housing Strategy as it will deliver more housing with 114 new dwellings including 51 affordable dwellings.

3.2.2 Greater Sydney Region Plan: A Metropolis of Three Cities

The *Greater Sydney Region Plan – A Metropolis of Three Cities* (**Region Plan**) sets out the overarching strategic plan for the Greater Sydney Region. The 40-year vision is supported by four key directions: Infrastructure & Collaboration, Liveability, Productivity and Sustainability that collectively form a strategic framework which guides local strategic planning by councils. The following outlines how the proposed development aligns with the directions of the Region Plan:

Table 6: Assessment against the Region Plan

Direction	Alignment to the Direction
Infrastructure and Collaboration	
<i>A city supported by infrastructure</i>	The proposed development is walking distance to Chatswood train and metro station which provides broader access to a network of key destinations including Sydney CBD, North Sydney, Macquarie and the Hills area.
<i>A collaborative city</i>	The proposal will increase the population in a strategic location close to key services that can leverage existing transport and social infrastructure and services in the area. Community and government agency engagement has been conducted to ensure key stakeholders are aware of the project.
Liveability	
<i>A city for people</i>	Through the delivery of market and affordable housing, the proposed development is addressing the changing needs of the community. The delivery of housing within walking distance of the Chatswood Transport Interchange will enable the community to walk to transport and be connected to the city around them by capitalising on the potential for housing growth as identified by the strategic vision.
<i>Housing the city</i>	One of the key planning priorities of this direction is to provide housing supply, choice and affordability with access to jobs, services and public transport. To facilitate greater housing supply, the Plan sets housing targets for each District. The North District, which includes Willoughby LGA, is required to deliver an additional 157,700 dwellings between 2016 – 2036. However, as previously stated, this target has now been replaced to align to the Housing Accord's housing targets. Willoughby City Council's housing target, aligned to the Accord, is to provide 3,400 new completed homes by 2029. The proposal will provide a total of 114 new dwellings,

Direction	Alignment to the Direction
	within a walking distance of public transport, employment, local businesses and open space.
<i>A city of great places</i>	This proposal will deliver an architecturally designed residential flat building within the Chatswood CBD which will enhance the diversity and vibrancy of the area.
Productivity	
<i>A well-connected city</i>	The proposed development delivers 114 new dwellings with affordable housing, within walking distance of the Chatswood Transport Interchange, enhancing connectivity of people with key employment centres including and beyond Chatswood.
<i>Jobs and skills for the city</i>	The proposed development will provide market and affordable housing close to public transport and the Chatswood commercial core with high frequency connections to jobs and strategic employment centres.
Sustainability	
<i>A city in its landscape</i>	The proposed development including the interface with the existing public domain and communal open space areas within the development are supported by a thoughtful landscape design (Appendix G) which integrates natural elements and soft landscaping into a high-density urban environment.
<i>An efficient city</i>	The proposal integrates ESD principles (Appendix H). This includes initiatives to ensure energy efficiency, water efficiency, thermal comfort and minimising overall environmental impact.
<i>A resilient city</i>	The site is identified as being flood affected. An Overland Flow Flood assessment (Appendix I) concludes the development aligns with flood planning and safety requirements, ensuring resilience to current and future flood risk. The proposed development is not subject to any bush fire risk.

3.2.3 Draft Sydney Plan

The Draft Sydney Plan was exhibited for feedback from 10 December 2025 to 27 February 2026 and sets out how the NSW Government will address growth in Sydney over the next 20 years. The draft Sydney Plan, once finalised, will replace the Greater Sydney Region Plan.

The Draft Sydney Plan reinforces the housing targets for Sydney, with 3,400 new dwellings as a 2024-29 target for the Willoughby LGA. The Plan further states that Council should build a bigger pipeline of potential homes to provide an adequate feasible capacity for housing and ensure their housing targets can be met as not all land available for housing will be developed.

Chatswood is identified as an area with high growth capacity for housing and where major housing growth is well underway (**Figure 11**). The proposal will provide affordable and market housing with a diverse unit mix to increase housing diversity and choice in Chatswood. The proposal also capitalises on the site's proximity to public transport infrastructure (Metro, train and buses) and connectivity to the surrounding employment hubs, which supports the principles of transport-oriented development.

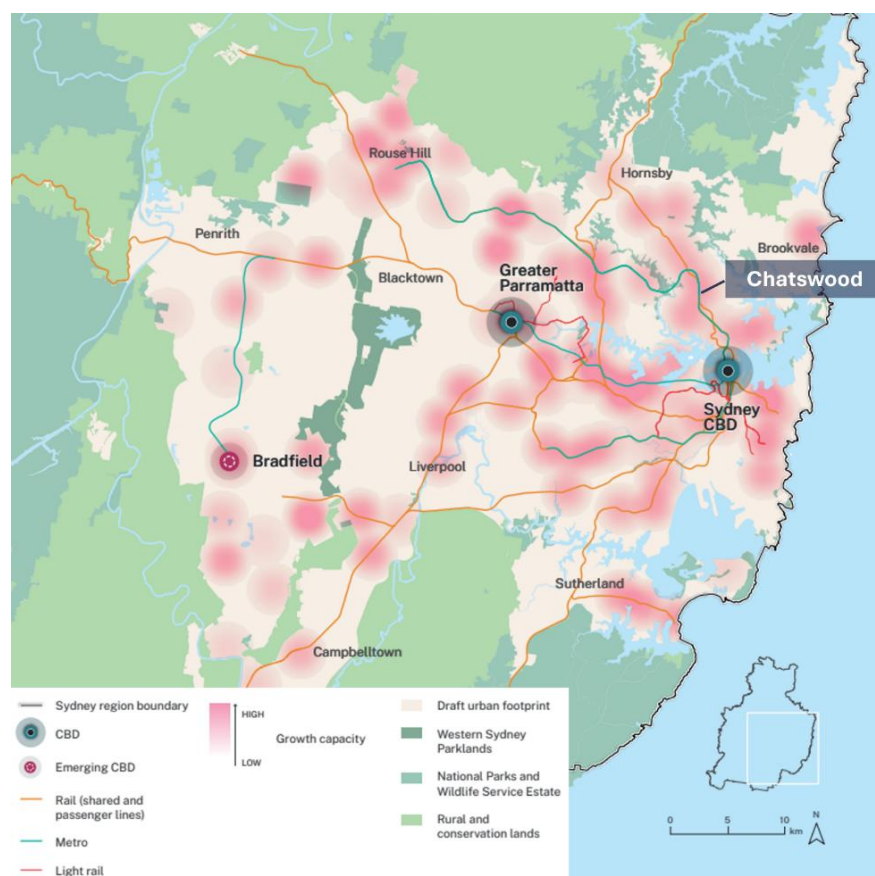


Figure 11 High growth capacity housing areas

Source: NSW Government

The following outlines how the proposed development aligns with the priorities of the Draft Sydney Plan:

Table 7 Assessment against the Draft Sydney Plan

Priority	Alignment to the Priority
Housed	
<i>More housing supply to bring down cost and wait times</i>	The proposed development provides 114 dwellings, a major increase from the 4 existing dwellings on the site. Therefore, the proposal contributes to an increase in housing supply.
<i>Greater housing diversity and more choice</i>	The proposed development provides a broad dwelling mix consisting of studio, 1-, 2-, 3- and 4- bedroom apartments. Additionally, the proposal makes provision for affordable and market housing, contributing to greater housing diversity.
<i>People living near jobs, services and amenities</i>	The proposal is in the Chatswood CBD within 800m walking distance from the Chatswood transport interchange. The site is well serviced by jobs, services and amenities along with public transport.
<i>More affordable and secure housing</i>	The proposed development will provide a total of 3,750.3sqm of affordable housing GFA, dedicating 10% of the total GFA to Willoughby City Council and 15% of the total GFA to be managed by a registered CHP for 15 years.
Connected	
<i>Jobs and housing around public transport</i>	The proposed development provides 114 units within an 800m walking distance of Chatswood transport interchange, which provides trains, metro and bus services to the surrounding employment hubs. This facilitates the provision of housing around public transport.
<i>Compact, walkable urban form promotes active travel</i>	The proposed development is located within the Chatswood CBD, which is within walking distance to major shopping centres, civic centre and community facilities.

Priority	Alignment to the Priority
	There is also a number of cycling routes through the Chatswood CBD. Providing density within the site would promote the use of active transport modes to access the local shops and services.
Resilient	
Sustainable built environment	The proposed development will be built to the specifications of the Sustainable Buildings SEPP and is accompanied by a BASIX certificate.
Liveable	
Access to open space, infrastructure and services	The proposed development, being in the Chatswood CBD is close to open space, infrastructure and services. Additionally, Chatswood Park is located 500m walking distance to the south west of the site.
Coordinated	
Prioritising growth in areas supported by infrastructure	The proposed development is located within the Chatswood CBD, a location with high provisions of infrastructure including roads, water/sewer, electricity, public transport, Chatswood Private Hospital and multiple schools.

3.2.4 North District Plan

Drawing on the Region Plan, the *North District Plan (District Plan)* sets the 20-year strategic direction for a number of LGAs including Willoughby. The District Plan aims to help the Councils of these LGAs to plan for and support growth and change in these areas. To ensure an integrated approach between the Region Plan and the District Plan, relevant Objectives, Strategies and Actions from the Region Plan have been embedded in each of the Planning Priorities of the District Plan.

The proposed development will support the District Plan's overarching strategic directions for the reasons given below:

- **Infrastructure and Collaboration:** The proposed development is located within the Chatswood CBD; this leverages the advantages provided by existing infrastructure by locating residents nearby to public transport.
- **Liveability:** The proposed development will deliver 114 new dwellings, including affordable housing in an accessible area. The proposed development has been designed to maximise residential amenity and has incorporated communal spaces to promote incidental social interactions and community cohesion.
- **Productivity:** The additional supply of residential dwellings will support the sustainable growth of Willoughby LGA enabling workers, students and families to live close to work or school. Further, the provision of more affordable housing will meet increasing demand, particularly for essential workers in the area.
- **Sustainability:** Landscaping and ESD principles have been incorporated into the design of the proposed development to enhance amenity and character. The development proposes a total of 525sqm of landscaped area.

3.2.5 NSW Future Transport Strategy

The *Future Transport Strategy* sets out a 40-year vision, directions and outcomes which will guide transport investment and the movement of people in NSW. There is a new focus on the Six Cities Region to revitalise and connect neighbourhoods and key economics centres.

The proposal is consistent with the strategy as it supports the use of existing transport infrastructure by locating increased residential dwellings including affordable housing in a highly accessible location with good access to transport, jobs and services.

3.2.6 NSW State Infrastructure Strategy

The *NSW State Infrastructure Strategy 2018-2038* brings together the infrastructure investment and land use planning of the Future Transport Strategy 2056 and the Greater Sydney Region Plan, and is underpinned by the State Infrastructure Strategy 2022-2042–Staying Ahead, that establish a pipeline of priority investment for

infrastructure that is underway or in advanced planning. The Strategy sets out the NSW Government’s vision for infrastructure over the next 20 years, focusing on aligning investment with sustainable growth. For Metropolitan NSW, the primary goal is to provide residents with access to jobs and services within 30 minutes, known as the ‘30- minute city’ model.

The proposals alignment to the strategic directions in the State Infrastructure Strategy is considered in the following table.

Table 8: Assessment against SIS

Direction	Alignment to the Direction
<i>Boost economy-wide productivity and competitiveness</i>	The proposal will maximise investment in existing infrastructure and services by providing new development and housing in a well-located area.
<i>Service growing communities</i>	The proposal will benefit from existing road and rail infrastructure to service a growing community and deliver new homes within the Housing Accord period in a high amenity neighbourhood, helping to retain and attract skilled workers. The delivery of affordable housing is consistent with the direction, which seeks “better access to essential services for vulnerable and disadvantaged communities, and delivering secure, affordable and diverse housing across NSW.”
<i>Embed reliability and resilience</i>	The proposal is on land within an existing urban setting that is unburdened by any significant natural or built hazards.
<i>Achieve an orderly and efficient transition to Net Zero</i>	The proposal is supported by an ESD Report and includes sustainability measures to contribute to the orderly and efficient transition to Net Zero.
<i>Enhance long-term water security</i>	The proposal will not impact on long-term water security.
<i>Protect our natural endowments</i>	The proposal will not result in any disproportionate impact on the natural environment.
<i>Harness the power of data and digital technology</i>	This direction is not relevant to the proposal.
<i>Integrate infrastructure, land use and service planning</i>	The proposal contributes to the integration of infrastructure, land use and service planning by delivering new housing and businesses in a well-located area, close to jobs, services and transport, to meet housing, employment and community needs.
<i>Design the investment program to endure</i>	This direction is not relevant to the proposal.

3.2.7 GANSW Better Placed

Better Placed was released by the GANSW in August 2017 as a design policy to establish priorities and objectives addressing key challenges and provides directions for good design outcomes in the built environment. The table below outlines how the proposed development is consistent with the objectives of the *Better Placed* policy. Further, the Urban Design Report prepared by PTW and attached at **Appendix J** demonstrates the alignment of the design with the *Better Placed* objectives.

Table 9: Alignment with Better Placed Objectives

Objective	Design Response
<i>Better Fit</i>	CONTEXTUAL - responds to the context The proposed development is located on the edge of significant urban transformation, positioned on the interface where the scale transitions from dense urban context to more intimate residential area with ample green spaces. Close to already established busy city commercial centre and proximity to a variety of public transport the development proposes an increase in density appropriate for its location. OF ITS PLACE - relates to its surrounding The proposed range of housing typologies, with a strong emphasis on accessibility, diversity, and affordability, will deliver substantial social and economic benefits and contribute positively to the overall value of the area. The design of the north western open space is inspired by Willoughby LGA's original bushland sandstone ridges, which step down from the northern ridge line along the Pacific Highway and follow the natural slope of the site. To reinforce local identity, construction materials endemic to the area have been selected, including blue gum timber elements and sandstone paving.
<i>Better Performance</i>	SUSTAINABLE - Orientation of the building allows it to maximise solar access and natural ventilation. Durable, high performing elements to the façade minimise/ reduce the need for mechanical heating or cooling. ADAPTABLE - The development can adjust to new conditions and be modified to new purpose DURABLE - to withstand wear and pressure of time appropriate, robust, fit for purpose finishes are selected: • high quality, factory finished precast concrete and window systems for facade. • locally sourced high-quality sandstone; proposed for ground floor external floors and walls, hard wood such as Spotted Gum or Blackbutt for wall panelling, furniture. • careful selection of climate responsive plant species to form landscape areas.
<i>Better for Community</i>	INCLUSIVE - The development caters to affordable housing and on market residents. Combined, inclusive communal open and enclosed spaces located on the ground floor are proposed. Those spaces will provide a range of activities and chance for social interactions. Open space located along Archer Street with a proposed variety of shaded green spaces, open and inviting for residents positively contributes to the surrounding environment. CONNECTED - Permeable edges to the building site create an inviting accessible ground floor podium allowing residents and visitors to move through the space. The design encourages informal social interaction and supports a vibrant, welcoming environment. DIVERSE - Richness in use, character and quality sandstone paving.
<i>Better for People</i>	SAFE - The design provides a safe environment that protects occupants and visitors from harm. The landscaped ground plane along Archer Street is designed to be inviting and transparent, with low vegetation allowing for passive surveillance. Clearly defined and secure building access points, together with safe and compliant emergency egress, have been incorporated. All communal and private spaces within the development are designed with safety as a key consideration. COMFORTABLE - The apartments are designed to provide residents with a sense of physical and emotional comfort and well-being. Each dwelling offers safe and secure accommodation within a comfortable living environment, incorporating appropriately sized spaces with considered acoustic and thermal treatment. In addition, the design maximises the number of apartments that achieve natural ventilation and optimal solar access during the winter months LIVEABLE - The proposal has been designed to provide accessible communal outdoor and indoor space and housing with high levels of amenity to provide a high quality built environment for people.

Objective	Design Response
<i>Better Working</i>	FUNCTIONAL - The development is designed to cater to resident's needs, daily activities, requirements and movement patterns, provides functional design with a focus on accessibility to and within site. EFFICIENT - The proposed floor plate with central core is simple and efficient. Typical floors accommodate grouped and efficient service runs and repetitive, prefabricated facade elements to optimise construction speed and overall project economy. FIT FOR PURPOSE - The proposed residential development comprises six basement levels accommodating car parking, bicycle and motorcycle parking, storage areas, a loading dock for waste collection, and all plant and services required for the operation of the building. The primary building entrances are located at ground level and are integrated with a combination of open and enclosed communal spaces. Affordable residential apartments are provided within the six-storey podium, offering a variety of dwelling types. On market residential apartments are located within the tower, extending to Level 44. All apartment layouts are designed to maximise existing views, solar access, and opportunities for cross-ventilation. Larger apartments are positioned on the upper levels, with a penthouse residence located at the top of the building.
<i>Better Value</i>	ADDING AND CREATING VALUE - To increase social, economic and environmental benefits to the community. The site is located close to an established commercial centre and a variety of public transport, therefore the proposed increase in density is appropriate for its location. The development consists of 114 apartments including 51 affordable homes. The dwelling mix, with a focus on accessibility, diversity and affordability significantly increases social and economic benefits. Consolidating all communal activities on the ground floor encourages social interaction while maintaining safety and an appropriate level of privacy. The experience is further enriched through an inviting, open interface along the street frontage, incorporating a variety of functional, shaded areas designed to be enjoyed by both active and passive users.
<i>Better Look and Feel</i>	ENGAGING - Consolidated communal open and enclosed areas on the ground floor provide a variety of activities that encourage social interaction while maintaining safety and an appropriate level of privacy. A strong focus on accessibility will significantly increase engagement across a broader and more diverse range of users. INVITING - An open interface along the street frontage incorporates a variety of functional, shaded areas designed to be enjoyed by both active and passive users. ATTRACTIVE - Landscaping along Archer Street is characterised by a terraced landscaped area that creates an attractive, and visually open environment. The landscape design incorporates stepped seating areas, native planting, and sculptural native trees that provide shade and enhance amenity. The use of materials and finishes native to the Willoughby LGA, including sandstone treatments and the integration of indigenous tree species, contributes to a strong sense of place, complements the surrounding context, and promotes positive community engagement.

3.3 Local Strategic Planning Context

3.3.1 Willoughby City Local Strategic Planning Statement

The Willoughby Local Strategic Planning Statement (LSPS) is a 20-year plan and land use vision that seeks to appropriately develop jobs, homes, and infrastructure in conjunction with the identified priorities of the community. The project is consistent with the following priorities in the LSPS:

- Priority 1: Increasing housing diversity to cater to families, the aging population, diverse household types and key workers
 - The proposed development will provide 114 dwellings, including a mixture of 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom apartments to cater towards a mix of household sizes and needs.
- Priority 2: Increasing the supply of affordable housing
 - The proposed development includes 51 affordable dwellings, 25% of the total GFA provided. Of the 25%, 10% will be dedicated to Council and 15% will be managed by a registered CHP for 15 years.

3.3.2 Willoughby Housing Strategy 2036

The Housing Strategy outlines a 20-year plan to guide future housing in the Willoughby LGA. The Strategy has been developed through community engagement and analysis of various factors that will influence residential development including (but not limited to) planned future growth for the Chatswood CBD and a number of local centres.

The Housing Strategy identifies that Willoughby had a 2016-2021 housing target of 1,250 and the housing demand to 2036 will be 6,000-6,700 new dwellings (p. 30). The NSW Government set updated housing targets of 3,400 new completed homes by 2029 for Willoughby City Council aligned with the National Housing Accord.

Chatswood CBD is identified as ‘Focus Area 2’ to accommodate the estimated housing demand by 2036. The CBD underwent Council-led rezoning informed by the Chatswood CBD Strategy to enable mixed use development in the periphery of the Chatswood CBD, whilst maintaining the CBD core as a commercial core. The Chatswood CBD is estimated to have a dwelling yield number of approximately 5,000 new dwellings (p. 47).

The Strategy identified 18.3% of Chatswood CBD’s households were experiencing housing stress in 2011 (p. 39) and Willoughby LGA was found to be “very unaffordable” for key workers amongst other north shore councils (p. 41).

The proposal will provide new market and affordable housing, which will contribute to the housing supply to help Council meet the housing targets.

3.3.3 Chatswood CBD – Planning and Urban Design Strategy 2036

The Chatswood CBD Planning and Urban Design Strategy (**CBD Strategy**) establishes a framework to guide future private and public development as the CBD grows over the next 20 years. It aims to provide capacity for future growth, achieve exceptional design and a distinctive, resilient and vibrant CBD.

The CBD Strategy informed the changes to the WLEP 2012 and Willoughby Development Control Plan (WDPCP 2012). The relevant changes include:

- Rezoning the site to MU1 Mixed Use;
- Increasing the maximum building height to 90m and floor space ratio (**FSR**) to 5:1; and
- Requirements for:
 - affordable housing
 - minimum non-residential floor space
 - design excellence.

Amendments to WLEP 2012 (Amendment No 34) were gazetted on 30 June 2023. The proposal builds on the vision and principles of the CBD Strategy to provide additional housing on site.

3.3.4 Chatswood CBD Discussion Paper and Council Report dated 16 December 2024

The Chatswood CBD Discussion Paper – Land use mix in the Chatswood CBD was released by Willoughby City Council in October 2024 to consider the amount of commercial and other land uses in the Chatswood CBD and the infrastructure required to support future needs.

The Discussion Paper highlighted issues with underperforming ground-level retail in new residential buildings, noting it lacks the foot traffic of key areas like Victoria Avenue and is likely to be unsustainable in the long-term (p. 35).

A Council Report was prepared to summarise feedback received during the exhibition period, with developers expressing concerns that mandatory non-residential space in mixed-use zones undermines project viability (p. 9). Council acknowledged these challenges - driven by rising construction costs, lower office demand, car parking restrictions, and affordable housing requirements. Council have identified the need to consider these impacts on developments on a site-by-site basis as part of Planning Proposals.

In light of the above, the proposal seeks to remove the minimum non-residential floor space requirement as part of the concurrent Rezoning Proposal. This will prioritise much-needed housing supply and affordable housing outcomes in a strategically located site.

3.4 Cumulative Impacts

Chatswood is undergoing significant urban renewal and intensification, following the release of the Chatswood CBD – Planning and Urban Design Strategy 2036 and subsequent rezoning to MU1 mixed use. In addition to development applications approved, under assessment or at pre-lodgement, consideration must also be given to the outcomes of the Chatswood CBD strategy when assessing matters such as scale and density, and desired future character.

Anticipated cumulative impacts of this SSDA to the surrounding high-density urban environment have been considered and mitigated where possible through design. It is expected that a precinct undergoing such considerable change will experience some level of amenity impact.

3.5 Planning Agreements

This Proposal is not subject to any planning agreements.

3.6 Consistency with SEARs and Project Justification

The proposed development is consistent with the intended development as described in the Scoping Report submitted for the SEARs request which was “*Concurrent SSDA and Rezoning Proposal for: Demolition of existing dwelling houses within the site; Construction of a 45-storey residential flat building comprising: 38-storey residential tower providing approximately 63 market dwellings, seven-storey podium providing non-residential uses and a 25% affordable housing component, Communal open space on ground level including a swimming pool; Six-storey basement carpark*”. The proposed development makes provision for 114 residential dwellings including 63 market and 51 affordable dwellings and includes 6 levels of basement parking. Therefore, the proposal for this SSDA remains consistent with the SEARs request.

As detailed at **Section 9.0** of this EIS, the proposal is justified in the context of biophysical, social, and economic environments, as well as the proposal’s alignment with the objectives of the EP&A Act and other statutory instruments applicable to the site.

A SEARs and Rezoning Requirements Compliance Table is also provided at **Appendix A**.

3.7 Alternatives Considered

3.7.1 Do Nothing

Under the 'do nothing' scenario, the site would remain underutilised and fails to leverage its location within walking distance of significant public transport and commercial infrastructure. This is not an appropriate outcome given the site's capacity to accommodate significant housing supply. Retaining the site in its current underutilised state would fail to realise the potential for redevelopment to address the housing crisis, deliver public benefits, or respond to the site-specific merit of the site.

On this basis, the 'do nothing' scenario would therefore be inconsistent with the future uplift envisioned and planned for the Chatswood CBD by Willoughby City Council and their position to prioritise housing supply close to public transport and well-serviced areas in line with the Federal Housing Accord.

3.7.2 In-fill affordable housing

As outlined in **Section 1.4**, industry-specific SEARs (SSD-75116211) were issued for the site on 27 August 2024 for mixed use development with in-fill affordable housing (**IAH**). Under the IAH SEARs, the proposal would have a maximum building height of 117m and a maximum FSR of 6.5:1 pursuant to the IAH bonuses under the Housing SEPP. A design competition was held under the previous SEARs from 28 October 2024 to 11 July 2025 where the competition winning scheme featured a 35-storey mixed use development with affordable housing, including 73 units and 1501.7 sqm non-residential floor space.

The competition winning scheme under the previous SEARs was not adopted as the HDA process was identified as a more appropriate pathway to deliver much needed housing within the Willoughby LGA to assist in meeting their housing target of 3,400 new homes completed by 2029.

3.7.3 Current Proposal

The current proposal (SSD-94409457) outlined in **Section 4.0** of this EIS is the most appropriate response to the constraints and opportunities of the site under the available planning pathways.

The proposed development as recommended by the HDA makes use of the proposed rezoning outlined in **Section 5.0** to capitalise on the strategic location of the site proximate to transport and employment by providing 114 dwellings including 51 affordable housing units. The proposed development will make a significant contribution to the Willoughby LGA target of 3,400 new homes completed by 2029 under the National Housing Accord.

Additionally, the proposed development responds to the identified need for increased affordable housing both locally and state-wide by providing 10% of GFA to Willoughby City Council as affordable housing in perpetuity and 15% of GFA to be operated by a registered CHP (**Appendix K**) for a period of at least 15 years.

The proposal has considered the demand for both commercial and residential floorspace within the Chatswood CBD and other key nodes within the North Shore and concluded that low demand for commercial floorspace and an identified housing crisis warrants the provision of 100% residential GFA. This is expanded upon in the concurrent Rezoning Proposal in **Section 5.0** and the assessment of economic impacts in **Section 8.22**.

4.0 PROJECT DESCRIPTION

4.1 Project Overview

Under Division 4.7 State Significant Development of the EP&A Act, the proposed development seeks approval for the construction of a residential flat building with affordable housing. Specifically, the SSDA seeks approval for:

- Site preparation including demolition, excavation and tree removal;
- Construction of a single 45-storey residential flat building including:
 - 114 dwellings including 51 affordable housing dwellings;
 - Shared amenities and communal open space on ground level including a swimming pool;
 - Car parking and servicing within the basement;
 - Vehicular and loading access from Archer Street;
- Site landscaping and improvements to the existing public domain;
- Utility and services augmentation as required; and
- Amalgamation of existing allotments to create one consolidated lot.

A photomontage of the proposed development is provided at **Figure 12**.

Table 10 provides an overview of key project details and metrics. Refer to the development summary for further details in the Architectural Plans at **Appendix B**.

Table 10 Key project metrics

Project Aspect	Project Specifications			
Site Area (sqm)	1,767			
Proposed Land Use	Residential flat building			
Proposed Gross Floor Area (GFA)	14,931.2 sqm			
Proposed Maximum Building Height	152.85m (RL 241.3m AHD)			
	45 storeys			
Proposed FSR	8.45:1			
Total Dwellings	114			
Dwelling Mix	Studio	6	(5.3%)	
	1 Bedroom	27	(23.7%)	
	2 Bedroom	18	(15.75%)	
	3 Bedroom	50	(43.85%)	
	4+ Bedroom	13	(11.4%)	
Car Parking Spaces	Residential Car Spaces	119 (6 accessible)		
	Visitor Car Spaces	17 (1 accessible)		
	Bicycle Spaces	24		
	Motorcycle	7		
Deep Soil Area (sqm)	124 sqm at 6m wide (7% of site area) 92 sqm at 3m wide (5% of site area) - Total: 216 sqm (12% of site area)			
Communal Open Space (sqm)	456 sqm (26% of site area)			
Landscaped Area (sqm)	525sqm (337sqm ground floor, 188sqm level 7)			
Affordable Housing Contribution	GFA Affordable (10% of GFA under WLEP 2012)	Area (%)10.1%	Area (sqm)1,507.5	Units20

Project Aspect	Project Specifications			
	Affordable (15% to be managed by a registered CHP)	15.02%	2,242.8	31
	Total	25.12%	3,750.3	51



Figure 12 Proposed development from south-west
Source: PTW Architects

4.2 Concurrent Rezoning Proposal

As per the HDA's determination on 23 July 2025 for EOI 244110 (refer to **Section 1.5**), a Concurrent Rezoning Proposal has been prepared and lodged with this SSDA. The concurrent Rezoning Proposal seeks to make the following amendments to the WLEP 2012:

- Add 'residential flat building' as an additional permitted use for the site;
- Increase the maximum height of building to RL 242.6m AHD;
- Increase the maximum FSR to 8.45:1;
- Remove the requirement for an active street frontage under Clause 6.7 for the site; and
- Remove the minimum non-residential floor space requirement under and Schedule 1 Clause 27 for the site.

Refer to **Section 5.0** which has been prepared in accordance with section 3.33 of the EP&A Act, the concurrent Rezoning Proposal Requirements provided by DPHI in conjunction with the SEARs, issued 20 October 2025, and the NSW Department of Planning and Environment's 'LEP Making Guideline' (August 2023).

4.3 Lot Amalgamation

This SSDA seeks consent for the lot amalgamation of the existing four allotments, currently all under the same ownership, on the site as listed in **Table 3**.

4.4 Demolition and Site Preparation Works

This SSDA proposes the demolition of all existing buildings on the site including slabs, floors, and the removal of all 16 trees currently on the site and 4 street trees. Refer to the Demolition Plan included in the Architectural Drawings prepared by PTW, reproduced in **Figure 13**.

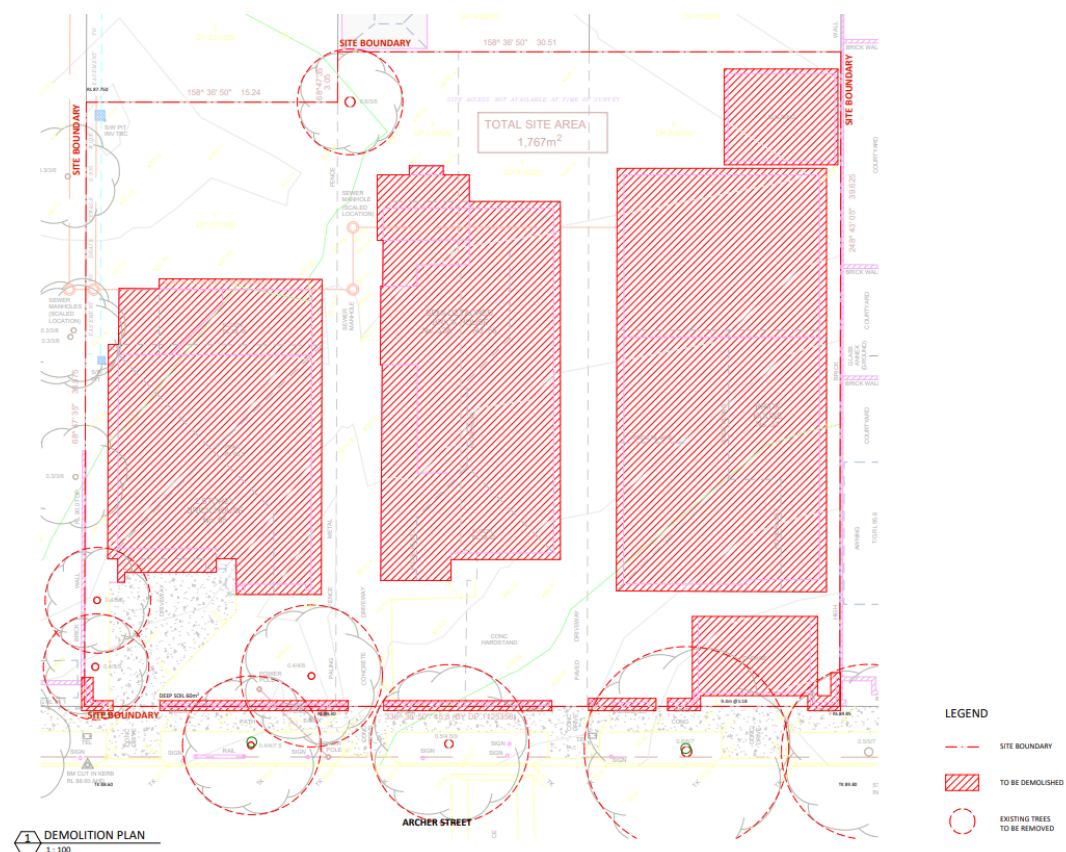


Figure 13 Demolition Plan

Source: PTW

4.5 Built Form

The proposed built form comprises a 7-storey podium and a 38-storey tower, up to a maximum height of 45-storeys. The podium form establishes a lower scale interface with the existing public domain at Archer Street, and the slender tower form above will ensure amenity to apartments and the surrounding area.

4.5.1 Basement

The proposal includes the construction of a six-level basement for parking and building services. The basement has been designed to incorporate a split-level layout, reducing ramp lengths and improving ease of vehicle movement. The proposed basement includes a total of:

- 136 carparking spaces, comprising:
 - 113 standard residential spaces and 16 standard visitor spaces; and
 - 6 accessible residential spaces and 1 accessible visitor space.

The basement also includes:

- 24 bicycle spaces;
- waste collection, storage rooms and loading area;
- plant rooms;
- residential storage; and
- OSD tank.

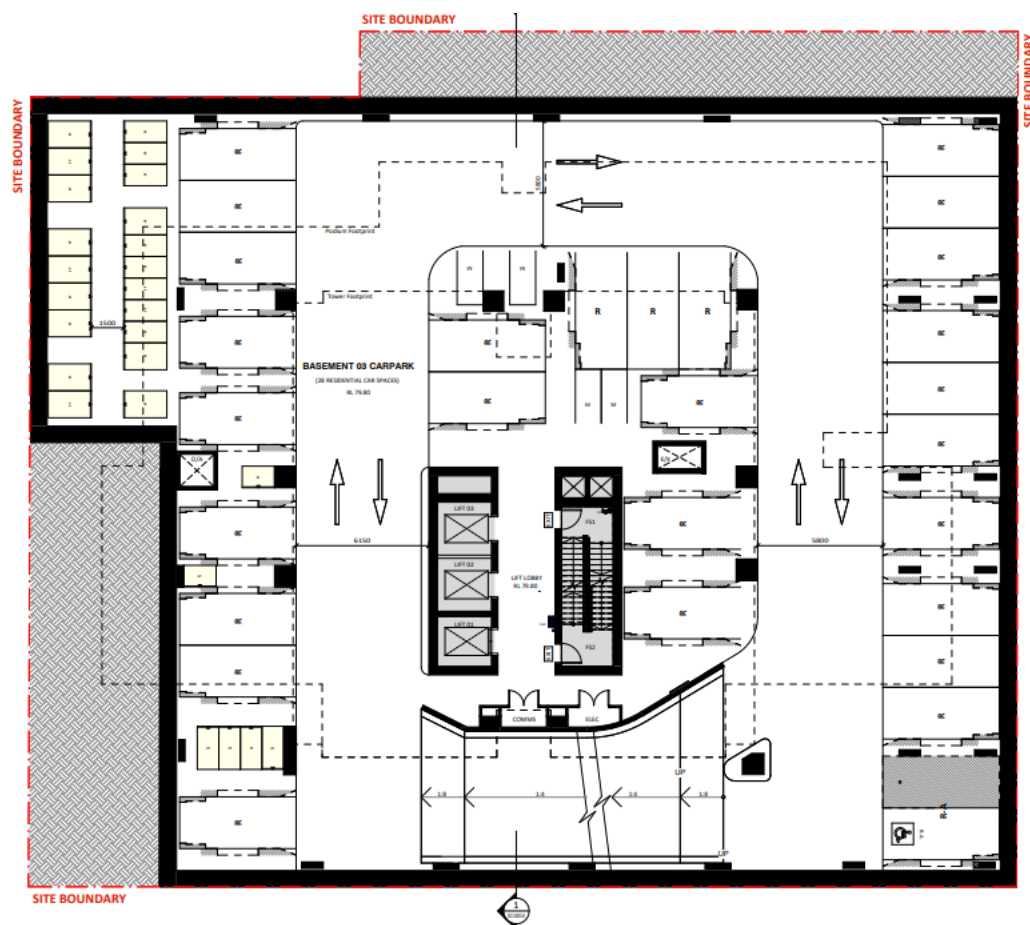


Figure 14 Typical basement plan (04-05)

Source: PTW

4.5.2 Podium

The proposal includes a 7-storey podium which comprises the lobbies, communal facilities and amenities on the ground floor, and 51 affordable housing dwellings on floors 1-6 serviced by 3 lifts in the central core of the building. A breakdown of the number of dwellings per floor is shown below.

- Level 1-3: 2x Studio, 3x 1-bedroom, 4x 2-bedroom
- Level 4-6: 6x 1-bedroom, 2x 2-bedroom

Each dwelling has access to private open space in the form of balconies and access to the ground floor communal open space.

Typical floor plan layouts are shown below in **Figure 15** and **Figure 16**.

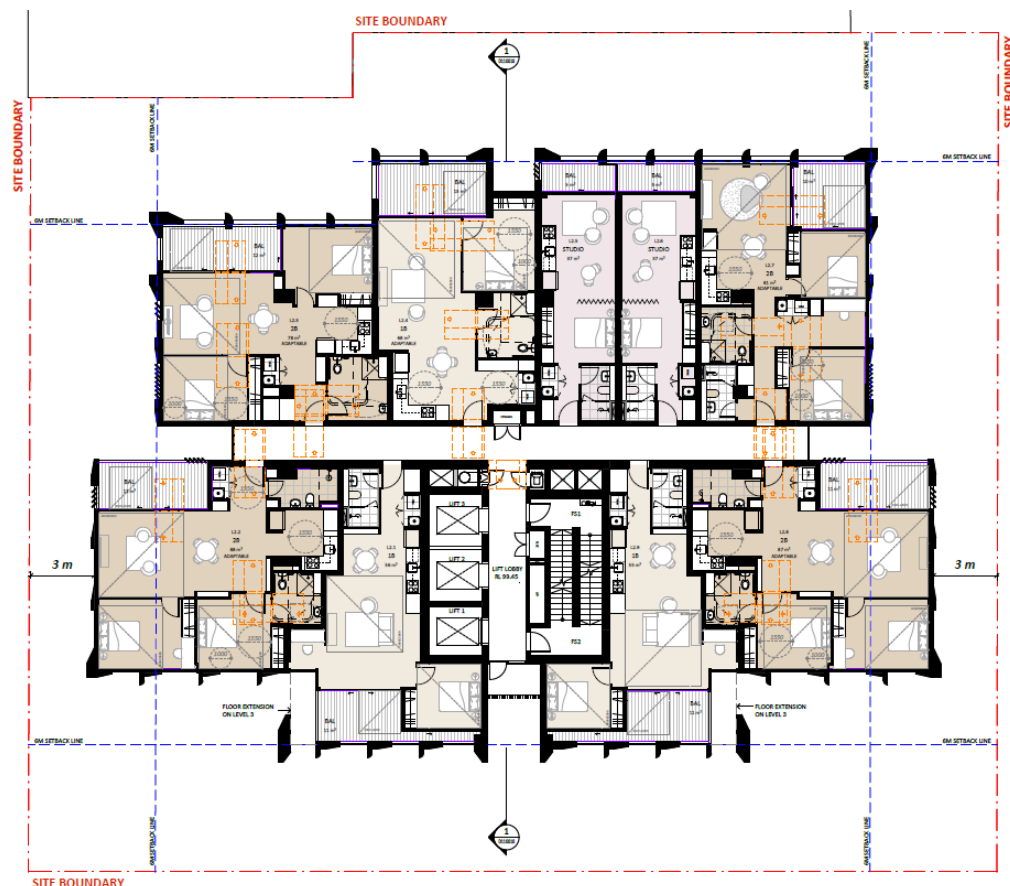


Figure 15 Level 02-03 Podium Plan

Source: PTW

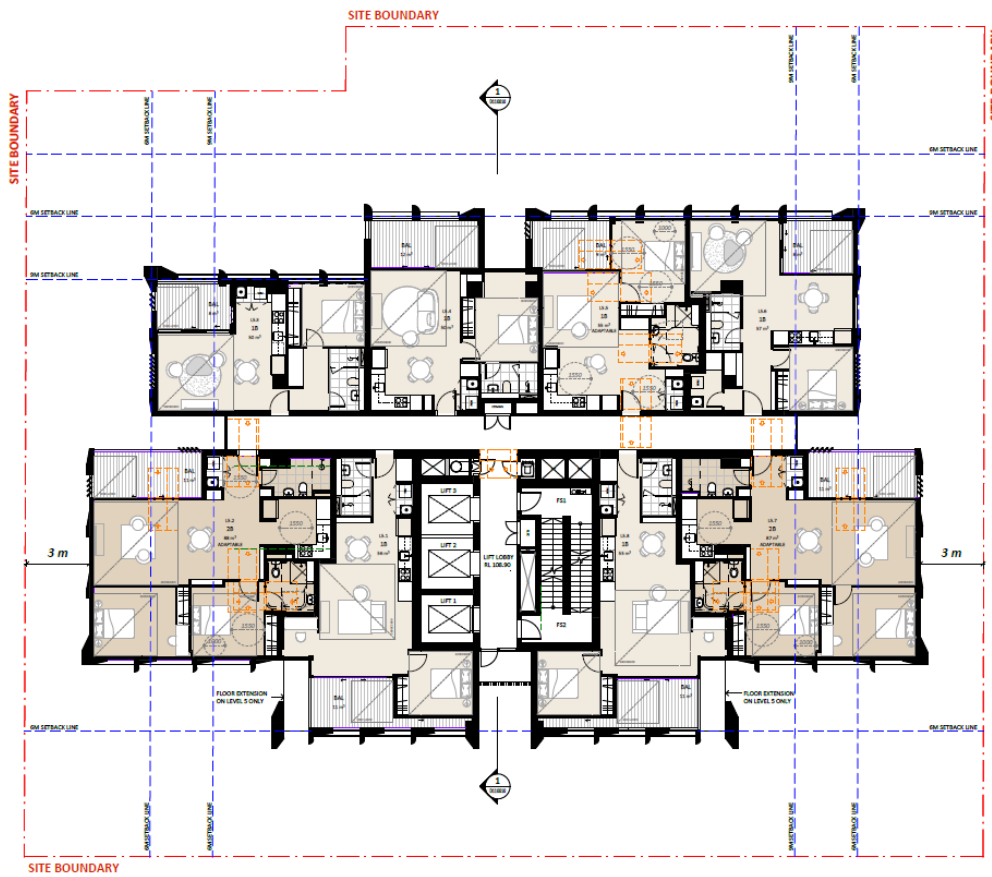


Figure 16 Level 05-06 Podium Plan

Source: PTW

4.5.3 Tower

Above the podium levels is a 38-storey tower comprising market housing.

The tower has been setback above the podium on the side and rear boundaries to provide a slender tower form contributing to the skyline and urban character of the Chatswood CBD while effectively managing environmental amenity impacts such as overshadowing and pedestrian wind.

In total, the tower consists of 63 dwellings serviced by 2 lifts, a breakdown of the number of dwellings per floor is shown below:

- Level 7-31: 2x 3-bedroom;
- Level 32-43: 2x 4-bedroom (dwellings cover 2 levels); and
- Level 44: 1x 4 bedroom.

Typical floor plan layouts are shown below in **Figure 17** to **Figure 20**.

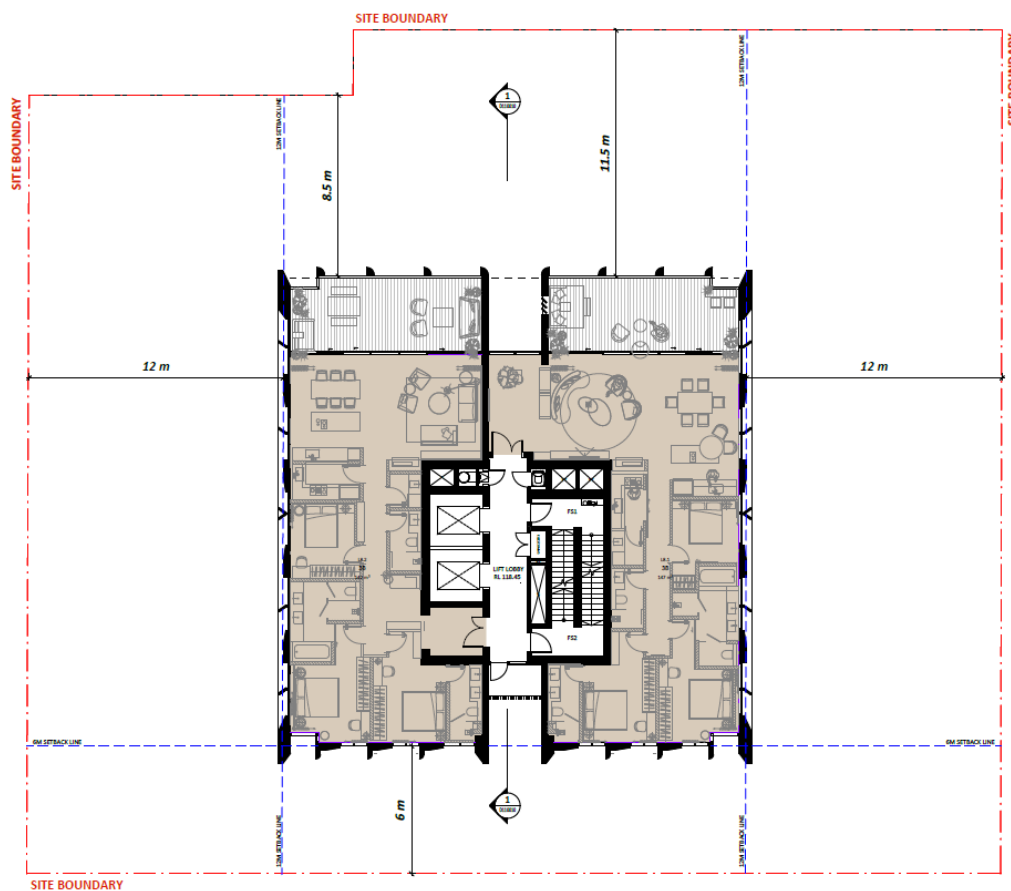


Figure 17 Level 08-31 Plans

Source: PTW

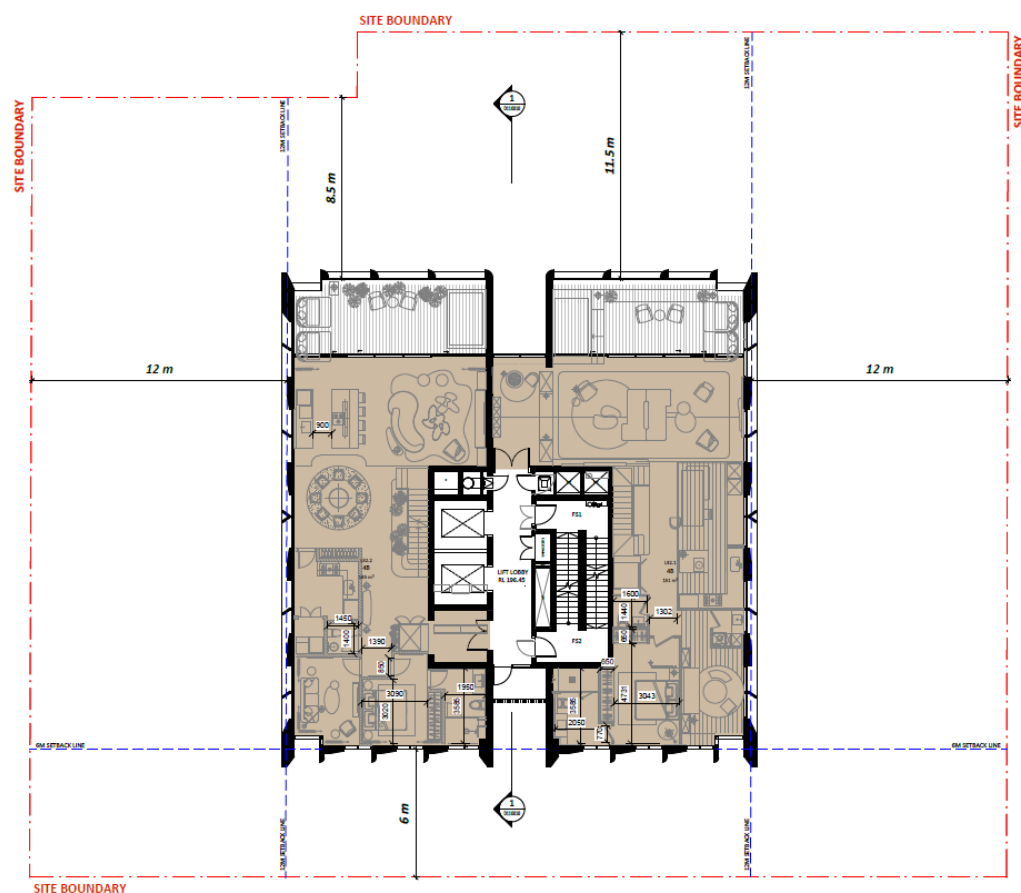


Figure 18 Level 32, 34, 36, 38, 40, 42 typical plan
Source: PTW

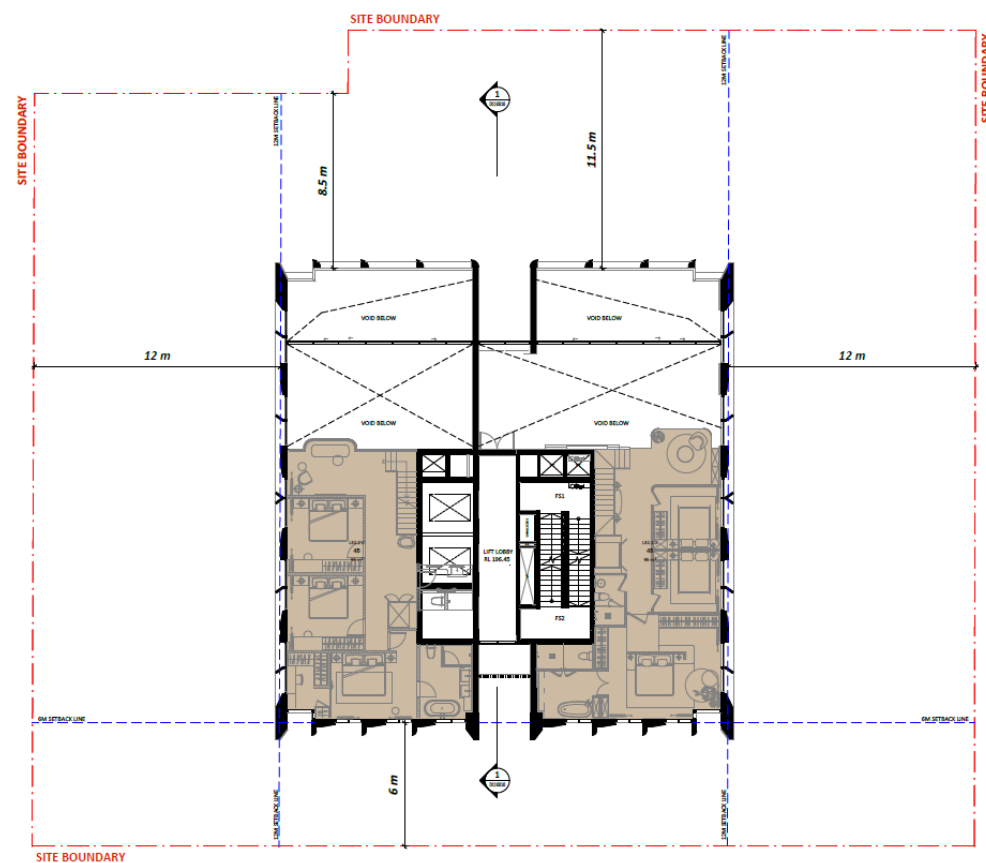


Figure 19 Level 33, 35, 37, 39, 41, 43 typical plan
Source: PTW

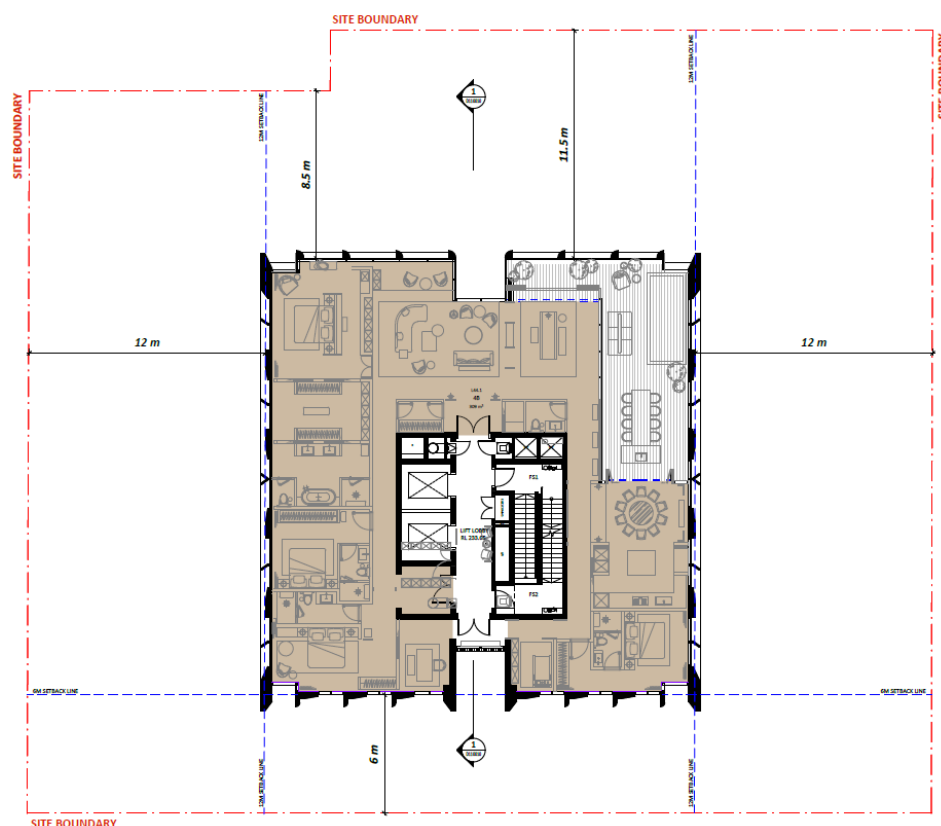


Figure 20 Level 44 Plan

Source: PTW

4.6 Site Access and Parking

Access to the site is to be provided from Archer Street through a 2-lane driveway located along the southern edge of the building. The driveway will wrap around to the rear of the building where it will go underground and enter the six-level basement carpark.

4.7 Landscaping

A Landscape Report has been prepared by Ground Ink and is provided as **Appendix G**.

The proposed landscape design comprises:

- Ground floor landscaping within the north, east and west setbacks;
- Ground floor swimming pool; and
- Level 7 podium rooftop landscaping.

The proposal will provide a total landscaped area of 525sqm, which equates to 29.7% of site area.

It will include a total of 456sqm of communal open space, equivalent to 26% of site area. The proposed communal open spaces have been designed to provide a range of high amenity facilities for residents including grassed and hard paved areas and a swimming pool.

The proposal provides a total of 216sqm (12%) of total deep soil at ground level with minimum dimensions of 3m and 124sqm (7%) of deep soil at ground level with minimum dimensions of 6m.

Further details are provided in the Landscape Design Report prepared by Ground Ink at **Appendix G**.

The ground level landscape plan is shown in **Figure 21** below and the level 7 landscape plan is shown in **Figure 22** below.

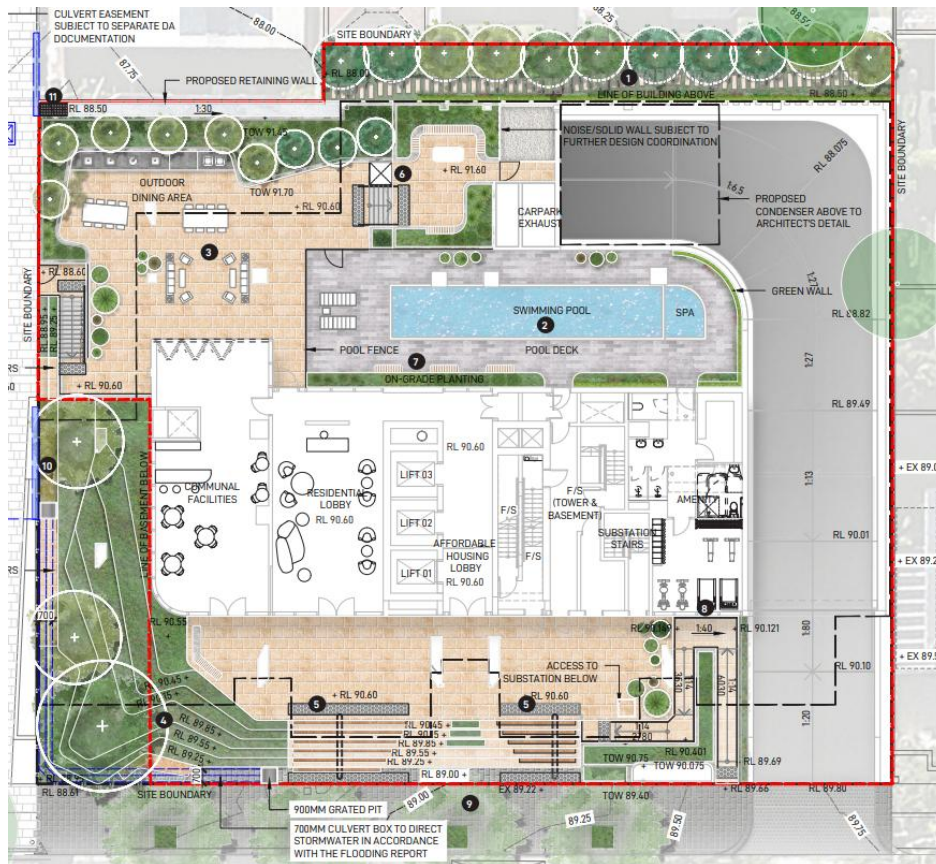


Figure 21 Ground floor landscape plan

Source: Ground Ink

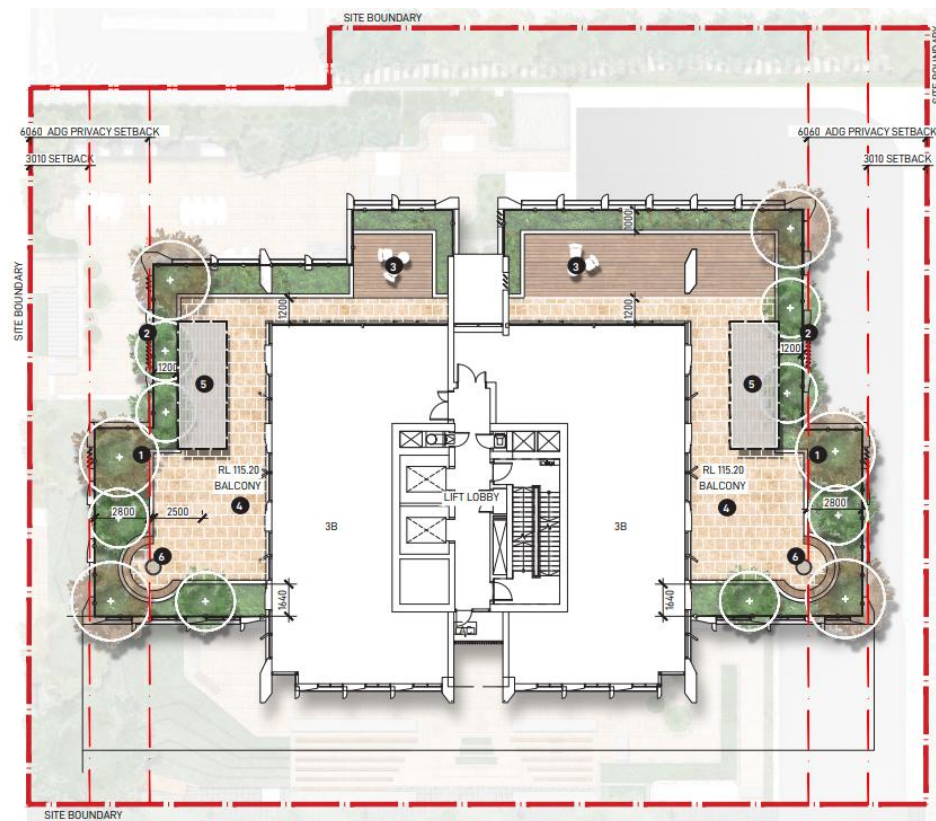


Figure 22 Level 7 landscape plan

Source: Ground Ink

4.8 Tree Removal

The proposal requires the removal of all 16 trees currently on the site and 4 street trees which cannot viably be retained and require removal due to the proposed development. The maturity and significance of retained and removed trees are identified in the Arboricultural Impact Assessment prepared by Martin Peacock Tree Care as **Appendix L** and are further discussed in **Section 8.12.2**.

4.9 Materials and Finishes

The materials schedule is included in the Architectural Plans, attached as **Appendix B**. The façade is proposed to comprise a range of materials and finishes including concrete, aluminium, timber, glass and metal mesh.

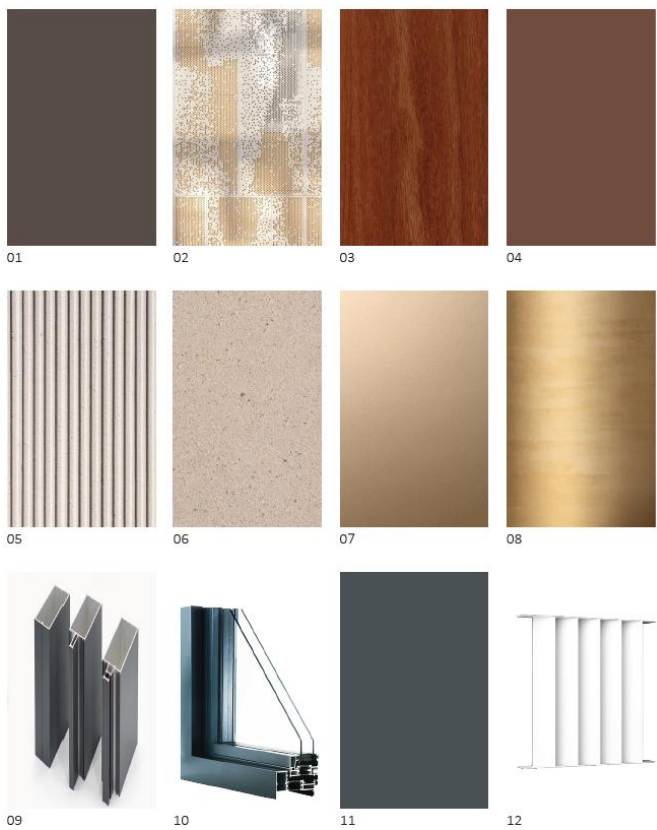


Figure 23 Indicative materials board
Source: PTW

4.10 Affordable Housing

The proposed development will provide 10% of the GFA to Willoughby Council as affordable housing to satisfy s6.8 of the WLEP 2012.

The development will provide an additional 15% affordable housing to be managed by a registered CHP for a period of at least 15 years.

A letter has been provided by Bridge Housing confirming that the 15% affordable component will be managed for a period of 15 years.

The GFA breakdown of the proposed affordable housing components is provided in the below table.

Table 11 Affordable housing GFA breakdown

Level	Area	Percentage of total GFA
10% pursuant to WLEP		

Level	Area	Percentage of total GFA
Level 1	666sqm	4.46%
Level 2	666sqm	4.46%
Level 3	175.5sqm	1.175%
	Total Area: 1,507.5sqm	Total Percentage: 10.1%
15% to be provided for 15 years		
Ground Floor	39sqm	0.26%
Level 3	490.5sqm	3.285%
Level 4	571.1sqm	3.825%
Level 5	571.1sqm	3.825%
Level 6	571.1sqm	3.825%
	Total Area: 2,242.8sqm	Total Percentage: 15.02%

4.11 Estimated Development Cost

An EDC report has been prepared by MBM and is provided at **Appendix M**.

The total EDC of the proposed development is \$155,012,872 (excl GST).

4.12 Contributions

This SSDA is subject to monetary contributions applicable under the *Willoughby Local Infrastructure Contributions Plan 2019* and the State Government's *Housing and Productivity Contribution*.

Additionally, the proposed development will deliver 51 affordable housing dwellings consisting of a mix of studio, one and two- bedroom dwellings. Bridge Housing will be the registered CHP who will manage all of the affordable dwellings for at least 15 years (see **Appendix K**). The infill affordable housing will significantly contribute to Chatswood's affordable housing stock and will provide the community with a diverse mix of much needed housing.

5.0 CONCURRENT REZONING

This Concurrent Rezoning Proposal has been prepared in accordance with Section 3.33 of the EP&A Act, the *Local Environmental Plan Making Guideline* published by DPHI and Guidance for Concurrent Rezoning Report: SSD Housing issued by DPHI on 28 February 2025.

The following Section outlines the objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes, including relevant mapping. The justification and evaluation of impacts is set out in **Section 8.0** of this report.

5.1 Objectives and Intended Outcomes

5.1.1 Objectives

The objectives of the Concurrent Rezoning Proposal are to amend WLEP 2012 as follows:

- Add 'residential flat building' as an additional permitted use for the site;
- Increase the maximum height of building to RL 242.6m AHD;
- Increase the maximum FSR to 8.45:1;
- Remove the requirement for an active street frontage under Clause 6.7 for the site; and
- Remove the minimum non-residential floor space requirement under and Schedule 1 Clause 27 for the site.

5.1.2 Intended Outcomes

The intended outcomes of the proposed amendments to WLEP 2012 are:

- Deliver 114 new dwellings (including 51 affordable housing dwellings) on an underutilised site that will contribute to the State Government's housing targets in an accessible location with transport connections to the surrounding region;
- Provide a high-density residential development consistent with the existing and future desired character of the Chatswood CBD;
- Provide a development that contributes to the built form and identity of the Chatswood CBD, contributing to the growing skyline and urban character;
- Deliver a high-quality built form outcome that has been informed by a design review panel and will integrate with the bulk and scale of development within the Chatswood CBD;
- Facilitate a design that considers environmental impacts to surrounding development in an area that is undergoing urban transformation; and
- Maximise residential amenity available within a high-density urban environment.

5.2 Explanation of Provisions

The Rezoning Proposal seeks to amend the WLEP 2012 to facilitate the proposed mixed-use development. The existing and proposed LEP controls are identified in **Table 12** and are followed by the recommended amendments in the following subsections.

Table 12 Existing and Proposed WLEP 2012 Provisions

Provision	Existing WLEP 2012 Control	Proposed Amendment to WLEP 2012
<i>Additional permitted uses</i>	-	Add: 'Residential flat building' as an additional permitted use
<i>Height of building</i>	90m 23m	RL 242.6m AHD
<i>Floor space ratio</i>	5:1	8.45:1
<i>Active street frontage</i>	Site identified on Active Street Frontages Map	Remove site from Active Street Frontages Map and amend provision
<i>Non-residential floor space ratio</i>	17% of site area	Amend provision to exempt site

5.2.1 Additional Permitted Use

The proposal seeks to insert an additional permitted use for the site under Schedule 1 of the WLEP 2012 which will allow development for the purposes of a residential flat building on the site. The clause will read:

Use of certain land at 51-55 Archer Street, Chatswood

- (1) *This clause applies to land at 51-55 Archer Street,*
- (2) *Development for the purposes of residential flat buildings is permitted with development consent.*

5.2.2 Height of Building

The proposal seeks to increase the maximum building height from 90m and 23m to RL 241.3m AHD across the site by amending the Height of Buildings Map (see proposed Height of Building Map in the Design Report at **Appendix J**).

5.2.3 Floor Space Ratio

The proposal seeks to increase the maximum floor space ratio from 5:1 to 8.45:1 by amending the Floor Space Ratio map (see proposed Floor Space Ratio Map in the Design Report at **Appendix J**).

5.2.4 Active Street Frontage

The proposal seeks to amend the *Active Street Frontages Map* to remove the requirement for development on the subject site to feature an active street frontage.

Additionally, the proposal seeks to amend clause 6.7 of the WLEP 2012 to insert a subclause (6) which will read:

- (6) *Subclause (3) does not apply to the following land in Chatswood—*
 - (a) *51-55 Archer Street,*

5.2.5 Non-residential Floor Space

The proposal seeks to amend Schedule 1 Clause 27 of WLEP 2012 to remove the non-residential floor space requirement for 51-55 Archer Street, Chatswood. Schedule 1 Clause 27 currently applies to land in the MU1 Mixed Use zone and identified as "Area 8" on the Special Provisions Area Map.

The proposal seeks to amend the Special Provisions Area Map by inserting a subclause (3) to Schedule 1 Clause 27 which will read:

(3) Despite subclause (1), this clause does not apply to land at 51-55 Archer Street.

5.3 Strategic and Site-Specific Merit

5.3.1 Strategic Merit

Section A – Need for the Planning Proposal

Question 1: Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

This concurrent Rezoning Proposal is a direct response to the declaration of the site as SSD by the Minister under the HDA pathway, specifically pursuant to *State Significant Development Declaration (No. 11) Order 2025* dated 23 July 2025.

DPHI subsequently issued SEARs and concurrent Rezoning Proposal Requirements, acknowledging the site possessed both strategic and site-specific merit to deliver additional housing.

This proposal directly responds to the objectives of the National Housing Accord through the provision of an additional 114 well-located dwellings (including 51 affordable housing dwellings).

The proposed amendments also give effect to the endorsed Chatswood CBD Planning and Urban Design Strategy which has been endorsed by the Planning Secretary in accordance with Section 3.9 of the EP&A Act.

The relevant strategic planning framework are addressed in **Section 3.0**.

Question 2: Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This Proposal is the best means of achieving the objectives and intended outcomes, as it will facilitate the delivery of 114 well-located homes within the Housing Accord period (by June 2029).

A number of feasible alternatives have been considered as part of the proposal as outlined in detail in **Section 3.7** of this EIS, including:

1. Do Nothing;
2. In-fill Affordable Housing; and
3. The Proposal.

The proposal involving an SSDA and concurrent Rezoning Proposal offers the most efficient pathway to achieve the objectives and intended outcomes. The proposed amendments will facilitate the delivery of 114 dwellings including 51 affordable housing units. This is more than is possible under the current planning controls.

Section B – Relationship to the Strategic Planning Framework

Question 3: Will the Planning Proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes. Refer to **Section 3.0**.

Question 4: Is the Planning Proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. Refer to **Section 3.0**.

Question 5: Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

Yes. Refer to **Section 3.0**.

Summary

Overall, the site and proposal represent strong alignment with the strategic planning framework at both a State and local level by:

- Supporting the State Government's housing objectives by delivering increased dwellings with a diverse unit mix that are strategically located with strong transport connectivity. The development is within walking distance of numerous bus connections and the Chatswood transport interchange providing connections to key destinations. Further, the proposal is proximate to jobs and supports the commercial land use of Chatswood CBD.
- Establishing a high-density residential development that provides a high level of residential amenity through quality communal and private open spaces within a building which is representative of a high-quality urban design outcome.
- The proposal will advance housing affordability outcomes through delivery of an additional 51 affordable dwellings in a well-located area which will provide a significant public benefit to the Willoughby LGA and wider Sydney region.

Question 6: Is the Planning Proposal consistent with applicable State Environment Planning Policies?

Yes. The Rezoning Proposal is generally consistent with the relevant State Environmental Planning Policies (SEPPs) as outlined **Table 13**. A detailed assessment against the relevant provisions of each SEPP is provided in the Statutory Compliance Table attached as **Appendix N**.

Table 13 Consistency with State Environmental Planning Policies

State Environmental Planning Policy	Comment	Consistency
<i>SEPP (Biodiversity and Conservation) 2021</i>	Applicable to the concurrent SSDA. A BDAR Waiver (Appendix O) has been issued for the proposed development as part of the SSDA submission confirming that the development will not have any significant impact on biodiversity values of the site and surroundings. The Rezoning Proposal will not affect the operation of the SEPP.	Yes
<i>SEPP (Exempt and Complying Development Codes) 2008</i>	Not relevant to the concurrent Rezoning Proposal or SSDA. Future development may utilise applicable sections of the SEPP. The Planning Proposal will not affect the operation of the SEPP.	Not Applicable
<i>SEPP (Housing) 2021</i>	Applicable to the SSDA which has been designed to meet the applicable requirements of the Housing SEPP, specifically Chapter 2 and Chapter 4. The planning proposal will facilitate the increased delivery of affordable housing provided by the proposal. Detailed considerations of key principles have been undertaken such as apartment size, layout, typology, solar access, natural cross ventilation, communal open space. Refer to the EIS and Statutory Compliance Table (Appendix N) for a detailed breakdown. The Rezoning Proposal will not affect the operation of the SEPP.	Yes
<i>SEPP (Industry and Employment) 2021</i>	Not relevant to the concurrent Rezoning Proposal or SSDA. The rezoning will not affect the operation of the SEPP.	Not Applicable
<i>SEPP (Planning Systems) 2021</i>	Not relevant to the concurrent Rezoning Proposal.	Not Applicable
<i>SEPP (Resilience and Hazards) 2021</i>	Applicable to the SSDA which includes a Preliminary Site Investigation in accordance with Section 4.6 of the SEPP. The rezoning will not affect the operation of the SEPP.	Yes
<i>SEPP (Sustainable Buildings) 2022</i>	Applicable to the SSDA which is subject to the provisions of Chapter 2 Standards for residential development – BASIX and Chapter 3 Standards for non-residential development.	Yes

	The Rezoning Proposal will not affect the operation of the SEPP.	
SEPP (Transport and Infrastructure) 2021	The subject site is not classified as traffic generating development under Schedule 3 of the Transport and Infrastructure SEPP. The Rezoning Proposal will not affect the operation of the SEPP.	Yes

Assessment against the relevant provisions of each SEPP is provided in **Section 5.4**.

Question 7: Is the Planning Proposal consistent with the applicable Section 9.1 Directions?

Yes. The Rezoning Proposal is consistent with the relevant Ministerial Directions under Section 9.1 of the EP&A Act as demonstrated in **Table 14** below.

Table 14 Consistency with relevant Section 9.1 Ministerial Directions

Ministerial Direction	Comment	Consistency
Focus Area 1: Planning Systems		
1.1 Implementation of Regional Plans	The Rezoning Proposal is consistent with the Greater Sydney Region Plan, Draft Sydney Plan and North District Plan (refer to Question 4 and Section 3.0).	Yes
1.3 Approval and Referral Requirements	This Direction aims to ensure that LEP provisions encourage efficient and appropriate assessment of development. The relevant requirements of this direction have been considered in the preparation of this Rezoning Proposal.	Yes
1.4 Site Specific Provisions	The proposal seeks to add a site-specific provision which allows for development consent to be granted for the purpose of a residential flat building on the site and remove the requirement for 17% non-residential floor space. The proposal will not create unnecessarily restrictive or complicated planning controls and will facilitate the future delivery of a more efficient use on the site.	Yes
Focus area 3: Hazard and Conservation		
3.2 Heritage Conservation	The SSDA includes a Heritage Impact Statement prepared by NBRS and an Aboriginal Heritage Impact Assessment Report prepared by Artefact. The Aboriginal Heritage Impact Assessment Report confirms that the study area does not contain and is not likely to contain any Aboriginal objects. It is recommended that no further Aboriginal heritage assessments or investigations are required. The Heritage Impact Statement confirms that the proposed development is consistent with the heritage objectives of the Willoughby LEP 2012 and the Willoughby DCP 2023. This is further discussed in Section 8.14 and 8.15 .	Yes
Focus area 4: Resilience and Hazards		
4.4 Remediation of Contaminated Land	The SSDA includes a Preliminary Site Investigation (PSI) (Appendix P) which confirm that the site is suitable for the proposed high-density residential development.	Yes
Focus Area 5: Transport and Infrastructure		
5.1 Integrated Land Use and Transport	The Rezoning Proposal would facilitate a development that includes high density residential development in an accessible area. The Rezoning Proposal improves access to housing and jobs by walking, cycling and transport, taking into consideration the proximity of the site to existing networks. Increasing density at this location also contributes towards a reduction in car dependency as public transport modes are readily available, including multiple bus stops in the vicinity.	Yes
Focus Area 6: Housing		
6.1 Residential Zones	The Rezoning Proposal broadens the choice of building types by providing 114 dwellings and makes efficient use of existing infrastructure by increasing density at a suitable location.	Yes

The concurrent Rezoning Proposal will facilitate positive design outcomes and environmental impacts. The design outcomes and environmental impacts of the proposal are discussed in **Section 8.0**.

Focus Area 7: Industry and Employment

7.1 Employment Zones

The site is currently zoned MU1 Mixed use and requires 17% of the GFA to be provided as non-residential uses. Yes

The Rezoning Proposal seeks to remove the requirement for non-residential floor space, providing additional floor space for housing, including affordable housing. Notwithstanding, it is consistent with this Direction as it is consistent with the NSW Government's commitment to increase housing supply, as well as the Minister's declaration of the project under the HDA pathway.

An Economic Impact Assessment has also been prepared to support the proposed amendment. Market analysis of the Chatswood CBD has indicated that demand for commercial floor space is low and providing additional floor space has the potential to increase the quantum of vacant floor space. This is expanded on in **Section 8.22.1**.

5.3.2 Site-Specific Merit

Section C – Environmental, Social and Economic Impact

Question 8: Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitat, will be adversely affected as a result of the proposal?

No. The Rezoning Proposal will not adversely affect critical habitat or threatened species, population, or ecological communities in their habitats as the amendment only impacts ownership and will not result in changes to physical outcomes that differ from what is already permissible on the site.

A BDAR Waiver has been granted for the site, attached as **Appendix O**, and is supported by a BDAR Waiver Request Report.

Question 9: Are there any other likely environmental effects of the Planning Proposal and how are they proposed to be managed?

An assessment of the environmental impacts of the Rezoning Proposal and the proposed development is provided at **Section 8.0**. No unacceptable impacts will result from the achievement of the intended outcome.

Question 10: Has the planning proposal adequately addressed any social and economic effects?

Yes, the concurrent Rezoning Proposal has adequately addressed the potential social and economic effects of the proposal. An economic impact assessment has been prepared by Colliers and is provided as **Appendix Q**.

It is found that the proposal will facilitate a range of social and economic benefits, including:

- Increase overall housing supply;
- Increase affordable housing supply;
- Increase supply of jobs during both construction;
- A diverse mix of dwellings to cater to various social and cultural groups;
- Affordable housing to reduce economic stress;
- Increased standard of living through provision of communal open space and leveraging proximity to existing infrastructure and services;
- Contribution to a 30-minute city; and
- Facilitate urban renewal of the site by providing a new residential flat building.

The removal of the mandatory non-residential floor space is a direct response to economic analysis of the demand for non-residential floor space in Chatswood CBD. It is therefore considered that the planning proposal will have a significantly positive economic impact by providing in demand floor space and not contributing to the increasing quantum of vacant non-residential floor space in the Chatswood CBD.

An assessment of the social and economic impacts of the Rezoning Proposal is provided at **Section 8.23** and **8.22**.

Section D – Infrastructure (Local, State and Commonwealth)

Question 11: Is there adequate public infrastructure for the Planning Proposal?

Yes. The site benefits from existing public infrastructure including:

- Key public transport connections at Chatswood Interchange and bus stops along Archer Street;
- Existing road infrastructure – Archer Street, Albert Avenue and surrounding road networks;
- Established services infrastructure for water, sewer, electricity, stormwater and telecommunications which can be augmented as required to service the development;
- Chatswood Private Hospital and ancillary health services, and connections to Royal North Shore Hospital; and
- Social infrastructure in the form of civic spaces and local centre, open spaces and parks.

Section E – State and Commonwealth Interests

Question 12: What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The concurrent Rezoning Proposal pathway does not include gateway determination, however, DPHI has undertaken consultation with the relevant local, state and federal agencies in the preparation of the SEARs. The results of this consultation were provided as attachment A to the SEARs and included responses from:

- Willoughby City Council;
- Transport for NSW;
- Sydney Water;
- Ausgrid;
- Australian Government Civil Aviation Safety Authority; and
- Sydney Airport.

5.4 Maps

The proposed amendments to the Height of Buildings Map, Floor Space Ratio Map and Active Street Frontages Map under the WLEP 2012 are provided in the Design Report (**Appendix J**) and replicated below in **Figure 23**.



Figure 24 Proposed WLEP maps

Source: PTW

5.5 Community Consultation

Significant consultation with the surrounding community has been undertaken throughout the preparation of this SSDA and concurrent Rezoning Proposal, refer to the Engagement Report prepared by Notting Hill Advisory and is provided as **Appendix U**. This is further discussed in **Section 7.0**.

5.6 Project Timeline

This Planning Proposal will be considered concurrent with the detailed SSDA (SSD- 94409457). Under the HDA process, the NSW Government has committed to a 275-day timeframe.

Based on these timeframes, the following indicative timeframe is proposed in **Table 15** to ensure continuity in the development program to deliver on housing supply.

Table 15: Proposed Project Timeline

Stage	Timeframe and/or date
Planning Proposal lodged	June 2026
Public Exhibition and Assessment	July 2026
Finalisation	March 2027

6.0 STATUTORY CONTEXT

6.1 Statutory Requirements

Category	Project Details
Power to grant approval	Development consent is sought under Division 4.7 – State Significant Development of the EP&A Act. Section 4.36(3) of the EP&A Act states that “<i>the Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development</i>”. The proposal is declared SSD by the Minister under the <i>State Significant Development Declaration Order (No 11) 2025</i> dated 23 July 2025 per the HDA’s recommendation on EOI 244110, which states: The HDA: Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. ... <i>The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.”</i> <i>Therefore, the proposal is SSD as declared by the Minister by a Ministerial planning order.</i> Consent authority Section 4.5 of the EP&A Act and Section 2.7 of the Planning Systems SEPP states that the consent authority is the Minister for Planning and Public Spaces (or delegated to DPHI) unless the development is subject to any matters identified under Section 2.7(1) of the Planning Systems SEPP whereby the Independent Planning Commission will be the consent authority.
Permissibility	The proposal is located on land which is subject to the WLEP 2012 zoned MU1 mixed use. A residential flat building is proposed for the purposes of market and affordable housing. This Report includes a concurrent Rezoning Proposal which seeks to include ‘residential flat building’ as a permitted use in the MU1 Mixed Use zone in the WLEP 2012.
Other approvals	Approvals / legislation that does not apply Under Section 4.41 of the EP&A Act, the following approvals are not required for an SSD that is authorised by a development consent granted after the commencement of the Division including the following legislative approvals: • a permit under section 201, 205 or 219 of the <i>Fisheries Management Act 1994</i>, • an approval under Part 4, or an excavation permit under section 139, of the <i>Heritage Act 1977</i>, • an Aboriginal heritage impact permit under section 90 of the <i>National Parks and Wildlife Act 1974</i>, • a bush fire safety authority under section 100B of the <i>Rural Fires Act 1997</i>, • a water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the <i>Water Management Act 2000</i>. Approvals / legislation that must be applied consistently Under section 4.42 of the EP&A Act, the following authorisation cannot be refused if it is necessary for carrying out an SSD that is authorised by a development consent under this Division and is to be substantially consistent with the consent: • an aquaculture permit under section 144 of the <i>Fisheries Management Act 1994</i>, • an approval under the <i>Coal Mine Subsidence Compensation Act 2017</i>, section 22, • a mining lease under the <i>Mining Act 1992</i>, • a production lease under the <i>Petroleum (Onshore) Act 1991</i>, • an environment protection licence under Chapter 3 of the <i>Protection of the Environment Operations Act 1997</i> (for any of the purposes referred to in section 43 of that Act), • a consent under section 138 of the <i>Roads Act 1993</i>, • a licence under the <i>Pipelines Act 1967</i>.
	Legislation Matters

Category	Project Details	
Pre-conditions to exercising the power to grant approval	<i>Biodiversity Conservation Act 2016</i>	Section 7.9 of this Act requires a SSDA to be accompanied by a BDAR. The BDAR Waiver is attached as Appendix O and supported by the BDAR Waiver Request prepared by SLR.
	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	Section 4.6 provides a State-wide approach to the remediation of contaminated land. It requires a consent authority to assess the potential for land to be contaminated, and the works required to remediate the land to ensure it is suitable for its intended use. A Preliminary Site Investigation (PSI) has been prepared by EI (Appendix P) and confirms the potential for contamination to exist on the site was low. The site was suitable for the proposed medium to high density residential development, in accordance with <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> and the <i>Contaminated Land Management Act 1997</i> .
Mandatory matters for consideration	Legislation	Matters
	<i>Environmental Planning & Assessment Act 1979 (EP&A Act)</i>	The proposal is consistent with the objects of the EP&A Act for the following reasons: • The proposed development provides social and economic benefits to the community and generally, the Chatswood area. • The proposed development will redevelop an underutilised residential site. The proposed development is for residential uses with affordable housing which are well suited for the area, providing both increased and diverse housing options to Chatswood. • The proposal will deliver 10% of GFA as affordable housing in perpetuity and 15% of GFA as affordable housing to be managed by a registered CHP for a period of at least 15 years. This is further discussed in Section 4.10. • The proposal does not impact biodiversity, including threatened species and their habitats, this has been demonstrated through the issue of a BDAR Waiver (Appendix O). • The proposal promotes resilience to climate change through the provision of sustainable building practices. This is further discussed in Section 8.13. • The proposal does not adversely impact Aboriginal cultural heritage. Designing with Country principles have informed the proposal to celebrate aboriginal culture. Refer to Section 8.1.2 and 8.14, the Aboriginal Heritage Initial Assessment at Appendix AF and the Connecting with Country report at Appendix S. • The site is not constrained by heritage values and will not impact on any surrounding heritage values or settings. Refer to Section 8.15 and the Heritage Impact Statement at Appendix T. • Significant residential amenity is provided as part of the proposed development including significant communal open spaces with a variety of functions. • The proposal has been designed in accordance with the objectives of the ADG, ensuring a high-quality design for residential apartments. • The project team has undertaken consultation and feedback with all relevant stakeholders. Refer to Section 7.0 and the Engagement Outcomes Report at Appendix U. • The proposal is consistent with the principles of ecologically sustainable development (ESD). Refer to Section 8.13 and the ESD Report at Appendix H. • The proposal will be constructed in accordance with the recommended mitigation measures and the relevant standards to ensure the proper construction and maintenance of buildings. • The proposal provides a residential development on a currently underutilised site within the MU1 zone and therefore promotes the orderly and economic development of land.

Category	Project Details
	The proposal is consistent with Division 4.7 (State Significant Development) of the EP&A Act, particularly for the following reasons: • It has been declared to have State significance. • It is not prohibited by an environmental planning instrument. • It has been evaluated and assessed against the relevant heads of consideration under section 4.15(1) of the EP&A Act.
<i>Environmental Planning & Assessment Regulation 2021</i>	Section 29 requires a Design Verification Statement for the proposal. A Design Verification Statement is provided within the Design Report at Appendix J. The EIS has addressed the specification criteria within clause 190 (Form of EIS) and clause 192 (Content of EIS) within Division 5. Similarly, the EIS has addressed the principles of ecologically sustainable development (refer to Section 8.13), which assesses the threats of any serious or irreversible environmental damage.
<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	This EIS is supported by an ESD Report prepared by Stantec and a BASIX Certificate attached as Appendix H and Appendix V respectively.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Section 2.122 of SEPP Transport and Infrastructure requires written notice to TfNSW for development that is considered to be traffic generating. Schedule 3 classifies residential accommodation as traffic generating if it consists of 300 or more dwellings or 75 or more dwellings if on a classified road or within 90m of a classified road. As the development is not on a classified road and provides less than 300 dwellings, written notice to TfNSW is not required.
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Chapter 6 of the BC SEPP applies to land in the Sydney Harbour Catchment, of which the site forms part of. While the site is located within the boundaries of the Sydney Harbour Catchment, the site is not 'zoned' under this plan nor is it located within the 'foreshores and waterways area', where the majority of the plan's provisions apply. • The key matter for consideration is therefore visibility from Sydney Harbour. While the site may be visible from the harbour from certain vantage points, it is located in the dense tower setting of Chatswood. • As demonstrated in the Urban Design Report (Appendix J), the proposed built form integrates well with the high-density built environment of Chatswood and thus will be consistent with the existing character of the area when viewed from the Harbour.
<i>State Environmental Planning Policy (Housing) 2021</i>	Provisions under Chapter 4 of the Housing SEPP apply to this proposal. An assessment against the relevant provisions is provided in the Statutory Compliance Table at Appendix N. Additionally, an ADG Compliance Table prepared by PTW is provided at Appendix J which provides an assessment against the relevant provisions of the ADG. Any non-compliances are assessed and justified in Section 8.0. While the proposal does not seek to utilise the bonus provisions under Chapter 2, Part 2, Division 1 of the Housing SEPP, it seeks to apply the car parking development standards under Section 22A. The following demonstrates that the proposal meets the provisions in Section 15C, which confirms the proposal is development to which Chapter 2, Part 2, Division 1 applies.
	(1) This division applies to development that includes residential development if— (a) the development is permitted with consent under Chapter 3, Part 4, Chapter 5, Chapter 6 or another environmental planning instrument This SSDA is supported by a concurrent Rezoning Proposal (Section 5.0) which seeks to add <i>Residential flat building</i> as an additional permitted use for the site.

Category	Project Details
	(b) the affordable housing component is at least 10% The proposed development provides a total 25% of affordable housing.
	(c) all or part of the development is carried out— (i) for development on land in the Six Cities Region, other than in the City of Shoalhaven or Port Stephens local government area—in an accessible area The proposed development is within an accessible area as it is within 800m walking distance from the Chatswood Transport Interchange.
<i>Willoughby Environmental Plan 2012</i>	A detailed assessment against the relevant provisions of the WLEP 2012, is provided in the Statutory Compliance Table at Appendix N. Clause 2.3 Zone objectives and Land Use Table Zone MU1 Mixed Use Objectives • To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. • To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. • To minimise conflict between land uses within this zone and land uses within adjoining zones. • To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. • To allow for city living on the edges of the city centre of Chatswood, which encourages public transport use, shopping and the use of businesses and recreational services that contribute to the vitality of the city, without undermining its commercial role. Permissibility A concurrent Rezoning Proposal seeks to insert residential flat building as an additional permitted use on the site under Schedule 1 of the WLEP. The proposal continues to align with the objectives of the MU1 zone for the following reasons: • As demonstrated in the Economic Impact Assessment, the construction phase is expected to directly support employment of 150 job-years and deliver a direct value-add to the economy of \$24.6 million. During operational phase, the proposal will continue to provide employment opportunities associated with operation, management, maintenance and cleaning services. • The proposal will provide diverse and active street frontages on Archer Street, residential lobby and communal facilities with glazing fronting the street. The proposed terrace also provides an outdoor area for gathering and provides an entry to the through site link at 57-61 Archer Street and 34 Albert Avenue. • The proposal does not result in conflict with land uses within adjoining zones. • The proposal facilitates city living on the eastern edge of the Chatswood CBD, encourage public transport use, without undermining the role of the commercial core. Clause 6.23 Design excellence (6) Development consent must not be granted to development to which this clause applies unless— (b) for a building with a height of 35m or more above ground level (existing)—the design of the development is the winner of a competitive design process held in relation to the development. An alternative design excellence strategy was prepared for the proposal pursuant to the Housing Delivery Authority: Alternative Design Excellence Strategy Guidelines. The strategy was endorsed by GANSW on 20 November 2025.

7.0 ENGAGEMENT

Engagement and consultation activities have been undertaken in accordance with Item 4 of the SEARs and DPHI’s *Undertaking Engagement Guidelines for State Significant Projects*. An Engagement Report has been prepared by Notting Hill Advisory and is provided as **Appendix U**.

It is also emphasised that extensive stakeholder and community consultation was undertaken by Willoughby City Council in the preparation of the Chatswood CBD – Planning and Urban Design Strategy. The strategy informed amendments to the WLEP and WDCP and establishes a framework to guide future private and public development as the CBD grows over the next 20 years.

Expanding on this The Chatswood CBD Discussion Paper – Land use mix in the Chatswood CBD was released by Willoughby City Council in October 2024 to consider the amount of commercial and other land uses in the Chatswood CBD and the infrastructure required to support future needs, this also included a council report prepared to summarise feedback received during the exhibition period, with developers expressing concerns that mandatory non-residential space in mixed-use zones undermines project viability (p. 9).

A Community Engagement Outcomes Report was prepared for the Land use mix in the Chatswood CBD Discussion Paper dated November 2024. A range of engagement methods were utilised for the Discussion Paper, reaching an estimated 13,340 and receiving 39 total submissions.

7.1 Stakeholders Identified

The following stakeholders were engaged during the planning and design stage of the proposed development:

- DPHI;
- Willoughby City Council;
- NSW Government agencies; and
- The broader community.

7.2 Engagement Undertaken

The Applicant has engaged with DPHI and Council on multiple occasions to discuss key matters of the project. The engagements are outlined below.

Table 16 Engagement Undertaken

Date	Stakeholder	Forum	Summary of Engagement
17 September 2025	DPHI	Online meeting	Request for SEARs meeting
29 September 2025	DPHI (HDA)	Online meeting	Discussions regarding the use of parking rates under Chapter 2 Part 2 Division 1 of Housing SEPP. DPHI confirmed that the parking rates in Chapter 2 are applicable as non-discretionary standards.
30 September 2025	DPHI (HDA and Planning Assessment teams) and Willoughby City Council	In-person	Planning Focus Meeting to provide a briefing to DPHI and Council and seek initial feedback The HDA team reiterated that the carparking rates in Chapter 2 of the Housing SEPP can be applied, noting the other non-discretionary standards would also apply.
17 December 2025	Willoughby City Council	Online meeting	Meeting to discuss landscaping design and tree replacement strategy

Further to this, the applicant undertook the following engagement with the broader community:

Activity	Description	Purpose	Level of Engagement
Public Sentiment Research	10-minute live telephone interviews with n=100 residents living nearby the Proposal.	Randomised research provides a statistically representative sample of community attitudes towards the Proposal.	Consult, Inform and Involve
Email Feedback Mechanism	A dedicated consultation email address, allowing community members to submit their written feedback directly to the project team for review and response.	To facilitate a mechanism for members of the community to provide written feedback directly to the project team.	Consult and Involve
Community Information Flyer	Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and share information regarding additional engagement opportunities.	Boost awareness of the Proposal and communication channels available to the community to access information and provide their feedback.	Inform
Virtual Information Webinar	Online webinar held at a convenient weekday evening slot and advertised to residents and businesses adjacent to the Proposal.	Provide an opportunity for interested members of the community to engage directly with the project team and learn more about what is being proposed.	Inform and Consult
Detailed project presentation	Fulsome project information deck presented with accompanying project team explanation during the virtual webinar.	Ensures accurate and consistent information about the Proposal is accessible to the community.	Inform

7.3 Key Issues and Project Responses

The following items were raised during public sentiment research, as summarised in the below table:

Topic	Detail	Project Team Response
Housing Supply and Affordability	A significant majority of respondents (85%) supported the provision of dedicated affordable rental housing. Only 18% agreed that no additional housing should be built in the council area, indicating majority support for the provision of new housing supply within the Willoughby LGA. A majority of respondents rated housing affordability in Chatswood as 'poor'.	The Proposal contributes positively to local and State housing objectives through the provision of new housing supply and affordable housing in close proximity to the Chatswood Strategic Centre. This approach aligns with NSW Government housing supply objectives by increasing housing supply in a well-located, transport-oriented centres.
Traffic, Parking and Infrastructure	Traffic and parking were among the most frequently raised issues amongst survey respondents. When rating aspects of their local neighbourhood, respondents rated traffic and parking less favourably than all other attributes. In open-ended responses, 39% of comments referenced traffic and parking	Traffic and transport impacts are addressed in Section 8.7. The Proposal incorporates six levels of basement parking and managed vehicular access to support orderly vehicle movement. The Site's location within walking distance of the Chatswood Transport Interchange supports a transport-oriented development outcome, reducing reliance on private vehicles and aligning with strategic transport planning objectives.

Topic	Detail	Project Team Response
	impacts, making this the most common issue raised in open ended responses.	
Public Transport and Site Location	A majority of survey respondents (81%) expressed a favourable view to the Proposal's proximity to public transport. Additionally, 62% agreed that the location's access to Metro and walkable amenities makes it well suited to additional housing.	The Proposal leverages its location within walking distance of the Chatswood Transport Interchange to deliver housing in a highly accessible centre. By locating new dwellings close to rail, Metro and established services, the development supports sustainable travel behaviour and reduces car dependency.
Building Height and Density	Building height and density were raised by some respondents. Attitudes towards building height were more mixed compared to other project attributes, with 56% expressing unfavourable views towards building height specifically. In open-ended responses, 32% of comments referenced building height, density and access to community spaces.	See Section 8.2. Building height and density have been carefully considered in response to the Site's location within the Chatswood CBD and its proximity to high-rise development in the surrounding area. The built form has been informed by detailed urban design testing, including assessment of massing, setbacks, solar access and visual impact. Comprehensive urban design and visual impact assessments accompany the SSDA to support consideration of the proposed development.

The following items were raised in the Virtual Webinar, as summarised in the below table:

Topic	Detail	Project Team Response
Scale and Density	Participants sought clarification on the overall scale and height of the Proposal and how the built form would relate to the surrounding Chatswood CBD context. Discussion focused on building height, density and how the Proposal aligns with the planned evolution of the Chatswood Strategic Centre.	The Applicant recognises that building height and density are important considerations for the community. The Proposal has been designed in response to the Site's strategic location within the Chatswood CBD and its proximity to the Chatswood Transport Interchange. The built form has been informed by detailed urban design analysis to manage visual impact, provide appropriate transitions and integrate with the emerging character of the precinct. Comprehensive built form, urban design and visual impact assessments will accompany the SSDA to demonstrate how the development has been carefully designed within its broader strategic context.
Traffic and Access	Participants raised questions regarding traffic generation, local road capacity, parking provision and how future growth within Chatswood would be supported by infrastructure upgrades.	Traffic and transport impacts are addressed in Section 8.7. The Proposal incorporates six levels of basement parking and managed vehicular access arrangements designed to support safe and efficient vehicle movement within and around the Site. The Site's location within walking distance of the Chatswood Transport Interchange supports a transport-oriented development outcome and aligns with strategic planning objectives to concentrate housing growth in centres well served by public transport.
Affordable Housing	Participants sought clarification regarding the inclusion of affordable housing within the development, including how it would be delivered, secured and managed.	The project team confirmed that the Proposal includes a dedicated affordable housing component. This includes 15% of total residential gross floor area to be managed by a registered CHP for a 15-year period and 10% to be dedicated to Willoughby City Council in accordance with Clause 6.8 of WLEP 2012. Affordable housing will be allocated to eligible households in accordance with NSW Government policy, supporting housing

Topic	Detail	Project Team Response
		diversity and contributing to broader housing supply and affordability objectives within the Chatswood Strategic Centre.
Staging and Timing	Participants requested information regarding the anticipated timeframe for assessment, public exhibition and potential construction.	The project team advised that the SSDA will be lodged following completion of the required technical studies. Once lodged, the application will be publicly exhibited by the NSW Department of Planning, Housing and Infrastructure, providing a further opportunity for community feedback. Construction would only commence following assessment and determination of the SSDA and compliance with any conditions of consent.

7.4 Engagement to be Carried Out

The Applicant will continue to engage local residents, landowners, businesses and key agencies, ensuring that community and stakeholder input continues to inform the assessment and refinement of the project.

Additionally, the SSDA will be exhibited, where stakeholders will have an opportunity to object, support or provide comments on the proposal. The submissions received will be considered by DPHI at the assessment stage, further, the proponent will be required to respond to these submissions and provide an amended design if necessary.

8.0 ASSESSMENT OF IMPACTS

8.1 Design Quality

8.1.1 Design Excellence

As identified in **Section 1.4**, a Design Competition was held for the site between 28 October 2024 and 11 July 2025 in accordance with Clause 6.23(6)(b) of WLEP 2012 under the previous SEARs for SSD-75116211 (now withdrawn).

While the HDA SSD pathway became available on 8 January 2025, an EOI was submitted to the HDA on 4 March 2025. Following declaration of the project as SSD by the Minister on 23 July 2025, the Project has undertaken the Alternative Design Excellence Pathway to seek exemption to the requirement of a new design competition to be undertaken for the Project. An Alternative Design Excellence Strategy (ADES) (**Appendix C**) was prepared by Planning&Co and endorsed by GANSW on 20 November 2025.

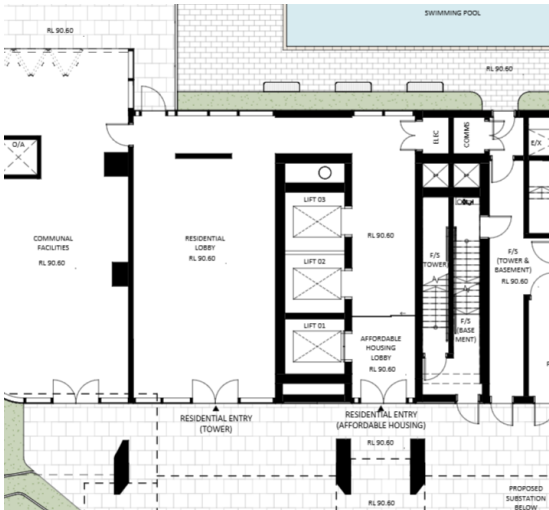
Two design review sessions with the Applicant-nominated Design Review Panel (DRP) were held on 4 December 2025 and 10 February 2026.

The DRP confirmed the scheme is capable of achieving design excellence pursuant to Clause 6.23 of WLEP 2012 subject to refinements recommended by the DRP. The DRP Design Advice Letters are provided at **Appendix D** and **Appendix E**.

The comments raised in the second DRP meeting are addressed in the Design Report at **Appendix J** and **Table 17** below.

Table 17 Response to 2nd DRP comments

DRP Comment	Project Response
Relationship to street level	The Panel commends the provision of a terrace at the north western corner, however the Design Team is to further explore the level changes between the northern communal space and the street level. The Design Team is encouraged to lower the level where possible to improve the relationship with the street level. Ground floor level is determined by: • Minimum free board level minimum RL 89.600 • Loading dock & waste truck headroom clearance requirements 4.5m • Swimming pool depth & structure • length & gradient requirements of the ramp connecting street with basement. Majority of ground floor area is affected by basement level program; therefore it is not possible to propose lowering of the level without affecting natural flow and ease of connection between variety of communal spaces. Lowering the floor level of the terrace would therefore require multiple ramp/stairs, which would significantly impact the accessibility and functionality of the ground plane.
Reconsider the appropriateness of the provision of stairs at northern interface. The Design Team is to explore alternative ways of activating the northern interface.	The sculpted, terraced deep-soil landscape area located at the north-west corner of the site has been extended to cover approximately two-thirds of the length of the northern boundary. The stair connection linking the communal open space with the potential through-site pedestrian link has been set further inward, allowing for a softer, more generous terraced transition that can be extended along the site edge. The wall at the north-east corner, which faces the neighbouring loading dock area, will be clad in sandstone, with an integrated planter above to assist in softening the upper edge and improving visual amenity.

DRP Comment	Project Response
	Ongoing coordination with the neighbouring site may influence the final treatment of the site edge, with the aim of achieving a coherent and integrated interface between developments. Additional ways of activating northern face: • Terrace forming edges - integrate extended stepping up landscape with integrated benches encouraging social interaction art align with ‘connecting with the country’ strategy • Elevated from the through site communal outdoor space, where residents gather will remain viably connected therefore contribute to activation. • Night light installation creating engaging atmosphere • Balanced combination of transparent and solid edges.
Further consideration is to be given to the location of the object artwork and its potential implications to wayfinding and concealing the residential entries.	The object artwork has been removed from the front of the building as to not implicate wayfinding and conceal the residential entries.
Affordable housing lobby	
The current layout of the residential lobbies is acceptable provided access to the communal facilities for the affordable housing residents are provided as per the diagram on page10 of the DRP Report submitted.	Access to the communal facilities for the affordable housing residents per the DRP Report is illustrated in the Ground Floor Plan. 
Screening of Access Ramp	
The current design includes screening to the east for the access ramp. The design team is to demonstrate potential acoustic and fire safety concerns.	A 3m separation is provided between the building edge and boundary with the neighbouring site and therefore protection of opening for fire safety purposes is not required. An acoustic louvre to be used within opening part of the façade to mitigate acoustic concerns.
Commitment to Materials	
The Applicant is to demonstrate commitment to noble materials. The Panel would like to highlight that design excellence is contingent on the quality and detailing of the materials and finishes currently proposed.	The proposed design makes use of high-quality noble material such as inherently finished precast concrete, metals and timbers
Retention of Design Team	
The design team is to be retained through to the completion of the project.	The applicant confirms that the design team will be retained through to the completion of the project.

Further details of the response to the design advice are provided in the Design Report at **Appendix J**.

8.1.2 Connecting with Country

A Connecting with Country Report (**Appendix S**) has been prepared by JMP to outline the consultation undertaken with the Aboriginal community. Further details relating to designing with country are included within the Design Report (**Appendix J**) and the Landscape Report (**Appendix G**).

A Walk on Country took place on 30 January 2026 to create a cultural narrative with Elder Aunty Jean Moran, Paige Moran and Adam Byrne from Bush to Bowl. A Design Input Session was conducted after the Walk on Country which allowed the Elders and Design Team to collaborate and blend modern design with the influence of Indigenous Traditional input. Areas of discussion included Aboriginal culture and opportunities for incorporating Aboriginal connections in the architectural and landscape design.

The Design Report identified three key themes in the Connecting with Country response of the proposed design.

Sculptural Landscape

The original landscape of the Willoughby area was characterized by blue gum forests that lined the ridges of sandstone plateaus. In the terraced deep soil area on the northwestern corner of the site, a Blue Gum tree, Scribble Gum tree, or a smooth-barked Apple tree will be planted. This tree will provide shade to the recessed plaza behind it and serve as a natural sculptural element. A ribbon of sandstone will traverse this space, linking it with the stepped plaza facing the building lobbies, the retail lane on the northern edge of the site, and the deck with outdoor seating for the retail on the eastern edge of the site.

Outdoor Gathering Spaces

The landscaped Archer Street frontage will be characterized by a sequence of meeting spaces, each with a unique character. This includes a stepped seating area facing the lobbies, where the sandstone ribbon begins, leading to the landscaped terraces where people can gather under the Blue Gum tree to enjoy its shade. Additional features include the raised recessed plaza, the retail lane, and finally, the deck at the back of the site. These spaces are designed not only for relaxation and social interaction but also to engage with the local community through storytelling and cultural events, creating a vibrant and inclusive environment.

Night Illumination

Incorporating night illumination and installations presents a dual opportunity: engaging with the local community and enhancing the safety of these spaces during nighttime. Thoughtfully designed lighting can highlight architectural features, create a welcoming atmosphere, and ensure that the outdoor gathering spaces remain inviting and secure after dark. This approach not only beautifies the area but also fosters a sense of community and belonging, encouraging residents and visitors to enjoy the space at all hours.

8.2 Built Form and Urban Design

8.2.1 Urban Design, Bulk and Scale

The subject site is located in the eastern part of the Chatswood CBD, an area which has been identified for residential growth within the *Chatswood CBD Planning and Urban Design Strategy 2036*. The proposal has been thoughtfully designed by PTW to deliver a high-quality built form outcome which responds to the constraints of the site and is in line with future surrounding developments.

With Sydney facing a well-documented housing crisis, centres such as Chatswood are expected to accommodate taller building heights and densities, reflecting its strategic role as a key urban centre. The proposal is therefore a logical response to the strategic planning directions as discussed in **Section 3.0**, delivering growth in a centre strategically suited to accommodate it.

The proposed building massing has been developed to respond to the metropolitan character of the area, providing a layered built form with a podium and a slender tower above. This approach complements the urban pedestrian environment by providing a strong interface with the street, while maintaining a slender tower form which minimises impacts on environmental amenity including overshadowing, view impacts and reflectivity.

Specifically, the proposed development consists of a 7-storey podium and a 38-storey tower, totalling 45-storeys.

These elements promote a strong design identity for the development which builds on the urban fabric, providing a distinctive and legible built form identity.

The proposed development has a floor space ratio of 8.45:1, utilising the FSR increase proposed within the concurrent Rezoning Proposal in **Section 5.0**. The current FSR on the site is 5:1, however this is proposed to be increased under the concurrent planning proposal as part of this SSDA. The scale of the proposed development is an appropriate response to the surrounding metropolitan context and does not represent an overdevelopment of the site.

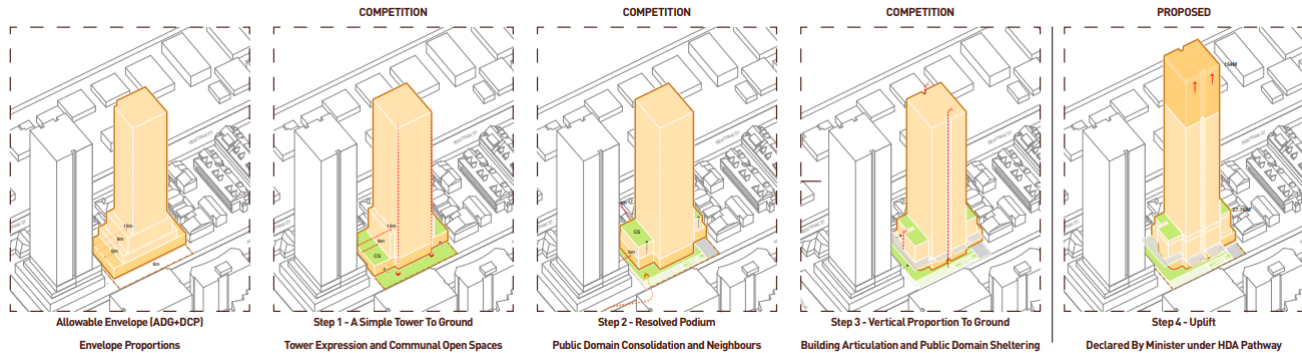


Figure 25 Massing Evolution

Source: PTW Architects

8.2.2 Podium Form and Street Frontage

The design of the proposed development has retained the overall design motif and intent from the original competition winning scheme to provide a separate podium and tower. The 7-storey podium provides a strong interface to Archer Street with high quality landscaping and urban design. Further, the podium provides for 51 affordable housing apartments within its larger floorplate, providing for much needed affordable housing within Chatswood and the broader Willoughby LGA.

The landscaping within the front and side setbacks contributes to the activation of the site and its interface with Archer Street and neighbouring development, providing for social gathering and interaction between residents. The high-quality open space contributes to the interface with Archer Street by acting as a meeting place for residents, improving the vibrancy of the area and providing for 'eyes on the street', benefitting the safety of pedestrians.

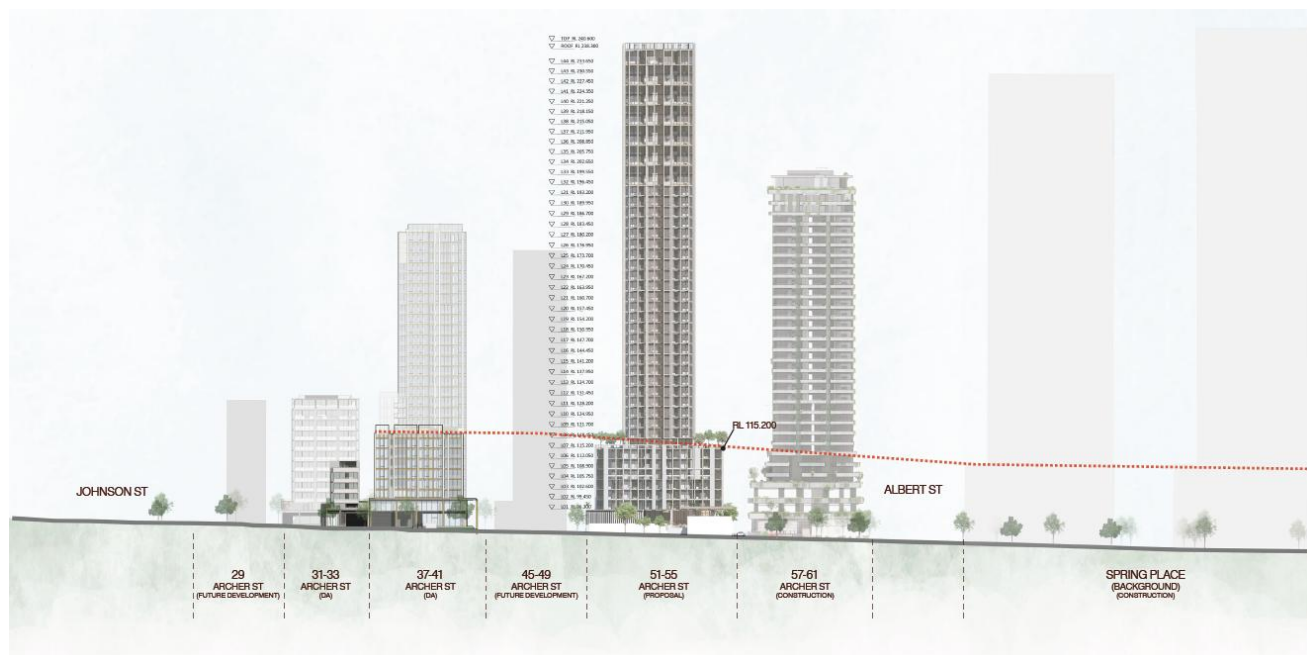


Figure 26 Streetscape - Bertram Street

Source: PTW

8.2.3 Tower Form

The western façade is designed to be more composed and rigorous, reflecting its alignment the high-density urban context of the CBD. In contrast, the eastern façade is more open and dynamic, projecting towards the expansive views that extend to the ocean.

Similarly, the internal configuration reflects the building elevations by positioning more private spaces such as bedrooms to the west side of the building, whilst the more communal areas such as living rooms and private open spaces, are oriented to the east.

This design approach enables the building to be appropriately integrated within its surrounding urban fabric whilst enhancing the amenity within the units.

Tower form and massing have been designed to respond to the context and surrounds, as well as the relevant controls.

Setbacks have been developed to ensure consistency with the ADG design criteria where appropriate. This is discussed further in **Section 8.3.1**.



Figure 27 Differing scale on the west and east interfaces

Source: PTW Architects

8.2.4 Building Height

The proposal includes a concurrent rezoning which proposes to amend the building height standard to accommodate a development that will deliver the quantum of additional housing considered by the HDA and is consistent with the residential growth beyond the CBD core as envisaged in the Chatswood CBD Strategy. As an area identified in the Draft Sydney Plan with high growth capacity for housing, the Chatswood CBD has strong potential to provide high density residential development.

The height of the proposed development is sympathetic to the future context of Chatswood and immediately surrounding developments as shown in **Figure 28**.

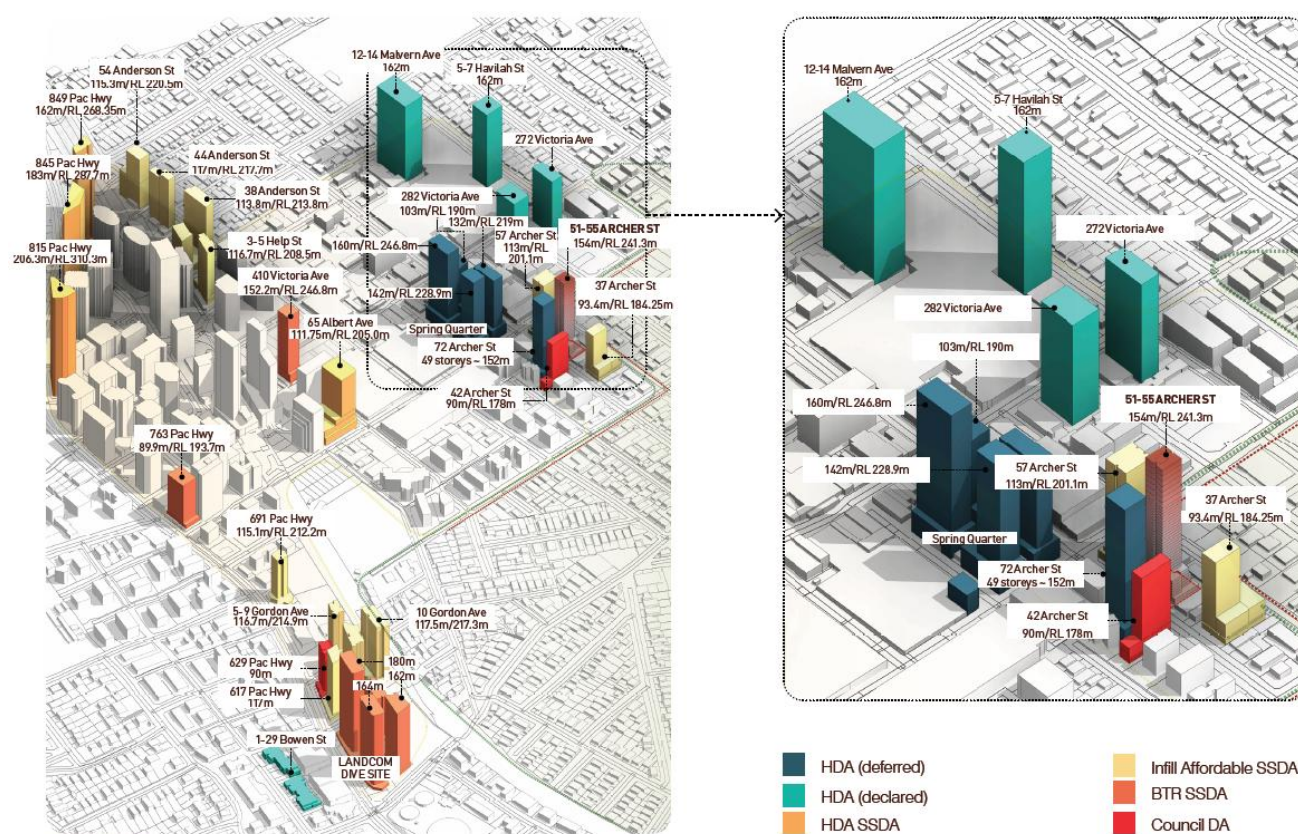


Figure 28 Future surrounding context

Source: PTW

The building is proposed to be built to a maximum height of RL241.30m AHD, representing a maximum building height above existing ground level of 152.85m.

The building height has been designed to respond to the existing and surrounding context. In particular, the proposed building height results from the following design principles:

- Retaining appropriate solar access to the South Chatswood Conservation Area
 - The proposal ensures appropriate solar access is retained for the residential properties in the South Chatswood Conservation Area in accordance with Clause 6.15(3) of WLEP 2012. The proposal will not result in a dwelling within the conservation area receiving less than 3 hours of sunlight between 9am and 3pm at mid-winter. This is further discussed in **Section 8.4.1**.
- Appropriate massing and form
 - The proposal has gone through extensive design reviews during the design competition and subsequently by the DRP under the Alternative Design Excellence Process. As identified in the Design Review Letters (**Appendix D** and **E**), the DRP confirms that the design intent and key moves of the competition winning scheme has been retained and supports the retention of the slenderness of the tower and its relationship with the ground plane.
- Creating a tower that is compatible with the surrounding context and integrates with the local skyline
 - The DRP has advised that the height and density are appropriate for the site considering the context of the Chatswood CBD and accessibility of the site being within 800m of the Chatswood Transport Interchange. The change in circumstances facilitated by developments under the HDA and in-fill affordable housing pathways presents a significant opportunity for increase in housing supply and contribute to positive change in the Chatswood CBD.
 - The proposal presents an appropriate contextual fit both within the immediate precinct and overall Chatswood CBD, under both now and future urban conditions. The change in circumstances resulting

from the approved and anticipated developments under the HDA and infill affordable housing pathways presents a significant opportunity to increase housing supply in the Chatswood CBD.

8.2.5 Archer Street Interface

The proposal provides high-quality landscaping and open space within the western setback to Archer Street. The space results in a greatly improved interface with the proposed development and the existing public domain, allowing residents to use the space in a social context.

The interface will be characterised by a sequence of meeting spaces, each with a unique character. This includes a stepped seating area facing the lobbies, where the sandstone ribbon begins, leading to the landscaped terraces where people can gather under the Blue Gum tree to enjoy its shade. Additional features include the raised recessed plaza, the retail lane, and finally, the deck at the back of the site. These spaces are designed not only for relaxation and social interaction but also to engage with the local community through storytelling and cultural events, creating a vibrant and inclusive environment.

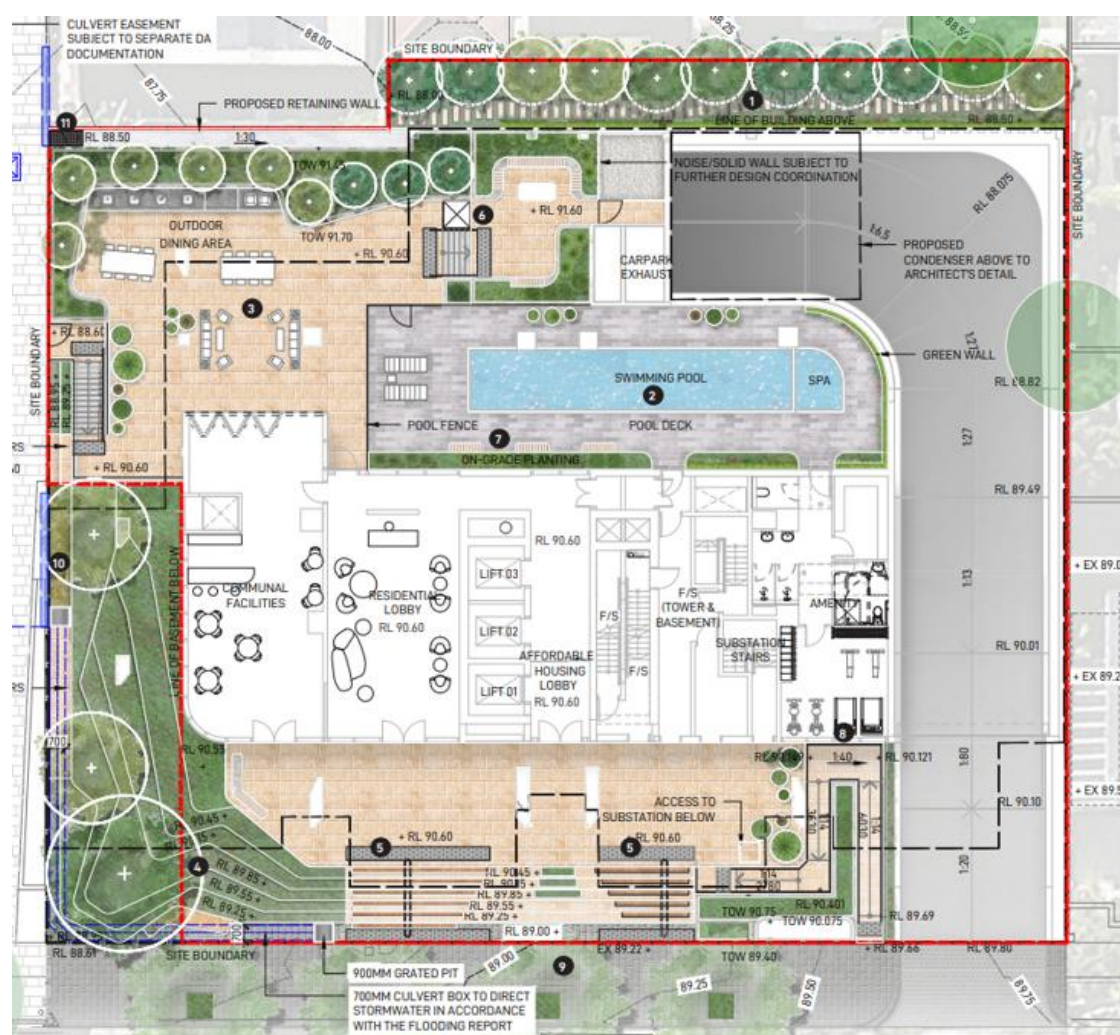


Figure 29 Ground floor landscaping plan

Source: Ground Ink

8.3 Residential Amenity

8.3.1 Building Setbacks and Separation

The building has been designed to be generally consistent with the building separation requirements as outlined in Part 3F of the ADG, which provides the following design criteria for side and rear setbacks:

- Up to 12m (4 storeys): 6m for habitable rooms and 3m for non-habitable rooms
- Up to 25m (5-8 storeys): 9m for habitable rooms and 4.5m for non-habitable rooms
- Over 25m (9+ storeys): 12m for habitable rooms and 6m for non-habitable rooms.

Where these provisions have been varied, the proposed development has met the overarching guidelines.

The WDCP also provides that all towers above podiums in the E2 Commercial Core and MU1 Mixed Use zone are to be setback from all boundaries with a minimum 1:20 ratio of the setback to building height. Based on a proposed height of 152.85m, this would require a 7.7m tower setback from all boundaries.

Note that the ADG prevails over the DCP with regard to setbacks to adjoining development.

The required and provided setbacks are identified in **Table 18** below, along with any justification for minor variations to the required setbacks. The proposed setbacks are further discussed below.

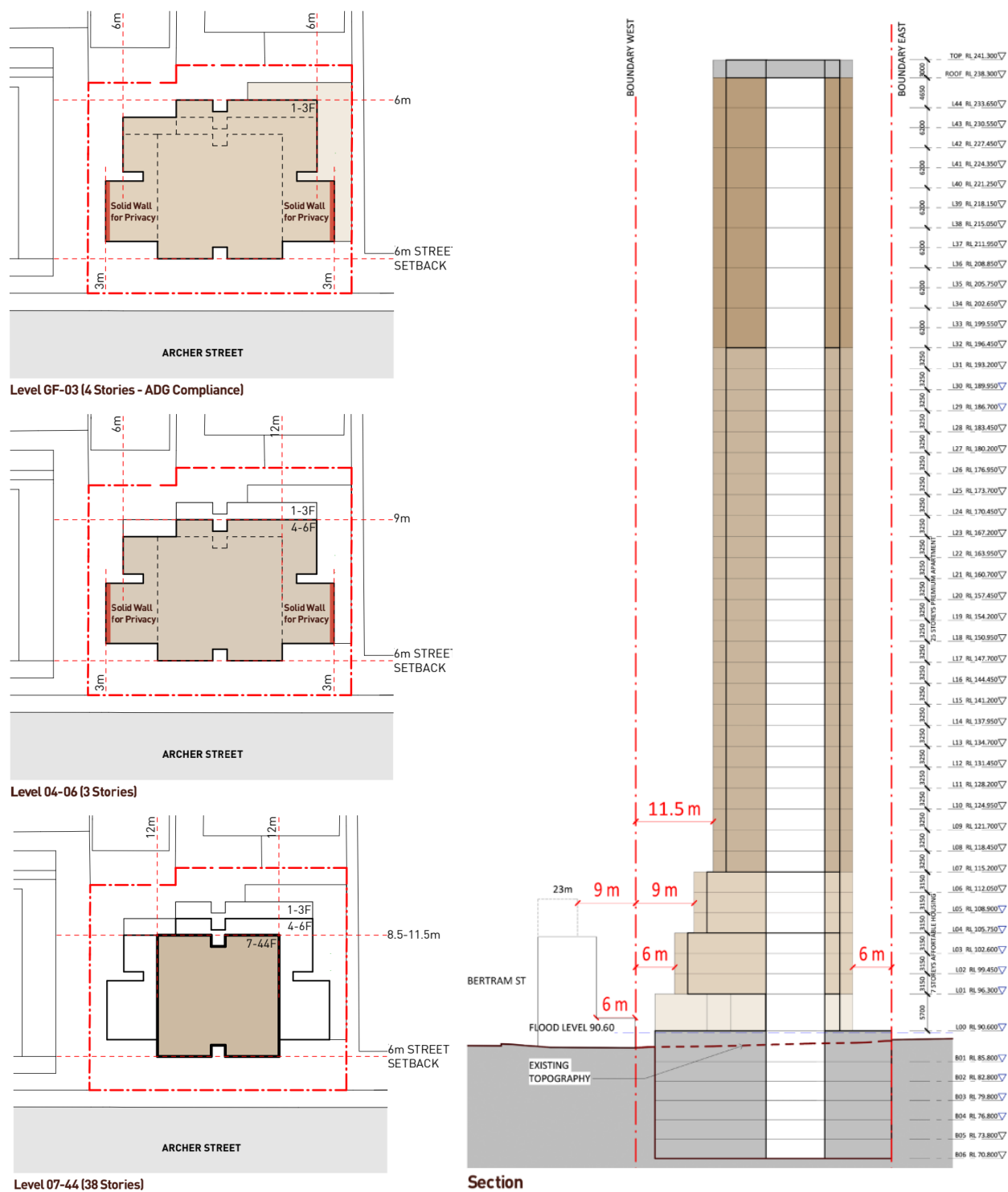


Figure 30 Proposed setbacks
Source: PTW

Table 18 Required DCP and proposed setbacks

Setback	Control	Proposal	Compliance/Justification
<i>North</i>	6m habitable 3m non-habitable	6m habitable setbacks and 3m non habitable setbacks.	Complies.
	9m habitable 4.5m non-habitable	3-6m setbacks.	Window louvres are implemented into the design which direct views away from neighbouring development. 4.5m setback provided to trafficable open space on level 7, screening implemented to direct views away from neighbouring development.
	12m habitable 6m non-habitable	12m habitable setback.	Complies.
<i>South</i>	6m habitable 3m non-habitable	6m habitable setbacks and 3m non habitable setbacks.	Complies.
	9m habitable 4.5m non-habitable	3-6m setbacks.	Window louvres are implemented into the design which direct views away from neighbouring development. 4.5m setback provided to trafficable open space on level 7, screening implemented to direct views away from neighbouring development.
	12m habitable 6m non-habitable	12m habitable setback.	Complies.
<i>East</i>	6m habitable 3m non-habitable	6m habitable setback.	Complies.
	9m habitable 4.5m non-habitable	9m habitable setback.	Complies.
	12m habitable 6m non-habitable	8.5m-11.5m habitable setbacks.	The reduced setback to 11.5m (and a minor area of 8.5m) will have an imperceptible impact in terms of visual and acoustic privacy to neighbouring development and considering the dense nature of the evolving Chatswood CBD, is acceptable in the circumstances.
<i>West</i>	7.7m	6m setback.	The proposed 6m setback is appropriate for Archer Street as it is consistent with the other approved and proposed developments along Archer Street.

Archer Street Setback (West)

The proposed tower complies with the 7.7m setback per WDCP on all boundaries, except for the Archer Street setback, where it provides a 6m setback from street level.

The proposed 6m setback is appropriate for Archer Street as it is consistent with the other approved and proposed developments along Archer Street, including:

- 57-61 Archer Street and 34 Albert Avenue (approved): 6m
- 37 Archer Street (under assessment): 6m

Providing a 7.6m tower setback would be anomalous to the prevailing setback patterns on Archer Street.

Further, the proposal will provide a separation of approximately 35m with the existing development at 38 Archer Street to the west, which exceeds the minimum separation distance of 24m under the ADG.

East Setbacks

The ADG requires that Over 25m (9+ storeys), developments are to provide 12m setbacks for habitable rooms and 6m setbacks for non-habitable rooms.

9m-12m setbacks to the building wall were originally provided throughout the design process, however, the balcony line was extended by 0.5m during design development given the need to increase the lift core size, resulting in an eastern setback of 8.5m to 11.5m.

As illustrated in **Figure 31**, whilst the balcony line has been extended by 0.5m, the setback to the blades of the facade remains consistent meaning that the overall massing of the building remains consistent with the Design Excellence Scheme.

The relevant objective 3F-1 of the ADG is 'Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy'. The minor variation to the eastern setback is acceptable because:

- Regarding visual privacy, while the neighbouring properties at 30-32 Bertram Street are eligible for a maximum building height of 29.9m (8-9 storeys under the in-fill affordable housing provisions). Under the ADG, a 12m setback is required. The reduced setback of 11.5m (except a minor area to the north of 8.5m) would be imperceptible in terms of visual and acoustic impacts.
- Considering the urban nature of the site and the evolving context of the Chatswood CBD, some level of non-compliance is unavoidable.
- A non-habitable setback to the Bertram Street properties would allow for a decreased setback of 6m for the upper levels of the proposed development which would allow for its feasible redevelopment in line with ADG setback requirements.

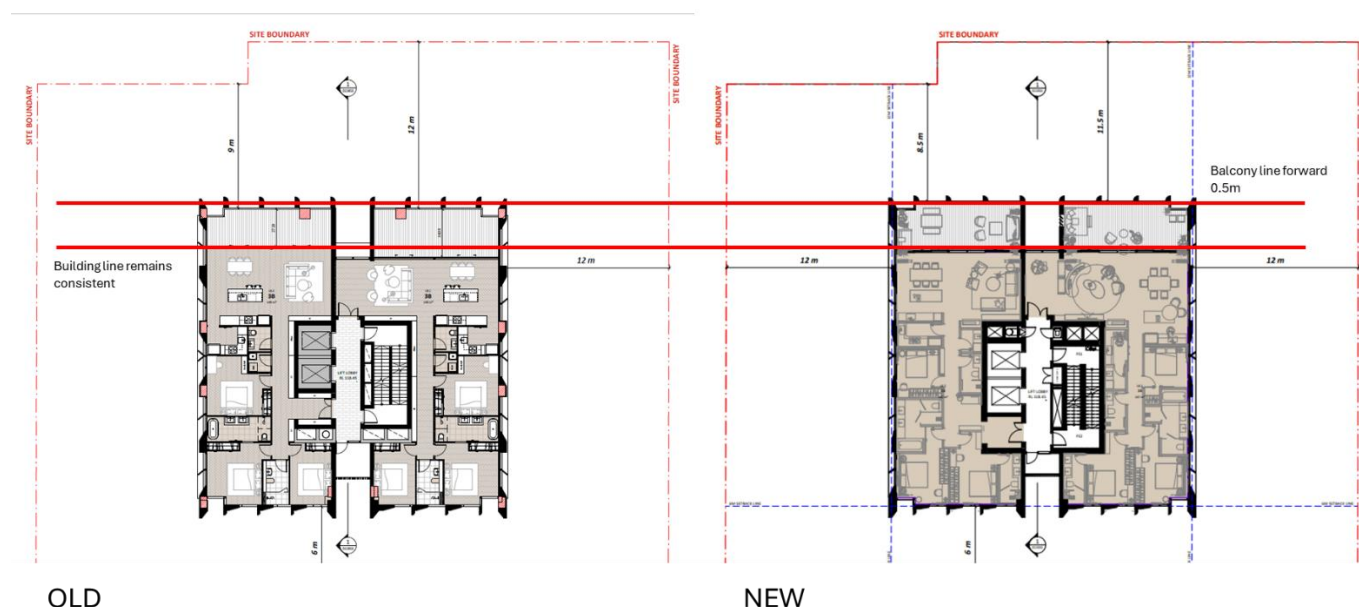


Figure 31 Balcony design development
Source: PTW (edited Planning & Co)

Level 7 Podium (North and South)

Private open space is provided on the podium roof on Level 7. From 5-8 storeys, the ADG requires building separation of 18m between habitable rooms and balconies.

The building separation distances of Level 7 are:

- North: 15m in the north west and 18m in the north east
- South: 12m in the south west and 15m in the south east (9m setback expected for future development at 45-49 Archer Street)

The separation from the trafficable areas of the podium to adjoining approved development at 57-61 Archer Street (north setback) ranges from 18.3m to 19.7m, satisfying the building separation and visual privacy objectives of the ADG.

On the southern side, the separation between the trafficable area of the podium roof and a potential built form at 45-49 Archer Street incorporating a 9m setback would range from 15.3m to 16.7m.

A 2m high obscure glass balustrade and landscaping is provided to the side setbacks of the podium roof to obfuscate views into neighbouring habitable areas, and to redirect views up and to the front and rear of the site.

The proposed separation to the north and south on Level 7 is therefore considered appropriate.

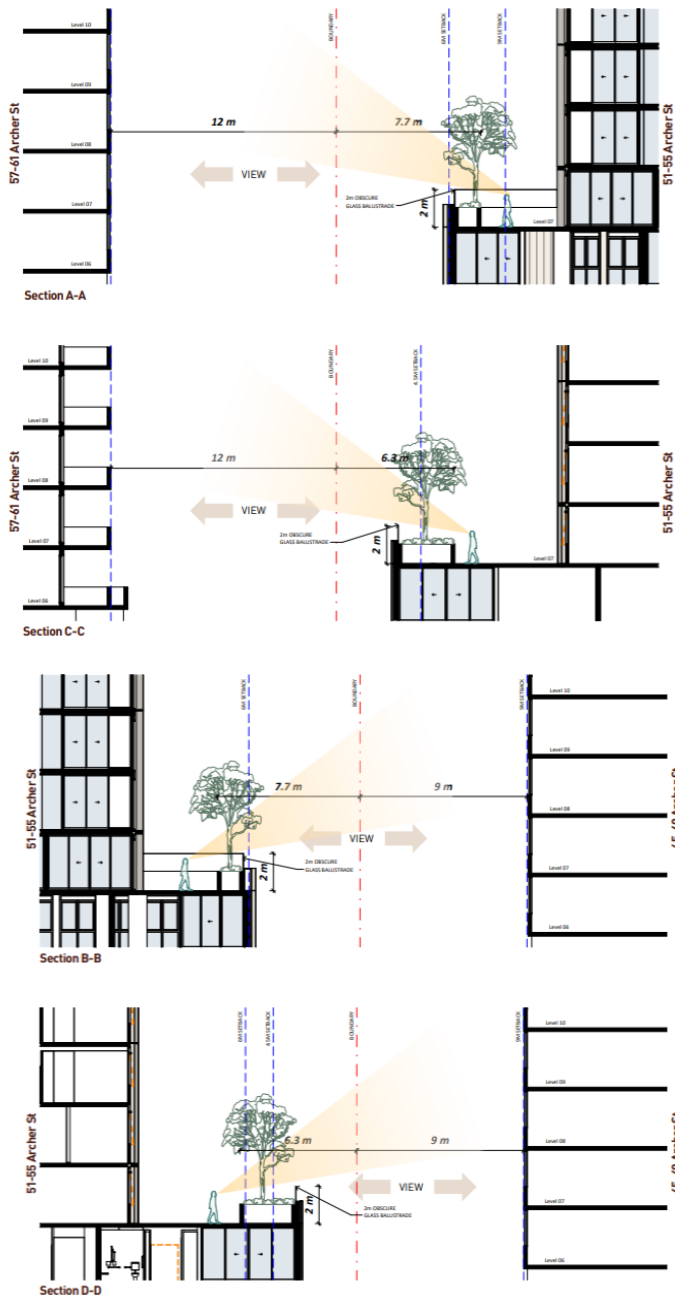


Figure 32 Level 7 podium roof setbacks

Source: PTW

North

- There is a total separation of 18.3m to 19.7m between the trafficable area of the proposed open space and habitable rooms of the neighbouring development.
- A 2m high obscure glass balustrade and additional landscaping is provided to direct views up and away from the living areas of neighbouring development.
- The ADG notes that separation distances between buildings on the same site should combine required building separations depending on the type of room. Where a 9m setback is required, this is 18m.
- The proposal provides building separation of habitable rooms and balconies of over 18m to the north of level 7.
- The minor variation to the setback will not have adverse visual and acoustic privacy impacts as per the objectives of the ADG for the above reasons.

South

- There will a total separation of 15.3m to 16.7m between the trafficable area of the proposed open space and a potential future development providing 9m setbacks.
- A 2m high obscure glass balustrade and additional landscaping is provided to direct views up and away from the living areas of neighbouring development.
- The minor variation to the setback will not have adverse visual and acoustic privacy impacts as per the objectives of the ADG for the above reasons.

8.3.2 Solar and Daylight Access

Part 4A of the ADG provides the following design criteria regarding solar access:

- A least 70% of apartments in a building receiving a minimum of 2 hours direct sunlight between 9am and 3pm at mid-winter
- A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter

79% of apartments (90 out of 114 units) receive a minimum of two hours of direct sunlight between 9am and 3pm at mid-winter.

Further, only 6 apartments in the proposal receive no direct sunlight between the hours of 9am and 3pm on 21 June, which represents 5% of the development.

The proposal therefore complies with the provisions of Part 4A of the ADG.

8.3.3 Apartment Size and Layout

As confirmed in the Chapter 4 Housing SEPP Assessment (**Appendix J**) prepared by PTW, the proposed unit sizes achieve or exceed the minimum internal areas recommended by the ADG. Habitable room depths are less than 8m from a window. All bedrooms and living rooms comply with the minimum area and dimensions.

The proposed apartment sizes and layouts are therefore consistent with the objective of Part 4K of the ADG.

8.3.4 Private Open Space and Balconies

Primary balconies of apartments achieve the minimum recommended areas and depth design criteria in Part 4E of the ADG. As shown on the Architectural Plans prepared by PTW (**Appendix B**) and recreated in **Figure 15** to **Figure 20**, the following balcony areas are proposed:

- Studio: 5sqm
- 1-bedroom: 8sqm – 13sqm
- 2-bedroom: 10sqm – 12sqm
- 3+-bedroom: 31sqm - 130sqm

Private open spaces are located adjacent to living spaces and are oriented to the sun for maximum solar access.

8.3.5 Natural Ventilation

Part 4B of the ADG provides that at least 60% of apartments are to be naturally cross ventilated in the first nine storeys of the building.

The proposal includes 74% of units (42 out of 57 units) having natural cross ventilation and hence meets the design guidance in Part 4B of the ADG.

8.3.6 Communal Open Space

Part 3D of the ADG provides the following design criteria regarding communal open space:

- Communal open space has a minimum area equal to 25% of the site
- Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid-winter)

The proposal provides a total of 456 sqm of communal open space (26% of the site area), which complies with the ADG.

The communal open space is located on the ground floor of the proposed development, with 50% (58sqm) of the principal usable part of the communal open space receiving 2 hours sunlight between 9am and 3pm on 21 June.

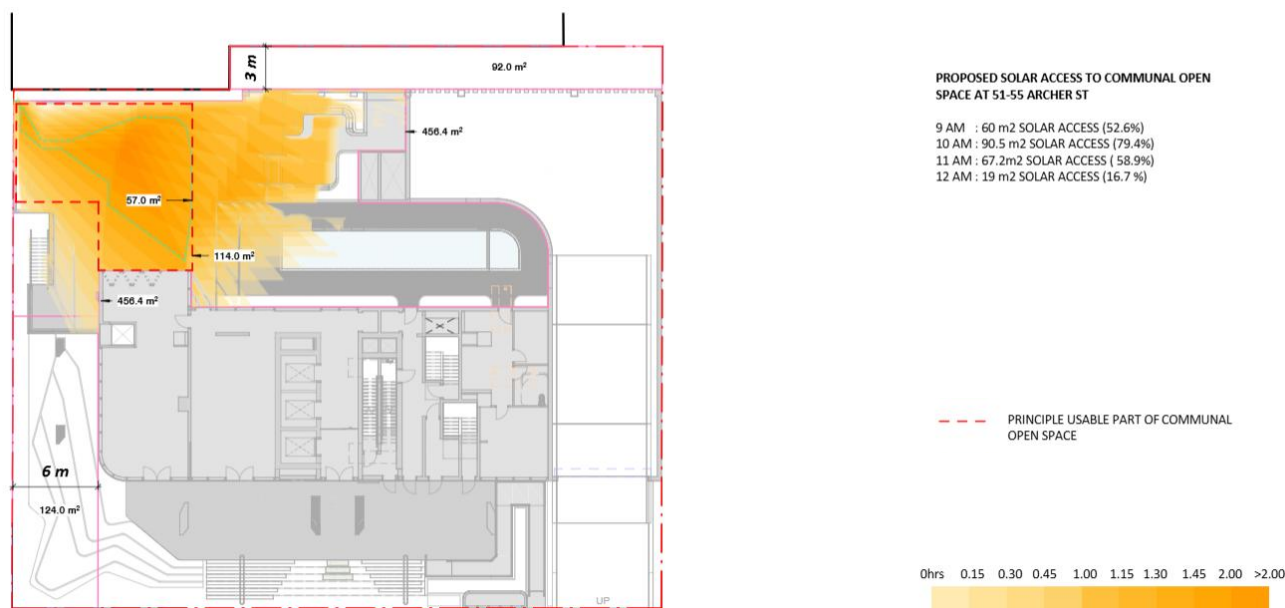


Figure 33 Solar access to principle usable part of communal open space

Source: PTW

8.3.7 Deep Soil

Part 3E provides the following minimum requirements for deep soil zones:

- Minimum area: 7% of site area
- Minimum dimensions: 6m

The proposed development provides 124sqm of deep soil area with minimum dimensions of 6m, which represents 7% of the site area, complying with Part 3E of the ADG. Additionally, the proposal provides 92sqm of deep soil with a minimum dimension of 3m, totalling 12% of the site area.

8.4 Environmental Amenity

8.4.1 Overshadowing

Clause 6.15(3) of the WLEP 2012 states that ‘Development consent must not be granted to development that results in a dwelling on land in the South Chatswood Conservation Area receiving less than 3 hours of direct sunlight between 9am and 3pm at mid-winter’.

Shadow diagrams have been prepared by PTW and are provided in the Architectural Plans.

The Shadow Diagrams show that the proposal will not result in a dwelling in the South Chatswood Conservation Area receiving less than 3 hours of sunlight between 9am and 3pm at mid-winter. Therefore, the proposal complies with Clause 6.15(3) of WLEP 2012.

The proposal includes a slender tower floor above the podium and results in fast moving shadows, shadow diagrams (**Figure 34**) show that the shadow cast by the tower will not result in any unreasonable overshadowing impacts to existing development.

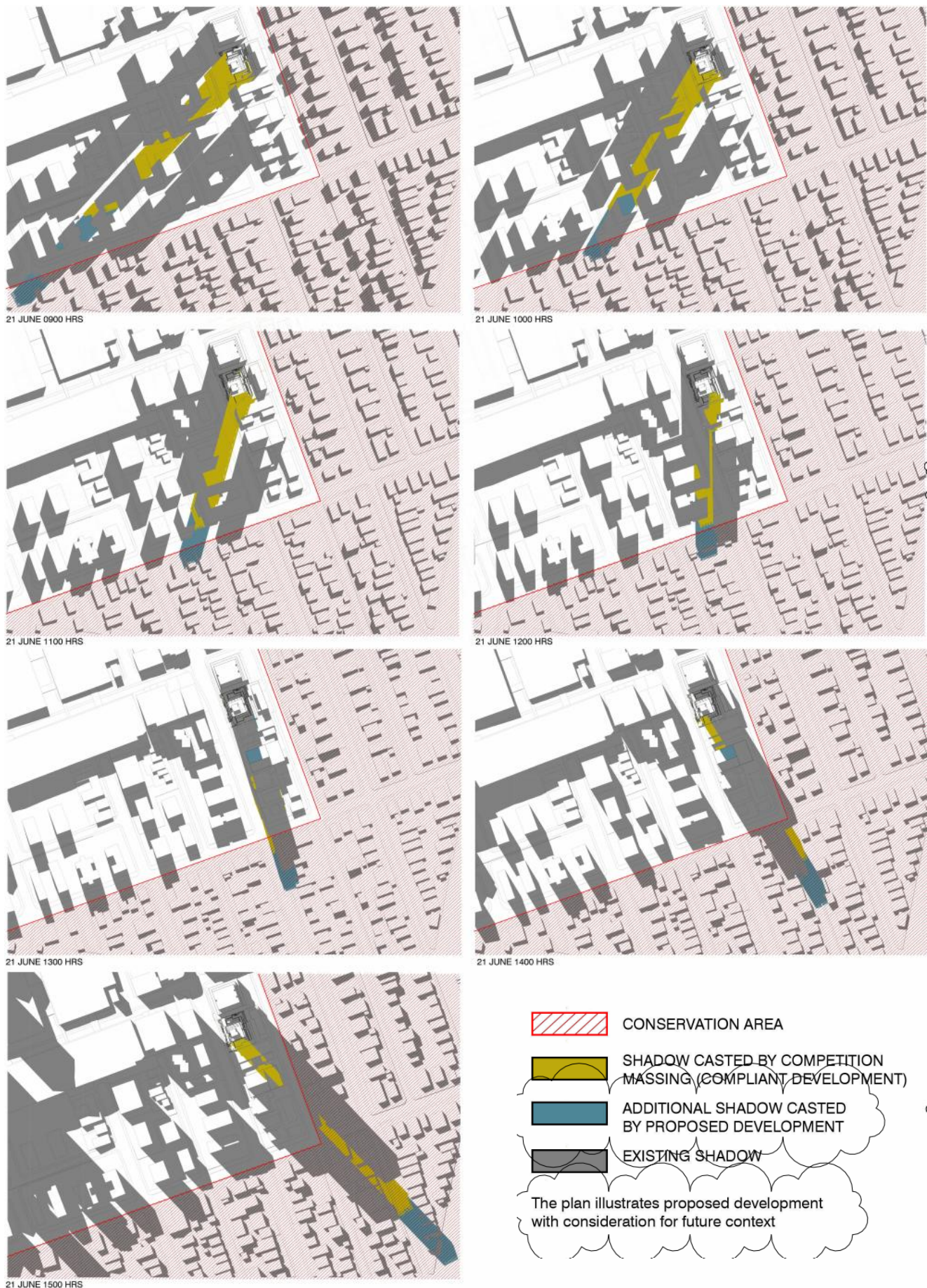


Figure 34 Shadow diagrams

Source: PTW

8.4.2 Pedestrian Wind Impact

An Environmental Wind Tunnel Study has been prepared by SLR and is provided as **Appendix W**. The assessment was performed through an Environmental Wind Tunnel Study, utilising a Discrete Sensor approach. Wind tunnel measurements were conducted using a 1:400 scale model to evaluate wind conditions throughout and around the proposed development.

The study conducted consisted of 3 scenarios, a baseline scenario including existing development, a proposed scenario including the proposed development, and a future scenario including adjacent approved development at 57-61 Archer Street. It was noted that in both the baseline and proposed scenarios, the peak annual gust at all locations remained below the 23m/s safety criterion level.

Wind tunnel assessment of the future scenario including approved development at 57-61 Archer Street indicated that no measurement locations are predicted to experience wind conditions exceeding the nominated Safety Criterion. Further, it is noted that the proposed development and surrounding context provide an acceptable wind environment for the intended pedestrian activities.

The study concludes that the overall effect of the proposed development on the local wind microclimate is predicted to be “not significant” and the proposed development should satisfy the nominated Wind Acceptability criteria for the project.

8.5 View and Visual Impact

A Visual Impact Assessment has been prepared by Veew Studio and is provided as **Appendix X** and a Visual and View Impact Analysis has been prepared by Planning & Co and is provided as **Appendix Y**.

With respect to the visual impact:

- No high sensitivity viewpoints were identified as part of the visual impact assessment, the sensitivity of the views ranged from low to moderate-high.
- The visual impact of the proposed development is considered to reasonable from all eight identified viewpoints.
- While the proposed development on its own may have a noticeable visual impact, when considered in the context of the approved DAs / SSDs & DAs / SSDs Under Assessment and LEP Envelopes the proposed development is entirely in context with its surrounds.
- The Proposal and its visual impacts are largely as envisaged by the CBD Strategy, and the design of the proposal has been carefully developed as to ensure that it incurs minimal visual impacts.
- The Proposal does not have unreasonable visual impacts on the nearby South Chatswood Heritage Conservation Area as it integrates with the envisaged built context of the broader Chatswood CBD.

With respect to the view impact:

- The view impact analysis has concluded that views from neighbouring development at 57-61 Archer Street and 34 Albert Avenue will incur a minor view impact.
- The views range from moderate to high value which views of the Harbour Bridge, the Sydney CBD skyline, Sydney Harbour, North Sydney and the Northern Beaches. These views, particularly the ones to the south east are subject to change with increased development activity.
- The proposal is consistent with the HDA’s recommendations and includes a Rezoning Proposal to amend the height of buildings and floor space ratio control on the site, amongst others, and will be compliant upon approval.
- The density and urban built form surrounding Chatswood CBD is anticipated to continue accommodating higher densities and taller built forms as envisaged by the CBD Strategy. The proposal and the view impact are therefore considered to be commensurate with the long-term vision for the area, regarding density and height.
- Tenacity does not provide that anyone has a proprietary right to retain all, or part of the views enjoyed from their land. The Court specifically acknowledges that partial loss of a view in some cases can be reasonable and acceptable if it is a complying development. This assessment has shown that the proposal will only result

in a minor view impact to the 57-61 Archer Street, in which the extent of impact is consistent with that anticipated under the Chatswood CBD Strategy and WLEP 2012.

- Given the planning objectives and controls that apply to the site and surrounds, and the potential for significant change to the immediate context to the south, the partial retention of views where practical is consistent with the principle of 'view sharing'.

Considering the project in its totality, the assessment of the visual and view impacts concludes that the proposal is reasonable in the circumstances.

8.6 Site Isolation

Located immediately east of the proposal is 30, 32 and 32A Bertram Street (neighbouring site), consisting of:

- 30 Bertram Street: Single-storey semi-detached dwelling
- 32 Bertram Street: Single-storey semi-detached dwelling
- 32A Bertram Street: Double-storey dwelling house

The sites have a combined area of approximately 1,013.59sqm and therefore are unable to be redeveloped for the purposes of a mixed-use development on their own as a result of Clause 6.16 of WLEP 2012, which requires a minimum lot size of 1,200 sqm for the purposes of mixed-use development within the MU1 Mixed Use zone.

To the north, an SSDA (SSD-72891212) for a 32-storey mixed use development has been approved at 57-61 Archer Street and 34 Albert Avenue, and therefore site amalgamation is not possible to the north.

To the south, two lots at 45 and 47-49 Archer Street have been developed together for the purposes of residential flat buildings containing a total of 11 dwellings. While ownership of the sites is not known, it is considered highly likely they would be developed together as they were under DA-2009/583.

The sites are below 1,200 sqm individually, however cumulatively these lots have an area of 1,661.75 sqm and would meet the Clause 6.16 of WLEP 2012.



Figure 35 Development Site Map

Source: Planning&Co

The LEC have established ‘planning principles’ describing the desired outcome, and list of appropriate matters to consider, for the potential isolation of sites by the redevelopment of adjacent sites. These principles set out in the following cases:

- *Melissa Grech v Auburn Council* [2004] NSWLEC 40 at 51;
- *Cornerstone Property Group Pty Ltd v Warringah Council* [2004] NSWLEC 189 at 31-34; and
- *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251.

The principles for dealing with the amalgamation of sites or where a site is to be isolated through redevelopment are established in *Karavellas v Sutherland Shire Council* [2004] NSWLEC 251, which at 17-19 requires two questions to be satisfied:

1) Firstly, is amalgamation of the sites feasible?

Three principles to be applied in determining the answer to the first question are set out in *Melissa Grech v Auburn Council* [2004] NSWLEC 40, where the commissioner said:

Firstly, where a property will be isolated by a proposed development and that property cannot satisfy the minimum lot requirements then negotiations between the owners of the properties should commence at an early stage and prior to the lodgement of the development application.

The neighbouring properties at 30, 32 and 32A Bertram Street are not considered isolated as they may be amalgamated with 45 – 49 Archer Street to the south.

In addition, despite the minimum lot size for the purposes of a mixed-use development, there remain a number of permitted land uses that could be developed at the site without a minimum lot size requirement. This is further discussed in the response to the second question. The first principle is therefore satisfied.

2) Secondly, can orderly and economic use and development of the separate sites be achieved if amalgamation is not feasible?

The second test of *Karavellas* therefore requires a consent authority to be satisfied that orderly and economic use and development of the site can still be achieved.

The Planning Principle to be applied in answering Question 2 is set out in *Cornerstone Property Group Pty Ltd v Warringah Council* [2004] NSWLEC 189, in which Tour C stated:

“The key principle is whether both sites can achieve a development that is consistent with the planning controls. If variations to the planning controls would be required, such as non-compliance with a minimum allotment size, will both sites be able to achieve a development of appropriate urban form and with acceptable level of amenity.

The principle here, as set out by this case, centres around the ability to develop the adjoining site. The adjoining site can still be developed, as:

- The minimum lot size requirement for the site only pertains to mixed-use development, a range of uses remain permitted for consent with the site including but not limited to:
 - Boarding houses;
 - Commercial premises;
 - Community facilities;
 - Entertainment facilities;
 - Function centres;
 - Medical centres;
 - Places of public worship; and
 - Seniors housing.
- If mixed use development is to be pursued, the neighbouring site can be amalgamated with the southern properties at 47-49 Archer Street to meet the minimum lot size requirement of 1,200 sqm.
- Based on a combined site area of 1,014 sqm for the neighbouring site and the controls under WLEP 2012,

- A maximum height of buildings of 23m at an FSR of 5:1 applies to the site, allowing for a maximum GFA of approximately 5,070 sqm.
- Where the neighbouring site is amalgamated with 47-49 Archer Street, the total site area will be 2,675.75 sqm.
 - The site will have a maximum height of building of 23m at 30-32A Bertram Street and the eastern part of 47-49 Archer Street, and 68m in the western part of 47-49 Archer Street. At a maximum FSR of 5:1, the maximum GFA is approximately 13,378.75 sqm.

Accordingly, the properties at 30-32A Bertram Street are not isolated as orderly and economic use and development of the neighbouring site can be achieved based on the controls in WLEP 2012 and WDCP 2023.

8.7 Traffic and Parking

As demonstrated in **Section 5.4**, Chapter 2, Part 2, Division 1 of the Housing SEPP applies to the proposal. This was discussed and confirmed in the Planning Focus Meeting prior to the issuance of SEARs. Therefore, the minimum carparking requirements in Chapter 2 apply.

Further, the Housing SEPP was amended on 24 April 2026 to insert the minimum car parking requirements for in-fill affordable housing as a development standard. Pursuant to Section 22A, development consent must not be granted to developments under Chapter 2, Part 2, Division 1 unless the minimum carparking requirements are met.

Therefore, the division applies to the proposed development and the minimum parking rates provided under Section 22A are the relevant standard for the development.

8.7.1 Parking

As demonstrated in **Section 6.1**, the proposal is development to which Chapter 2 Part 2 Division 1 of the Housing SEPP applies and hence the minimum carparking requirements in Section 22A apply as development standards.

An assessment against the minimum parking requirements of the Housing SEPP is provided in the table below.

Table 19 Assessment against SEPP Housing car parking rates

Dwelling Type	Unit yield	SEPP Parking Rates	Proposal	Requirement
Affordable Housing				
<i>1 bedroom</i>	Studio: 6 1-bed: 27	<i>0.4 parking spaces</i>	33	14
<i>2 bedroom</i>	18	<i>0.5 parking spaces</i>	18	9
Non-Affordable Housing				
<i>3+ bedroom</i>	3-bed: 50 4-bed: 13	<i>1.5 parking space</i>	61	95
Total Required				118
Total Provided				136

The proposal therefore complies with the minimum carparking requirements in Section 22A of the Housing SEPP.

Requirements for visitor, bicycle and motorcycle parking are outlined in the WDCP. An assessment of these requirements is in the table below.

Table 20 Assessment against additional WDCP parking requirements

Type	Parking Rates	Proposal	Requirement	Provided
<i>Visitor Parking</i>	<i>1 visitor space per 7 dwellings</i>	114 units	16	17
<i>Motorcycle Parking</i>	<i>1 space per 20 car parking spaces; 1 visitor space per 10 motorcycle spaces</i>	136 parking spaces	7	7
<i>Bicycle Parking</i>	<i>1 Class A or B parking spaces per 10 units 1 Class C (rails/racks) per 10 apartments for visitors</i>	114 units	24	12 residential 12 visitor

Accessible Parking	1 space/4 accessible or adaptable units + 1 visitor space for developments comprising 50 or more car parking spaces	24 silver level universal design units proposed	6 (plus 1 visitor)	6 (plus 1 visitor)
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Overall, the proposed development complies with the parking requirements of both the WDCP and the Housing SEPP.

8.7.2 Operational Traffic

A Traffic and Parking Assessment Report (**TPAR**) has been prepared by Varga and is provided as **Appendix F**.

The TPAR undertook an assessment of the existing traffic conditions within the immediate vicinity of the subject site, identifying the range of existing nearby public transport connections as expanded upon in **Section 2.8**.

The TPAR referred to the Transport for NSW *Guide to Transport Impact Assessment (GTIA)* with regard to the calculation of traffic generation of the proposed development. As the proposed development contains more than 20 dwellings, it is classed as high-density residential for the purposes of the GTIA, which provides the following rates.

- 0.19 AM peak hour vehicle trips per unit, and
- 0.15 PM peak hour vehicle trips per unit.

By applying these rates, the TPAR found that the proposed development would likely not result in more than 21.7 vehicle trips per hour (**VTPH**) in the AM peak and 17.1 VTPH in the PM peak.

However, it is noted that when using the rates for low-density residential dwellings, the existing use of the site has a potential traffic generation of 2.7 VTPH in the AM peak and 3.1 VTPH in the PM peak. Hence, the proposed development represents a net increase of 19 VTPH in the AM peak and 14 VTPH in the PM peak.

The TPAR finds that projected change in the traffic generation potential of the site as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity.

8.7.3 Construction Traffic

A Construction Traffic Management Plan (**CTMP**) has been prepared by Varga and is provided as **Appendix Z**.

The report states that trucks will generally load/unload within the site throughout the course of the development, except for during the excavation and construction of the basement area, which will be mostly built to the boundary and will render it impossible for construction traffic to operate on site. During this time, construction vehicles will legally park in the kerbside parking on Archer Street in line with the Works Zone Plan.

Separate Traffic Control Plans have been prepared for the stages of demolition, excavation and construction when construction vehicles are operating within the site, and when they are operating within the proposed Works Zone on Archer Street. It is to be noted that at no point are traffic controllers to control regular traffic flow on Archer Street.

8.7.4 Servicing and Loading Arrangements

Loading provisions have been made in basement level 1 for up to and including a 6.4m small rigid vehicle (SRV) in line with the requirements of AS 2890.2. The loading area and associated manoeuvring area has been designed to cater for 2 x 6.4m SRV trucks independently. This has been confirmed in the swept paths included in the Traffic and Parking Assessment Report. In particular, the swept turning path diagrams also confirm that B99 & B85 vehicles can pass another in opposite directions, whilst a truck is standing within the loading bay area.

8.8 Noise and Vibration

A Noise and Vibration Impact Assessment (NVIA) has been prepared by Stantec and is provided as **Appendix AA**. The NVIA has assessed the potential impacts of external noise and vibration on the proposed development and provides a preliminary assessment with general recommendations for operational and construction noise emissions from the proposed development.

8.8.1 Acoustic Privacy

Attended and unattended noise surveys were undertaken between 5 December and 15 December 2025, the sites of the noise surveys are shown in **Figure 36**. It is noted that when the noise survey was undertaken, construction was occurring at the adjacent 57-61 Archer Street. Recorded equivalent continuous noise levels ranged from 42dB(A) to 64 dB(A). It is noted that the recorded noise levels comply with the intrusiveness and amenity criteria outlined within the *NSW EPA Noise Policy for Industry*. The NVIA outlines the following Project Noise Trigger Levels:

- Day (7am to 6pm) – 54 dB(A)
- Evening (6pm to 10pm) – 50 dB(A)
- Night (10pm to 7am) – 42 dB(A)

Section 5.2 of the NVIA provides a façade analysis of the proposed development with respect to the estimated external noise intrusion. The recommended glazing systems are minimum requirements to satisfy the acoustic criteria, however other glazing systems with equal or better acoustic performance can be used.

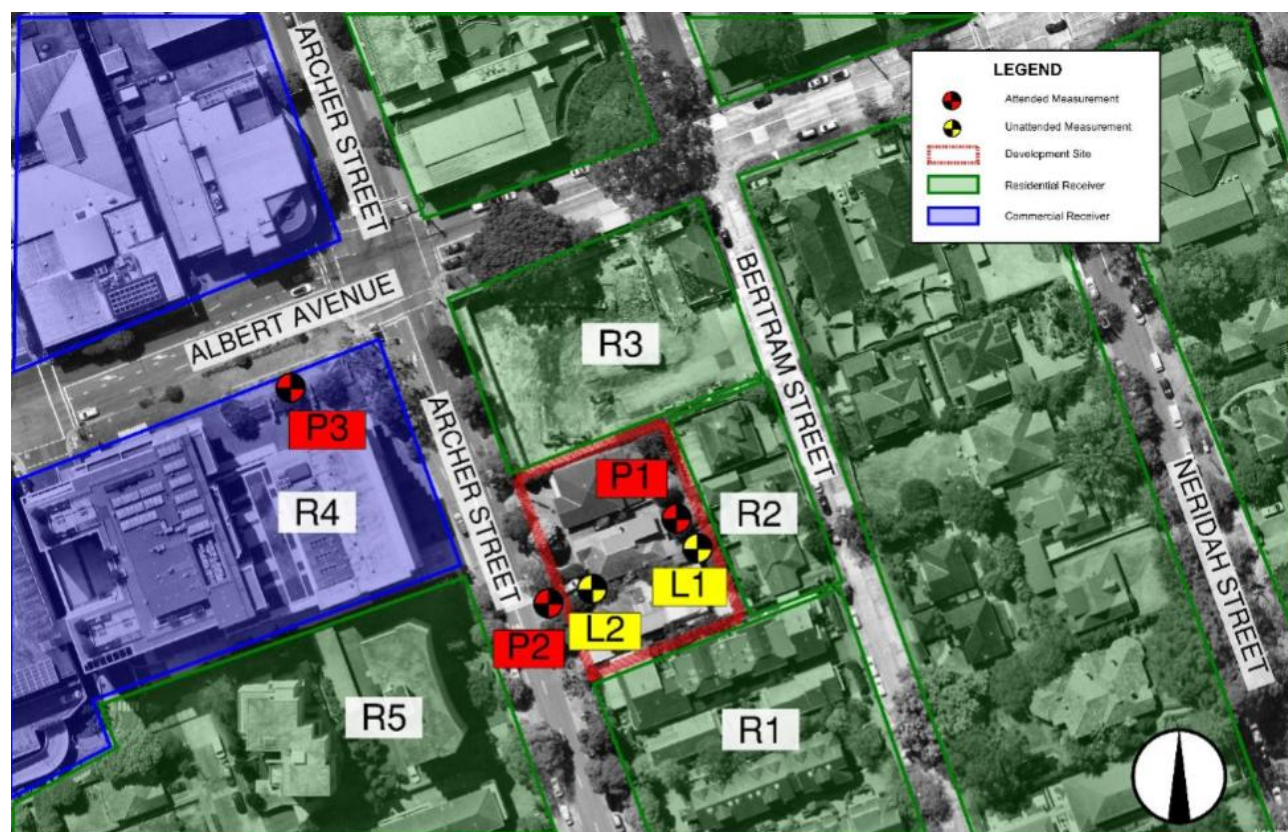


Figure 36 Aerial identification of the site and surrounding receivers including measurement locations

Source: Stantec

8.8.2 Construction Noise and Vibration

A preliminary construction noise assessment has been carried out based on typical plants and machinery expected throughout the construction stages. The NVIA recommended to implement acoustic mitigation, such as

installing a hoarding with 2.4m high around the development site, to help in attenuating construction noise to the nearest sensitive receivers.

Regarding vibration, the NVIA recommends that the relevant safe working distance or structural cosmetic damage and human comfort are implemented at the construction stage and further assessed within a future construction noise and vibration management plan.

In addition to the preparation of a construction noise and vibration management plan, the NVIA outlines a number of mitigation measures for construction noise as outlined in Section 6.4 of the NVIA.

8.8.3 Operational Noise Emissions

The NVIA recognises that specific mechanical equipment has not been selected at the current stage of the development, however, provides the following general mitigation measures for mechanical equipment:

- Where possible, locate plant as far away from possible noise sensitive receivers as practical to minimise the aggregate noise level.
- Select low noise mechanical equipment.
- Acoustic louvres or solid barriers may be required, surrounding plant items on the rooftop. This mitigation will likely be driven by internal noise criteria within the residential spaces of the proposed development.
- Where possible, locate noisy plant within an enclosed plant space.
- Carpark exhaust is to be included in the mechanical assessment. Carpark exhaust fans are typically located in a plant room in a basement allowing for sufficient ductwork to allow for acoustic internal lining or an attenuator for supply and exhaust to meet environmental noise criteria.

The NVIA identifies that a traffic noise assessment has not been undertaken at this stage. However, comparison was made to neighbouring state significant development at 57-61 Archer Street & 34 Albert Avenue. For the compared development, the expected increase in peak traffic noise in the surrounding area is less than 2 dB(A), which is considered to be imperceptible.

8.9 Water Management

An Integrated Water Management Plan (IWMP) has been prepared by EI and is provided as **Appendix AB**. The IWMP is supported by stormwater plans also prepared by EI and provided as **Appendix AC**.

8.9.1 Stormwater Quantity Management

The stormwater management network for the site has been developed using the on-site detention design requirements outlined in the WDCP 2023. To ensure the development comply with these requirements, a network of pits and pipes has been designed for the development in accordance with AS3500.3 and Council guidelines for conveyance of rainfall runoff to the legal point of discharge.

Per the WDCP, the site storage requirement for the development would be 63.61m³, however, a DRAINS model was developed to account for bypassing discharge. DRAINS modelling found that an 83.28 m³ on-site detention (OSD) tank would be required to meet the permissible site discharge. An OSD tank is proposed to be located in basement level 1 with an effective volume of 83.28m³, complying with the OSD requirements.

Additionally, a 5,000L rainwater tank proposed for the development located within the on-site detention tank to allow for overflow discharge into the stormwater network.

8.9.2 Stormwater Quality Management

As per the WDCP 2023, development also needs to consider stormwater quality. The treatment system for the site catchment pollutants involves the integration and operation of gross pollutant traps (GPTs) and stormwater quality improvement devices (SQIDs). The combination of these two systems allows the proposed development to meet the water quality targets set out by Council.

8.10 Ground and Groundwater Conditions

8.10.1 Geotechnical Investigation

A Geotechnical Investigation (**GI**) and an Additional Geotechnical Investigation (**AGI**) have been prepared by EI Australia and is provided as **Appendix AD**. The proposal includes 6 basement levels, with the proposed basement finished level to be constructed at RL70.8m AHD, and excavation to RL 70.5m AHD including a basement slab. Allowing for a basement slab, the basement excavation depth is estimated to be between 17m and 19.3m below existing ground level.

Locally deeper excavations may be required for footings, lift overrun pits, crane pads, and service trenches.

The geotechnical investigation involved the drilling of five boreholes across the site ranging in depths from 1.71m to 6.17m, these boreholes were continued to depths ranging from 10.65m to 26m for the purposes of rock coring. An additional two boreholes were drilled for the purposes of the AGI to depths of 21.3m and 34.77m below existing ground level.

The stratigraphy observed in the GI has been grouped into six geotechnical units; Topsoil/fill, residual soil, Class V shale, Class V sandstone.

The investigation found that the soil aggressivity was moderate for buried concrete structural elements and non-aggressive for buried steel structural elements.

Based on the investigation, it was concluded that the main geotechnical issues for the proposed development relate to; basement excavation and retention, presence of sensitive assets (Sydney Water), rock excavation and vibration, and foundation design for building loads. A summary of recommendations is outlined in Section 4 of the GI.

8.10.2 Groundwater

A Groundwater Level Monitoring Report has been prepared by EI and is provided as **Appendix AD**.

Groundwater monitoring wells were installed between depths of 5.89m and 14.22m below ground. Groundwater was observed ranging between 3.22m and 6.32m below existing ground level. The stratigraphy of the site is expected to be of low permeability, hence, it is expected that groundwater inflows into the excavation should not have any adverse impact on the proposed development or on the neighbouring sites and should be manageable. From a geotechnical perspective a drained basement appears feasible for this site.

The AGI has identified that the groundwater observed in all monitoring wells were above the assumed Bulk Excavation Level (BEL) of RL 70.5m. Given the screened material (Class V Shale, Class IV shale and Class III Sandstone) was assessed to have low permeability, it is expected that groundwater inflows into the excavation should not have any adverse impact on the proposed development or on the neighbouring sites and should be manageable.

EI Australia recommends that monitoring of seepage be implemented during excavation works to confirm the capacity of the drainage system. Hence, seepage encountered during excavation will be able to be controlled by a conventional sump and pump system.

8.10.3 Salinity and Acid Sulfate Soil

A Preliminary Site Investigation (**PSI**) has been prepared by EI and is provided as **Appendix P**.

The investigation found that the potential for acid sulfate soils to be present at the site was considered to be very low.

A desktop review of eSpade mapping identified one salinity profile within the vicinity of the subject site. The profile, located at Chatswood Park approximately 500m from the subject site is classified as containing no evident salting. As such, it is expected that no salting is evident at the subject site.

8.11 Contamination and Remediation

A Preliminary Site Investigation (**PSI**) has been prepared by EI and is provided as **Appendix P**.

The PSI has identified that sub-surface of the site was generalised as (excluding any hardstand pavements):

- a layer of dark brown, sand- and/or clay- dominated (topsoil) filling, extending to 0.25-1.5m below ground level (BGL); overlying
- mottled, orange / red brown and grey, natural (residual), silty clays of high plasticity and with ironstone gravels; grading into
- weathered shale, then sandstone, the bedrock intercepted from 3.4-4.5m BGL, onwards.

The PSI concluded that the potential for contamination to exist on the site was low. The site was suitable for the proposed medium to high density residential development, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021* and the *Contaminated Land Management Act 1997*.

Mitigation measures proposed by the PSI are outlined in the Mitigation Measures table prepared by Planning & Co and provided as **Appendix AE**.

8.12 Trees and Landscaping

8.12.1 Landscaping

A Landscape Report has been prepared by Ground Ink and is provided as **Appendix G**. The proposal provides a thoughtful, high-quality landscape design which integrates with adjoining development to the north and allows for considerable communal open space.

The proposal features a total of 456sqm of communal open space, equivalent to 26% of site area and a total of 216sqm (12%) deep soil at ground level with minimum dimensions of 3m, 124sqm of which (7% of site area) with minimum dimensions of 6m. The proposed development complies with the ADG communal open space and deep soil controls.

Furthermore, the proposal includes a total landscaped area of 467.2sqm over the ground floor and podium rooftop, totalling 26.4% of the site area.

To offset tree removal identified in **Section 8.12.2**, the landscaping plan identifies the planting of 41 advanced size trees, tree ferns and grass trees in 100-400L containers.

8.12.2 Tree Removal and Retention

An Arboricultural Impact Assessment (**AIA**) has been prepared by Martin Peacock Tree Care and is attached as **Appendix L**. The AIA evaluates the potential impact on trees and makes recommendations on tree retention.

The proposal requires the removal of all 16 trees currently on the site and 4 street trees which will not be viable to be retained and will require removal due to the proposed development.

The AIA did not identify any trees as having a priority for retention, and only 5 trees to be removed are classified as consider for retention. Overall, the arborist report identifies that the removal of all trees growing within the site will not have a significant impact on the canopy cover and amenity within the site or local area, and that the singular tree within the site to be considered for retention is relatively small and provides little canopy cover.

Despite being considered for retention, the four trees outside of the site cannot be retained with the proposed development due to major encroachments into their Notional Root Zone areas from the proposed driveway crossover. On balance, this is an acceptable outcome, and replacement planting will be undertaken in line with Part G Section 6 of the Willoughby DCP.

8.13 Ecologically Sustainable Development

An ESD Report has been prepared by Stantec to identify how ESD principles are incorporated in the design and ongoing operation of the development. The ESD Report is provided as **Appendix H**. Section 3.1 of the ESD report addresses the principles of ESD pursuant to Section 193 of the EP&A Regulations.

The proposed development is also supported by a BASIX Certificate (**Appendix V**).

The following ESD initiatives have been incorporated into the proposed development:

Design Rating Tools

- NCC Section J Compliance
- BASIX and NatHERS Protocol
- ADG NSW Department of Planning and Environment
- 5 Star Green Star Target

Energy Efficiency

- Passive Design
- High-Performance Building Envelope
- Renewable Energy Sources

Water Management

- Rainwater Harvesting
- Greywater Recycling
- Efficient Fixtures

Waste Reduction

- Construction Waste Management
- Recycling Program

Indoor Environmental Quality

- Low-VOC Materials
- Natural Ventilation
- Green Spaces
- Occupant Health and Comfort

Sustainable Materials

- Locally Sourced Materials
- Recycled Content
- Sustainable Timber
- Embodied Carbon Reduction Strategy and Sustainable Procurement

Sustainable Transport Management

- Bicycle Facilities
- Electric Vehicle Charging
- Public Transport Access

Smart Building Technologies

- Building Management Systems (BMS)
- Energy Management System (including Smart Meters)
- Automated Lighting and HVAC

8.14 Aboriginal Cultural Heritage

An Aboriginal Heritage Impact Assessment Report (**AHIA**) has been prepared by Artefact in line with the requirements of the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales* and is provided as **Appendix AF**.

The report found that the study area does not contain and is not likely to contain any Aboriginal objects. The report recommends that no further Aboriginal heritage assessments or investigations are required, and the proposed works can proceed with caution.

8.15 Environmental Heritage

A Heritage Impact Statement (**HIS**) has been prepared by NBRS and is provided as **Appendix T**.

The nearest heritage item to the subject site is located to the north at 34 Albert Avenue, Chatswood, listed in the WLEP as item I52. The proposed development is not expected to have any additional impacts on this site as it is being integrated into an approved 32-storey development in between the heritage item and the subject site.

The South Chatswood conservation area is approximately 35m to the east of the subject site, this contains numerous heritage items listed in the WLEP. Section 6.15 of the WLEP relates to sun access and provides that:

Development consent must not be granted to development that results in a dwelling on land in the South Chatswood Conservation Area receiving less than 3 hours of direct sunlight between 9am and 3pm at mid-winter.

The HIS provides that when considered in the context of the surrounding approved developments, the shadow created by the proposed building will have an acceptable impact on the adjacent conservation area.

Shadow diagrams have been prepared by PTW which confirm that no dwellings in the South Chatswood conservation area receive less than 3 hours of direct sunlight between 9am and 3pm at mid-winter as discussed in **Section 8.4.1** above.

With regards to visual impacts, the development is located within a changing context with a high-density scale as envisaged by the Chatswood CBD Planning and Urban Design Strategy. The HIS provides that when considered in context with surrounding approved developments and the permissible development envelopes of the surrounding area, the scale of the proposed building will not read as out of context.

Overall, the HIS concludes that the proposed development is consistent with the heritage objectives of the Willoughby LEP 2012 and the Willoughby DCP 2023. In NBR's view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

8.15.1 Archaeological Assessment

A Preliminary Historical Archaeological Assessment (**Appendix AN**) has been prepared by Artefact. The assessment concludes that the site has a nil-low potential to contain historical archaeological resources. There is no identified potential for archaeological 'relics' as defined and protected by the *Heritage Act 1977* to occur within the study area.

8.16 Biodiversity

The proposal is located within an urban area and will have minimal biodiversity impacts. A BDAR Waiver has been granted for the proposal dated 2 March 2026, which was supported by a BDAR Waiver Request (**Appendix O**) prepared by SLR.

8.17 Flood Risk

An Overland Flow Flood Assessment has been prepared by Stantec and is provided as **Appendix I**.

The assessment utilised available flood data for the site and surrounds, as well as a climate change assessment in line with the latest ARR guidelines and the worst-case scenario SSP5-RCP8.5 projection for 2100 to provide a rigorous assessment of the potential flood impacts on the site.

The assessment found that existing flood conditions on the site are 500mm depth in the 20% AEP, 660mm in the 1% AEP and 1.2, in the PMF. The results indicate minor and localised flood level increases of up to 22mm in the 20% AEP event and 30mm in the 1% AEP event. The magnitude of the predicted increases is small and is not expected to result in a material change to flood behaviour, flood hazard, flood duration, property flood affectation, or emergency response condition. Therefore, the proposed development is not expected to result in detrimental flood impacts on surrounding properties for the 20% AEP and 1% AEP events.

The proposed basement ramp crest level is RL 90.1 m AHD, which is above the PMF level. However, the crest level does not achieve the 1% AEP flood level plus 500 mm freeboard due to the following practical constraints:

- Flattening or further modifying the basement ramp gradient is constrained by the need to comply with AS 2890 car parking and access design requirements.
- Altering the garbage truck access arrangement is not preferred, as the access arrangement is required to satisfy waste collection requirements.

On this basis, the proposed RL 90.1 m AHD crest level is considered a practical design outcome, noting that it remains above the PMF level and the likelihood of floodwater entering the basement is considered to be low because:

- Flooding at this location is expected to be associated with overland flash flooding, which would generally be of short duration.
- Archer Street grades naturally towards the north. As such, overland flow is expected to continue downslope along the road reserve, rather than ponding sufficiently to overtop the basement ramp crest.
- The proposed crest level is above the PMF level, providing a high level of flood protection against the assessed flood condition.
- The 1% AEP overland flash flooding is shallow, with a peak depth of approximately 170 mm above the top of kerb. Applying a 500 mm freeboard to this shallow overland flow condition is considered unreasonable and overly conservative.

An additional climate change assessment was undertaken using the latest ARR guidelines (27/08/24) which indicate a water level increase of up to 144mm near the proposed building and 66mm in front of the proposed basement ramp. A 500mm freeboard is considered sufficient to account for the worst-case climate change scenario projected to the year 2100.

Given the short duration and nature of the overland flow and considering that all residential levels are above the PMF level, adopting a "shelter-in-place" strategy is recommended as an appropriate flood emergency response for the proposed site.

The assessment concludes that all residential levels are positioned above the PMF level, supporting a "shelter-in-place" emergency response strategy and the development aligns with flood planning and safety requirements, ensuring resilience to current and future flood risk.

8.18 Aviation

An Aviation Safeguarding Assessment has been prepared by AVLAW and is provided as **Appendix AO**.

In accordance with the PANS-OPS Map published by Sydney Airport, the PANS-OPS height plane applicable to the site is at AHD 340. As the proposal will have a maximum height of RL 241.3, the proposal will not penetrate the PANS-OPS height limit.

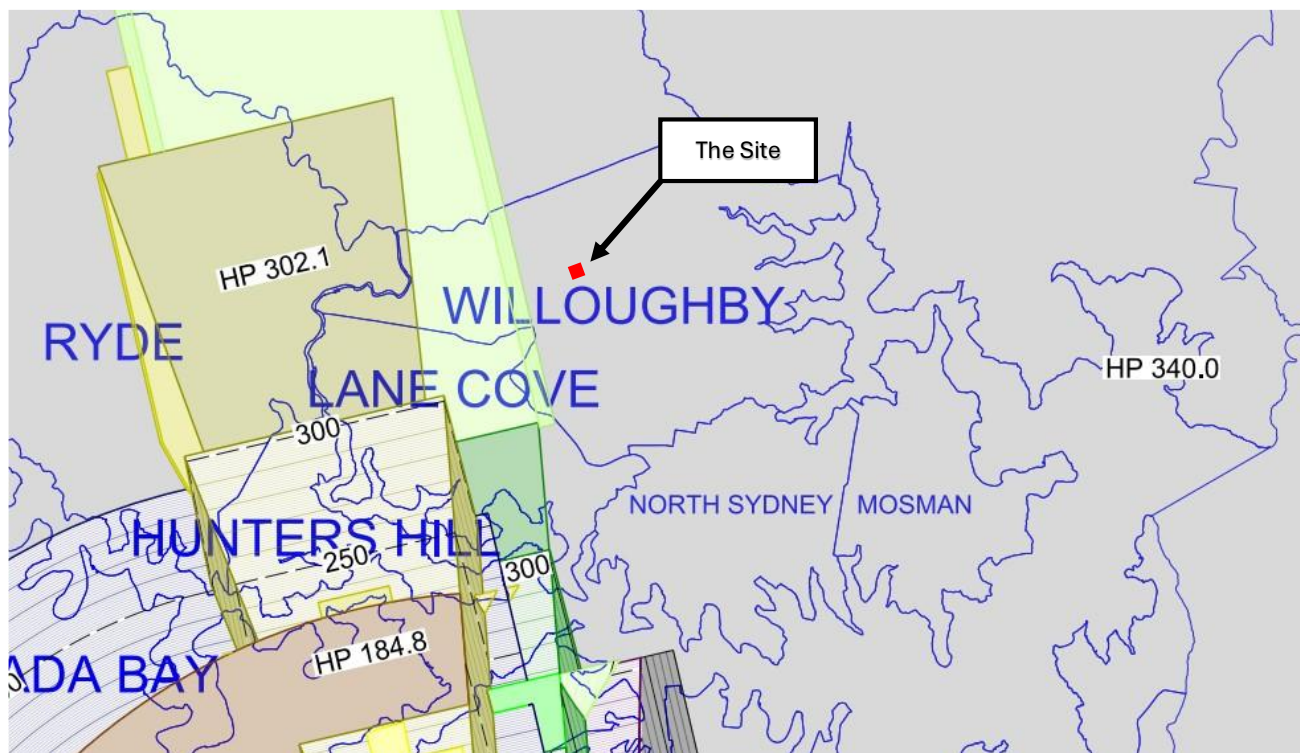


Figure 37 PANS-OPS

Source: Sydney Airport

Consultation was undertaken with the Civil Aviation Safety Authority (**CASA**) and Sydney Airport by DPHI at the SEARs stage.

CASA confirmed there are no aerodromes or helipads in the vicinity (Royal North Shore Hospital is about 2.7km away) and the site is outside the Obstacle Limitation Surfaces for Sydney Airport.

The Sydney Airport Airspace Protection Manager confirmed they have no objection to the erection of this development to a maximum height of 238.30 metres AHD.

8.19 Waste Management

8.19.1 Construction and demolition

A construction and demolition waste management plan (**CDWMP**) has been prepared by Elephants Foot and is provided as **Appendix AG**.

The CDWMP outlines the estimated demolition and construction waste volumes and the percentage of waste which is expected to be diverted from landfill. The report concludes that the demolition stage is expected to generate a total of 12,465.37 cubic metres of waste, 89% of which expected to be diverted from landfill. The construction stage is expected to generate a total of 179,063.74 cubic metres of waste, 99.82% of which expected to be diverted from landfill. Landfill diversion for both stages far exceeding the NSW WARR Strategy target of 80%.

The CDWMP also outlines the expected destinations for all materials likely to be generated by the proposed development. Further, it provides site specific operational measures and stakeholder roles and responsibilities to be implemented throughout the construction and demolition stage.

8.19.2 Operational

An operational waste management plan (**OWMP**) has been prepared by Elephants Foot and is provided as **Appendix AH**.

The OWMP has estimated the total residential waste generation with reference to the following documents:

- *NSROC Development Controls for Multi Dwelling Housing, Residential Flat Buildings and Mixed-Use Developments (2018)*
- *NSROC Waste Management Technical Guide for Multi Dwelling Housing (MDH), Residential Flat Building (RFB) Mixed Use Developments (2018)*
- *NSW EPA's Better Practice Guide for Resource Recovery in Residential Developments (2019)*

The report estimated that the proposed 114 units would generate per week:

- 15,960L of general waste,
- 13,680L of recycling, and
- 2,850L of FOGO waste.

To account for this generation, the report concluded that the proposed development would require:

- 8 x 1,100L general waste bins collected twice a week,
- 57 x 240L recycling bins collected weekly,
- 12 x 240L FOGO waste bins collected weekly, and
- 7 x 1,100L general waste service bins (to account for chute disposal while other bins are being serviced).

All residential waste will be collected by a private contractor via a 6.4m SRV who will enter the basement through the vehicle access point from Archer Street.

Prior to collections, the Building Manager/Caretaker will be responsible for transporting the bins from Chute Discharge Room, FOGO Bin Room and each residential level to the allocated collection point located on Basement 1 Level. The Building Manager/Caretaker is also responsible for ensuring that the bins are adequately arranged for an efficient collection. The Building Manager/Caretaker is responsible for returning the bins to their operational location to resume use.

A private collection vehicle (SRV) will enter the site from Archer Street and park in the loading bay on the day of collection. The Building Manager/Caretaker will be responsible for ensuring that the collection staff have access to the collection point. The collection staff will exit the vehicle and collect the bins from the Bin Holding Room and return the empty bins once serviced.

Upon completion of servicing, the collection vehicle will exit the site onto Archer Street in a forward direction. The Building Manager/Caretaker is responsible for returning the bins to their operational location to resume use.

8.20 Services and Utilities

An Infrastructure Report has been prepared by Meinhardt and is provided as **Appendix AI**.

The report reviewed available information on the BYDA register of infrastructure assets located adjacent to the project site and have undertaken preliminary infrastructure assessment of the development.

Based on the review, the development demands on the electrical, water, sewer and communication utilities are likely to be accommodated by the utility operators existing assets. In due course, formal approval will be sought for the water, sewer, power and communications connections.

8.21 Hazards and Risks

A Hazards and Risks Letter (**Appendix AQ**) has been prepared by Meinhardt in relation to the existing gas infrastructure in the vicinity.

The Before You Dig search (**Appendix AJ**) identifies a 150 mm steel natural gas main operating at 3,500 kPa MAOP located within the Albert Avenue road reserve. This main is an AS/NZS 2885 high-pressure transmission pipeline operated by Jemena.

The Jemena is located approximately 45m from the site boundary. Jemena's standard easement for high-pressure transmission pipelines is typically 30 m in width, meaning the easement boundary is positioned approximately 15m from the pipeline centreline. The subject site therefore lies at least 30 m beyond the easement boundary.

Based on the above, the site falls well outside the easement and the 10m activity zone. Therefore, no Jemena Engineering Review is triggered under GAS-960-GL-PL-001, and the Encroachment Management Flowchart directs that the Third Party may proceed in accordance with the Jemena Guidelines without further action.

The proposal does not propose any excavation or construction works on Albert Avenue and does not involve a sensitive land use. Therefore, the proposal does not require further approval or review by Jemena in this regard.

As the proposal does not include a Major Hazard Facility, a Hazards Analysis is not required.

The site is not identified as being susceptible to bush fire risk.

8.22 Economic Impact

An Economic Impact Assessment has been prepared by Colliers Urban Planning and is provided as **Appendix Q**.

The assessment concludes that overall, the proposed development will support continued growth of Chatswood through the delivery of a residential project that will serve the needs of existing and future residents, while aligning with the objectives for the Chatswood CBD. The proposed development will result in a net gain for the local and regional community through the realisation of a range of economic and community benefits.

8.22.1 Non-residential floor space

Schedule 1 Clause 27 of the WLEP 2012 requires that at least 17% of GFA and the ground floor will be used for non-residential purposes. The SSDA as declared by the Minister is for a residential flat building with no non-residential floor space within the building. This SSDA is supported by a Rezoning Proposal which seeks to remove the requirement under Schedule 1 Clause 27 from the subject site.

Numerous economic and land use studies have been undertaken to support the removal of non-residential floor space in the Chatswood CBD. These are summarised below.

Chatswood CBD Discussion Paper

The Chatswood CBD Discussion Paper was prepared and exhibited by Willoughby City Council in 2024 with the aim to seek stakeholder feedback about development in the CBD in light of the changing economic landscape. The Discussion Paper indicated the weaknesses in Chatswood retail environment, specifically in the ground level non-residential floor space of recently completed residential developments, which receive little benefit from the significant pedestrian flow along Victoria Avenue. This type of floorspace is identified as being unlikely to be sustainable in the long term.

As shown in the Council Report dated 16 December 2024, submissions were received by Council during exhibition noting the minimum non-residential floor space requirements negatively impacting project feasibility and that the required amount of non-residential floor space should be supported by economic modelling, demand assessment and development feasibility. Council acknowledged these challenges—driven by rising construction costs, lower office demand, car parking restrictions, and affordable housing requirements.

Based on the above, it is evident in Council's Discussion Paper and consultation that provision of non-residential floor space in residential developments away from the commercial core is unviable given the lack of pedestrian flow. The 17% requirement in WLEP 2012 also negatively impacts on the feasibility.

Accordingly, the proposal seeks to remove the non-residential floor space requirements in Schedule 1 Clause 6.27 of WLEP 2012.

Market Pulse – North Shore Office Market (Cadigal)

The most recent publication of the North Shore Office Market Pulse by Cadigal (September 2025) highlights that despite a slight bounce back in the Chatswood office market in H2 2024, H1 2025 represented a negative net absorption of -6,851sqm and an increase in vacancy rates from 17.7% (Jan 25) to 20.2% (Jul 25). It is noted that there are no new major commercial developments planned in Chatswood until end-2028 at the earliest, except for additional space provided in mixed-use developments.

Total Vacancy Rates (Jan 1990 - Jul 2025)

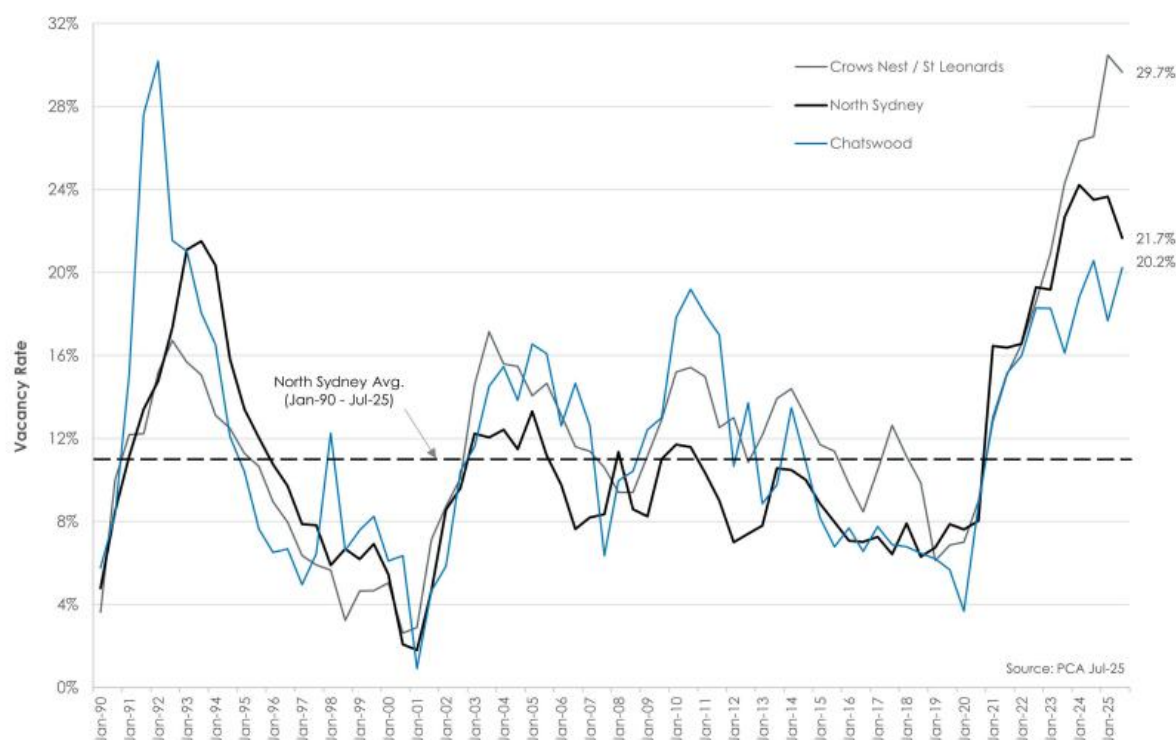


Figure 38 North Shore total commercial vacancy rates

Source: Cadiga

The provision of entirely residential floor space is a response to market conditions which reflect a high demand for residential and low demand for commercial floor space. The analysis of the need for non-residential floor space at 51-55 Archer Street has been informed by a demand assessment showing that commercial vacancy rates within Chatswood are high at 20.2% as of July 2025.

The Economic Impact Assessment confirms this, noting:

Overall, there is limited need for commercial office development within Chatswood. High existing vacancy rates and subdued market conditions within the commercial office market overall are likely to continue to remain. These factors, combined with an extensive potential future supply pipeline (within Chatswood and more broadly in key commercial office markets) and the non-core, fringe CBD location of the Subject Site all emphasise the limited viability for commercial office uses at the Subject Site.

Furthermore, the assessment found that the subject site was not suitable for commercial office floorspace, stating:

The Subject Site is well-located for residential uses and represents one of the remaining underutilised sites at the fringe of the Chatswood CBD. Adjoining sites offer existing and planned non-residential uses including commercial office uses (fronting Albert Avenue). The Subject Site should be developed in order to provide a location for residents to live who will have access to work across Sydney's key employment centres and precincts including Sydney CBD.

Should the future development of the Subject Site be restricted to including a commercial office provision, it is likely that any tenancy or tenancies will remain underutilised and inactive, detracting from the vibrancy and amenity objectives for the site and Chatswood CBD.

Further, the subject site is located nearby to extensive retail space within the Chatswood commercial core, and due to the update and significance of online retailing, the cost-of-living crisis and a recent increase of the cash rate, it is expected that retail demand will remain steady or further decrease. This is confirmed by the Economic Impact Assessment, which states:

'Existing vacancies, combined with future development activity within the PSA (including additional non-residential floorspace planned to the immediate north of the Subject Site), will all be able to absorb any

existing or future demand in the area. In this context, there is limited need for any further shopfront floorspace at the Subject Site.'

Importantly, the proposal responds to Federal and State strategic direction, by assisting Willoughby LGA in meeting its housing target in the National Housing Accord of 3,400 new homes by 2029 by providing 115 dwellings in a well-located area.

8.23 Social Impact

A Social Impact Assessment (SIA) has been prepared by Notting Hill Advisory and is provided as **Appendix AK**.

The proposed development is largely as anticipated by the Chatswood CBD Planning and Urban Design strategy and aligned with the envisaged residential growth around the periphery of the CBD. It is well integrated into the proposed uplift occurring around the redefined Chatswood CBD as demonstrated by recent approvals and current applications being assessed.

The proposal, and the envisaged uplift in general respond directly to the Federal and State Government strategic direction as it relates to the provision of more well-located homes within the housing accord period. Given the strategic location of the site within the Chatswood CBD, the proposals alignment with the relevant planning policies, the urgent need for increased housing supply and the lack of any identified negative social impacts, it is considered that the proposed development, on balance, will provide a positive social outcome.

The SIA concluded that the proposal is expected to generate meaningful net social benefits, including greater housing supply and improved affordability, excellent access to transport and existing services, economic growth and job creation, and meaningful progress toward the NSW Government's housing targets for the Chatswood Strategic Centre. These benefits are underpinned by specialist technical assessments, which find that any heritage, visual, and amenity impacts are acceptable in the context of surrounding approved and anticipated development within the Centre.

The *Social Impact Assessment Guideline* outlines eight categories that social impacts are considered against. The SIA includes extensive responses to these eight categories, the summaries of which are replicated in the table below.

Table 21 Assessment against Categories within the Social Impact Assessment Guideline

SIA Guide Principles	Assessment
Way of life	Moderate to high positive impact, driven by the delivery of 114 new dwellings – including 51 affordable housing dwelling – within the Chatswood Strategic Centre. The site's location within walking distance of the Chatswood Transport Interchange supports convenient access to employment, education, and services. Temporary construction impacts on daily life over the approximately 22-month programme are assessed as low negative and time-limited.
Community	Mixed impact. The Proposal contributes positively to housing diversity and social inclusion through its affordable housing component, enabling key workers to live within a well-connected, service-rich centre. The scale and height of the proposed building have generated community concern, with 56% of surveyed residents expressing unfavourable views towards building height (Notting Hill Advisory, 2026). No existing residential communities are displaced by the development.
Accessibility	High positive impact. The site's location approximately 650m from Chatswood Railway Station – providing heavy rail, Sydney Metro and extensive bus services — directly supports a transport-oriented development outcome. 81% of surveyed residents expressed favourable views regarding the Proposal's public transport accessibility (Notting Hill Advisory, 2026).
Culture	Mixed residual impact. The site is located on Cammeraygal Country, and an Aboriginal Cultural Heritage Assessment has been prepared. No Aboriginal objects or heritage items have been identified on the site; impacts are assessed as negligible subject to adherence with discovery protocols. The Heritage Impact Assessment identifies a number of items listed on Schedule 5 of the WLEP 2012, as well as the South Chatswood Heritage Conservation Area, located in the vicinity of the site. The Report concludes the proposal to have an acceptable impact on the adjacent conservation areas.
Health and Wellbeing	Mixed impact. Long-term benefits arise from the affordable housing component reducing housing stress for eligible households, and the site's transport-accessible location supporting active travel. Short-term construction-related noise, vibration and dust impacts on neighbouring residents and nearby schools are assessed as low negative and manageable.

Surroundings	Low negative impact. The replacement of four low-scale residential dwellings with a 45-storey, 152m building will materially alter the visual character of Archer Street and surrounding heritage context. However, this transformation is consistent with the broader pattern of high-density development already underway in the locality. As the proposed building's scale is anticipated by the existing planning controls and will not read as out of context when considered alongside surrounding approved and permissible developments, both the Visual Impact Assessment (Veew, 2026) and the Heritage Impact Statement (NBRS, 2026) conclude that these impacts to be acceptable.
Livelihoods	Moderate positive impact. The construction of a 114 residential dwellings will generate sustained construction employment over a multi-year programme. In operation, the housing uplift will increase the local consumer catchment, supporting nearby retail, hospitality, and service businesses. No existing business operations are displaced by the Proposal.
Decision-making systems	Low to moderate positive impact. A comprehensive pre-lodgement engagement program has been undertaken – including a statistically representative telephone survey (n=100), a virtual community webinar, letterbox distribution and a dedicated consultation email – consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> (Notting Hill Advisory, 2026). The SSDA will be publicly exhibited upon lodgement, providing a further formal opportunity for community comment.

8.24 Affordable Housing

A Community Housing Provider (**CHP**) letter has been prepared by Bridge Housing (**Appendix K**) and confirms that Bridge Housing Pty Ltd agrees to manage the 15% affordable housing component of the project, for 15 years.

The proposed development will contribute 3,797.6 sqm of GFA to affordable housing, equivalent to 25.4% of the total site GFA. This is in response to the 10% affordable housing requirement of the WLEP 2012 and an additional 15% provided to be managed by a registered CHP. The provision of this affordable housing will be a considerable contribution to the dwelling mix and typologies within the Willoughby LGA and will align with relevant strategic direction to ensure more affordable housing is delivered in well-located areas.

The 10% affordable housing component required by the WLEP 2012 will be dedicated to Council as required by the WLEP 2012 and the 15% affordable housing component will be operated by Bridge Housing.

9.0 PROJECT JUSTIFICATION

9.1 Design of the Proposed Development

The design of the proposed development has been carefully considered to ensure that potential impacts are suitably mitigated or minimised. The proposed development is a direct response to its strategic location on the periphery of the Chatswood CBD and the residential development envisaged in the area by the Chatswood CBD Planning and Urban Design Strategy. The site is in proximity to the Chatswood Transport Interchange and numerous bus stops, additionally, Chatswood Westfield, Chatswood Chase and the further Chatswood commercial centre provide extensive retail and employment offerings within walking distance of the site. Importantly, the proposal will deliver the much-needed supply of both market and affordable housing in the Willoughby LGA.

The concurrent Rezoning Proposal seeks to increase the maximum building height from 23m and 90m to RL 242.6 AHD and increase the maximum FSR from 5:1 to 8.45:1. It is further proposed to amend the Active Street Frontages Map to remove the subject site under Clause 6.7 of the WLEP 2012, and to exclude the site from the 17% non-residential GFA control under Schedule 1 Clause 27. The provision of 100% residential accommodation on this site is in response to the State and local government strategic directions and aligns with recent feasibility analysis for the delivery of commercial / retail floor space.

The concurrent Rezoning Proposal demonstrates both strategic and site-specific merit and allows for an exemplary design which integrates market and affordable housing in a highly accessible and infrastructure dense location.

9.2 Consistency with the Strategic Context

The EIS has demonstrated that the proposal is consistent with the strategic policy framework and has been considered against the following key strategic documents:

- National Housing Accord 2022
- NSW Housing Strategy: Housing 2021
- Greater Sydney Region Plan: A Metropolis of Three Cities
- Draft Sydney Plan
- North District Plan
- Future Transport Strategy
- Better Placed
- Willoughby City Local Strategic Planning Statement
- Willoughby Housing Strategy 2036
- Chatswood CBD – Planning and Urban Design Strategy 2036
- Chatswood CBD Discussion Paper and Council Report dated 16 December 2024

The critical focus of strategic planning currently is the delivery of new homes in accessible locations close to existing public transport, retail and services. The proposal is entirely consistent with the fundamental State government policy objective for the following reasons:

- The proposal provides 114 new dwellings (including 51 affordable housing units) within walking distance to the surrounding bus stops and Chatswood Transport Interchange, which provides connections to key employment centres, health and education precincts in Macquarie Park, St Leonards, North Sydney and Sydney CBD.
- A substantial amount of affordable housing equivalent to 25% of residential floor space is proposed to deliver the much-needed supply in Willoughby.

- It facilitates redevelopment of the currently underutilised site to provide housing with transport-oriented development per the Minister's declaration of the project as SSD under the HDA pathway.
- This proposal supports the government's efforts and priorities to address the housing crisis.

9.3 Compliance with the Statutory Requirements

The relevant State and local environmental planning instruments are addressed in **Section 6.0** and further detailed in the Statutory Compliance Table at **Appendix N**.

- The proposed development has been designed in respect to the relevant objects under clause 1.3 of the EP&A Act as addressed in **Section 6.0**.
- This EIS has been prepared in accordance with the issued SEARs as required by Schedule 2 of the EP&A Regulations. A SEARs and Rezoning Requirements Compliance Table has been prepared by Planning & Co and is attached as **Appendix A**.
- The proposed development has addressed relevant matters for consideration under the Biodiversity Conservation Act, supported by the BDAR Waiver Request attached as **Appendix O**.
- The proposed development has been assessed and has addressed relevant clauses under the Resilience and Hazard SEPP.
- This SSD is qualified and in accordance with the Minister's declaration dated 23 July 2025 under Section 4.36(3) of the EP&A Act.
- The proposed development is compliant with the relevant provisions under the WLEP 2012 and Chapters 2 and 4 of the Housing SEPP.

9.3.1 Principles of Ecologically Sustainable Development

Section 193 of the EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. Assessment against the four principles are informed by the ESD Report at **Appendix H**.

Precautionary Principle

The development will be designed to improve above business-as-usual and minimum compliance obligations to avoid, where practicable, damage to the environment and achieve broad sustainability outcomes. Adequate due diligence has been undertaken to assess the local environment and identify potential risks associated with the project. If the ESD principles set out in the applicable regulatory policies, plans, controls and Australian best-practice guidelines are considered, supported and acted upon to satisfy their objective, serious or irreversible environmental damage is not foreseen.

Intergenerational Equity

The activity supports inter-generational equity by reducing resource use and creating spaces that enhances occupant well-being for both present and future generations.

The development will integrate best practice energy and water conservation techniques, reducing the demand on resources. Low-flow fixtures and fittings will be utilised to decrease water consumption, ensuring a more sustainable use of resources. New landscaping will feature pockets of planted environments, enhancing biodiversity and maintaining green spaces for future generations to enjoy. All waste streams will be managed using ecologically safe methods, in compliance with environmental regulations. Wastewater and stormwater will be directed to appropriate sewer or stormwater systems, as per legal requirements.

By incorporating these measures, the development will conserve valuable resources, ensuring their availability for future generations while meeting the needs of the present.

Conservation of Biological Diversity and Ecological Integrity

A qualified professional should assess the site's biodiversity and ecological integrity. Thoughtful landscape design helps preserve biological diversity and maintain ecological health by protecting local plants and animals and maximising green infrastructure. Strategies include reducing the urban heat island effect and increasing tree canopy to support native wildlife. The development will prioritise restoring environmental conditions by creating landscaping plans that rehabilitate local flora and fauna while enhancing green infrastructure.

Improved Valuation, Pricing and Incentive Mechanisms

This project will integrate several initiatives which aim to internalise pollution and other undesirable environmental outcomes. Contractors will be requested to provide and abide by an Environmental Management Plan and Environmental Management System which are in accordance with NSW Environmental Management Systems Guidelines or a similar standard. This places a value on environmentally responsible building practices and places a form of “polluter pays” onto the contractors to ensure they are held responsible for the environmental management of the building site as they complete their work.

9.4 Engagement

Community and stakeholder engagement has been undertaken by the Applicant and Notting Hill Advisory in process of this SSDA. Key matters raised by the community over the course of engagement activities are outlined in **Section 7.0** and further detailed in the Community Engagement Report attached as **Appendix U**.

9.5 Likely Impacts of Development

The proposed development has been assessed considering the potential environmental, economic and social impacts.

9.5.1 Natural Environment Impacts

- **Biodiversity:** A BDAR Waiver and BDAR Waiver Report supports this SSDA, confirming that the development is unlikely to have significant impact on biodiversity values on the site.
- **Trees:** The proposal includes the removal of 16 trees currently on the site and 4 street trees. The proposed tree removal will not have a significant impact on the canopy cover and amenity within the site or local area, and that the singular tree within the site to be considered for retention is relatively small and provides little canopy cover.
- **Landscaping:** Additional landscaping has been proposed to support the built form and is demonstrated in the Landscape Plan prepared by Ground Ink provided as **Appendix G**. Key elements of the landscaping strategy that support environmental outcomes include:
 - A coherent and high-quality landscaped spaces that enhance accessibility, greening, habitat provisions and improved environmental performance.
 - Planting strategy reinforces ecological connections through the use of locally appropriate species and enhances biodiversity.
- **Ecologically Sustainable Development:** The ESD principles are addressed in **Section 9.3.1** and the ESD Report (**Appendix H**) in accordance with the requirements under Section 193 of the EP&A Regulation.
- **Flood Risk:** The Overland Flow Flood Assessment (**Appendix I**) concluded that all residential levels are positioned above the PMF level, supporting a "shelter-in-place" emergency response strategy and the development aligns with flood planning and safety requirements, ensuring resilience to current and future flood risk.

9.5.2 Built Environment Impacts

- **Built Form and Urban Design:** The site sits in the eastern Chatswood CBD, an area earmarked for substantial residential growth under the Chatswood CBD Planning and Urban Design Strategy 2036, and the PTW-designed proposal delivers a high-quality built form that responds to site constraints and aligns with the scale of future development expected in the precinct. The development adopts a podium-and-tower configuration designed to enhance the pedestrian environment while minimising impacts such as overshadowing and view loss and establishing a distinctive built-form identity. With a proposed FSR of 8.45:1, enabled through a concurrent rezoning that would increase the current 5:1 development standard, the scale is considered appropriate for the metropolitan context and does not constitute overdevelopment of the site.
- **Residential Amenity:** The built form has been assessed against environmental issues which may affect residential amenity. The potential impacts of the proposed development are supportable considering the site-specific circumstances and are detailed in **Section 8.3**. All other amenity considerations are satisfactory as ADG consistency is achieved
- **Pedestrian Wind Impact:** The proposed development has incorporated design features and landscape strategy which are expected to result in wind conditions that are suitable for the surrounding pedestrian environment.
- **Visual and View Impact:** The proposed development is considered to be visually acceptable, and the visual impacts associated with the proposal are capable of being supported.
- **Traffic, Transport and Accessibility:**
 - **Traffic Generation:** the traffic generation potential of the proposed development will result in a nett increase of approximately 19 vph and 15 vph during the AM and PM peak periods respectively. This change in traffic generation will clearly not have any unacceptable traffic implications in terms of road network capacity
 - **Servicing and loading arrangements:** The proposal has been designed to accommodate up to and including a 6.4m small rigid vehicle. The loading area and associated manoeuvring area has been designed to cater for 2 x 6.4m SRV trucks independently.
 - **Construction Traffic Management:** The majority of traffic throughout the construction process will load, unload and park within the site, minimising impacts on the external traffic network. For the period when excavation is underway, and vehicles cannot enter the site, a works zone will be implemented on Archer Street.
- **Noise and Vibration:**
 - **Acoustic Privacy:** The proposal is able to comply with internal noise level criteria through implementation of the glazing requirements outlined within the NVIA.
 - **Operational Noise and Vibration:** External noise emissions will be further assessed at a later stage of the development subject to the selection of specific plant equipment and receipt of traffic data.
 - **Construction Noise and Vibration:** Reasonable and feasible mitigation methods have been provided to limit the noise and vibration impacts on the nearest sensitive receivers during the construction, a detailed construction noise and vibration management plan is expected to be prepared at a later stage.
- **Ground and Groundwater Conditions:** The proposal includes six basement levels, with proposed basement finished level to be constructed at RL70.8m AHD and will require excavation to depths approximately between 17m and 19.3m below existing ground level.
- **Contamination and Remediation:** The PSI identified the contamination risks of the site to be low. The site is considered to be suitable for the proposed development.
- **Waste Management:**
 - **Construction Waste:** Construction and demolition waste will be managed and collected as required and will divert 99.1% of all waste from landfill. Any hazardous material produced during construction or demolition will be disposed of in accordance with all relevant protocols.
 - **Operational Waste:** The proposed separate waste rooms for general and FOGO waste, along with recycling bin storage on each floor are sufficient to accommodate the proposed bins in accordance with

residential waste handling infrastructure requirements. Waste collection will be undertaken by a private contractor from the loading dock and is expected to be collected 1-2 times a week.

- **Heritage (Aboriginal Cultural):** The study area does not contain and is not likely to contain any Aboriginal objects. It is recommended that no further Aboriginal heritage assessments or investigations are required, and the proposed works can proceed with caution.
- **Heritage (Environmental):** The proposal will have reasonable visual and shadowing impacts on surrounding heritage items and the South Chatswood Conservation Area. The HIS concluded that the proposed development is consistent with the heritage objectives of the WLEP and WDCP and is supportable from a heritage perspective.

9.5.3 Social Impacts

Social impacts associated with the proposal are addressed in **Section 8.23**. The proposed development is anticipated to have an overall positive social impact through the increased provision of market and affordable housing in a high-quality urban design outcome.

9.5.4 Economic Impacts

The proposal will have a positive economic impact through the delivery of 114 dwellings including 51 affordable housing dwellings near public transport, retail, commercial and employment provisions within an established urban context. The proposal will ensure the efficient use of existing transport and servicing infrastructure. Further, the proposal will generate approximately 650 job-years through the construction phase, adding an estimated \$93.8 million to the economy.

Not supplying non-residential floor space as part of the proposal is not expected to have any negative economic impacts as commercial floorspace is currently in low demand within the Chatswood CBD and the North Shore by extension. On the contrary, it is considered likely that commercial floor space provided at the subject site would be vacant and hence not align with object (k) of the EP&A Act *to promote the orderly and economic use and development of land*.

9.6 Suitability of the Site

The site is highly suitable for the proposed development as:

- The site is currently underutilised in its existing condition as low-density residential development and does not align with the envisaged density of the subject site and surrounding area.
- The proposed development is aligned with the future desired character of the area as outlined in the Chatswood CBD Planning and Urban Design Strategy.
- The proposal will increase density over the site for increased housing supply in an accessible area as envisaged by State Government.
- The proposal achieves the project objectives, the objects of the EP&A Act and the Federal and State Government's objectives to increase housing supply in well-located areas.
- A PSI (**Appendix P**) conducted for the site concluded that the site is suitable for the proposed mixed-use development.
- The site is not affected by natural hazard risk, nor does it significantly impact biodiversity values.

9.7 Public Interest

The proposal is considered in the public interest for the following reasons:

- The proposal delivers 114 new dwellings in an accessible location which supports and delivers on the State Government's housing targets and priorities.

- The proposal delivers 51 affordable housing dwellings in an accessible location which responds to the critical need for affordable housing.
- The proposal is consistent with the State and local strategic framework, and the proposal provides an outcome that is consistent with the Willoughby LSPS, Chatswood CBD Planning and Urban Design Strategy and the NSW Government National Housing Accord.
- The proposal will deliver approximately 650 full time jobs in the near term through construction works, providing an economic benefit of approximately \$93.8 million to the local economy.
- The site will facilitate the orderly and economic redevelopment through the intensification of the existing use as low-density residential and the implementation of high-density residential uses of the land.

10.0 CONCLUSION

The EIS and Concurrent Rezoning Statement consider the environmental, social, and economic impacts of the proposed residential development. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with Part 8 of the EP&A Regulation with regards to consideration of the relevant environmental planning instruments, built form, social and environmental impacts resulting from the proposed development.

Appropriate mitigation measures (**Appendix AE**) have been identified to manage the impacts of the development through the construction and operational phases of the project, noting that some impacts are inevitable for any construction project as it involves the demolition of existing developments, excavation and redevelopment of the site.

The proposed development is identified as having strong strategic merit, by delivering a contemporary and high-quality housing development, comprising 114 dwellings (including 51 affordable housing units). The proposal is consistent with the strategic planning initiatives established by federal, state and local government, principally, in relation to the delivery of additional housing supply in well-located areas across Greater Sydney under the National Housing Accord. Having regard to the biophysical, economic, and social considerations, including the principles of ecological sustainable development (as defined by Section 193 of the EP&A Regulation), the carrying out of the project is justified as demonstrated in **Section 9.0**.

The assessment of the proposal has demonstrated that, subject to the proposed mitigation measures, the development will not result in any unreasonable environmental impacts consistent with the relevant planning controls for the site.

Based on the detailed assessment undertaken in this EIS and Concurrent Rezoning Statement, it is concluded that the proposal is in the public interest and recommended that consent be granted to the proposal, subject to the implementation of suitable conditions of consent reflecting the recommended mitigation measures.