



State Significant Development

Date Submitted: 26/06/2026

Project Name: Archer Street Residential flat building
Case ID: SSD-94409457

Applicant Details

Project Owner Info

Title	Mr.
First Name	Wayne
Last name	Xiong
Role/Position	Executive Director
Phone	0411198073
Email	wayne.xiong@aqualand.com.au
Address	Level 37 Australia Square, 264 George Street Sydney , New South Wales, 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	AB CHATSWOOD PTY LTD
ABN	96628384001

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Stephanie	Wu
Phone	Email	Role/Position
0481318508	swu@planningandco.com	Principal

Address

Level 7
80 William Street
Woolloomooloo, New South Wales 2011
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Archer Street Residential flat building
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD155,012,872.00
Indicative Operation Jobs	0
Indicative Construction Jobs	150
Number of Occupants	0
Number of Dwellings	114
Gross Floor Area (GFA) sqm	14,931
% of In-fill Affordable Housing	25
Number of In-fill Affordable Dwellings	51

Description of the Development/Infrastructure

- 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;

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	51-55 Archer Street, Chatswood
Site Address (Street number and name)	51-55 Archer Street, Chatswood
Site Co-ordinates - Latitude	-33.797654
Site Co-ordinates - Longitude	151.187

Local Government Area

Local Government	District Name	Region Name	Primary Region	
Willoughby City	North District	Sydney		

Lot and DP

Lot and DP
B/DP346744, Y/DP410522, X/DP410522, 1/DP231028

Site Area

What is the total site area for your development?
Site Area sqm
1,767

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Owners Letter - Landowner's consent letter - Chatswood
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

This project was declared as SSD by the Minister on 23 July 2025 under State Significant Development Declaration Order (No 11) 2025.
Which State Environmental Planning Policy (SEPP) does your application relate to?
None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibility of Proposal

Wholly Prohibited
Are you proposing to rezone any land as part of your application?
No
Describe the permissibility of the proposal under relevant environmental planning instruments
The proposal is located on land which is subject to the WLEP 2012 and zoned MU1 Mixed Use.
The proposal relates to a 'residential flat building', which is currently prohibited in the MU1 Mixed Use zone.
The proposal seeks to include 'residential flat building' as an additional permitted use for the site to enable the proposed land use.

HDA EOI Number

244110

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)
MU1 Mixed Use

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?
No
Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?
No
Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))
No

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?
Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No
Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No
Is the development wholly residential?
Yes

Is the development for purposes of residential care facilities?
No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?
No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?
No

Has a BDAR waiver been issued?
Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?
No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?
No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?
Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development

- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?^{*}

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?^{*}

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?^{*}

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?^{*}

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?^{*}

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?^{*}

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?^{*}

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?^{*}

No

Is the development [BASIX optional development](#)?^{*}

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?^{*}

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?^{*}

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?^{*}

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?^{*}

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?^{*}

Yes

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?^{*}

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?^{*}

No

A mining lease under the [Mining Act 1992](#)?^{*}

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?^{*}

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?[★]

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?[★]

No

A licence under the [Pipelines Act 1967](#)?[★]

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
4190	PIA	Tom Goode

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	Appendix C - Alternative Design Excellence Strategy_Part3
File Name	Appendix C - Alternative Design Excellence Strategy_Part2
File Name	Appendix C - Alternative Design Excellence Strategy_Part4
File Name	Appendix C - Alternative Design Excellence Strategy_Part1
File Name	Appendix C - Alternative Design Excellence Strategy_Part5
File Name	Appendix AQ - Hazards and Risks Letter
File Name	Appendix AP - Title Searches
File Name	Appendix AO - Aviation Safeguarding Assessment
File Name	Appendix AN - Preliminary HAA
File Name	Appendix AM - Green Travel Plan
File Name	Appendix AK - Social Impact Assessment
File Name	Appendix AJ - Before You Dig Check
File Name	Appendix AI - Infrastructure Report
File Name	Appendix AH - Operational Waste Management Plan
File Name	APPEND-1
File Name	Appendix AF - Aboriginal Heritage Initial Assessment Report
File Name	Appendix AE - Mitigation Measures Table
File Name	Appendix AD - Geotechnical Investigation Report
File Name	Appendix AC - Civil Drawings
File Name	Appendix AB - Integrated Water Management Plan
File Name	Appendix AA - Noise and Vibration Impact Assessment
File Name	Appendix Z - Construction Traffic Management Plan
File Name	Appendix Y - Visual and View Impact Analysis
File Name	Appendix X - Visual Impact Assessment
File Name	Appendix W - Environmental Wind Tunnel Study
File Name	Appendix V - BASIX Certificate
File Name	Appendix U - Engagement Report
File Name	Appendix T - Heritage Impact Statement
File Name	Appendix S - Connecting With Country
File Name	Appendix R - Groundwater Seepage Analysis
File Name	Appendix Q - Economic Impact Assessment
File Name	Appendix P - Preliminary Site Investigation
File Name	Appendix O - BDAR Waiver and Request
File Name	Appendix N - Statutory Compliance Table
File Name	Appendix L - Aboricultural Impact Statement
File Name	Appendix K - Community Housing Provider Letter
File Name	Appendix J - Design Report_Part3
File Name	Appendix J - Design Report_Part2
File Name	Appendix J - Design Report_Part1
File Name	Appendix J - Design Report_Part4
File Name	Appendix I - Overland Flood Flow Assessment_Part1
File Name	Appendix I - Overland Flood Flow Assessment_Part2
File Name	Appendix I - Overland Flood Flow Assessment_Part3
File Name	Appendix I - Overland Flood Flow Assessment_Part4
File Name	Appendix H - ESD Report_Part1
File Name	Appendix H - ESD Report_Part2
File Name	Appendix G - Landscape Report_Part1
File Name	Appendix G - Landscape Report_Part2
File Name	Appendix F - Traffic And Parking Assessment Report
File Name	Appendix E - Design Advice Letter 2
File Name	Appendix D - Design Advice Letter 1
File Name	Appendix B - Architectural Plans_Part1
File Name	Appendix B - Architectural Plans_Part2
File Name	Appendix A - SEARs Compliance Table

File Name	Appendix AL - Survey Plan
File Name	Appendix M - NOT TO BE PUBLISHED
File Name	Appendix M - Estimated Development Cost Report
File Name	Environmental Impact Statement