

Proposed residential development at Chatswood Chase

12-14 Malvern Avenue, 5-7 Havilah Street and 345 Victoria Avenue, Chatswood

Community Notification – July 2026

About this notification letter

Colliers Urban Planning has been engaged to prepare a development application and rezoning proposal for Vicinity Centres and undertake consultation with local neighbours and stakeholders. This notification provides a summary of the proposal, outlines where to find more information, how to stay informed and the opportunities to provide feedback.

About the Developer

This project is being developed by Vicinity Centres, one of Australia's leading retail property groups. Vicinity Centres owns and manages some of Australia's most recognisable and loved retail destinations, including Chatswood Chase.

About the Proposal

The proposal has been identified as State Significant by the Housing Delivery Authority (HDA). A State Significant Development Application (SSDA) is currently being prepared and is expected to be lodged later this year.

We are inviting early community feedback to help inform the design before a formal application is lodged with the Department of Planning, Housing and Infrastructure (DPHI).

The proposal includes:

- A rezoning application that amends the site's current land use zoning to include residential flat building as a permitted use, increase the allowable floor space ratio (FSR) and building height;
- Two residential buildings (ranging from approximately 45 to 47 storeys) comprising approximately 500 apartments;
- Integration with Chatswood Chase;
- Affordable housing provisions including 10% of the proposed residential Gross Floor Area (GFA) for 15 years;
- Residential parking on podium levels (Havilah Street & Malvern Street Site) and two levels of basement parking (Malvern Avenue site); and
- Landscaped street upgrades to Malvern Avenue and Havilah Street



Re-envisioning the two sites



Integration with Chatswood Chase – Each site will have an access point from their podium level into Chatswood Chase, which will be for residents only, helping create a more connected and integrated urban environment.



Landscape and streetscape upgrades – A greener, more pedestrian-friendly interface along Havilah Street and Malvern Avenue will increase canopy cover, provide shade and enhance biodiversity. New seating and landscaped street buffers will create a more comfortable, accessible and vibrant streetscape.



More housing choice – Expands housing opportunities within Chatswood, enabling more people to live close to jobs, services, transport and community infrastructure.



Design excellence – Designed by internationally renowned architects FJCstudio (Havilah Street site) and Bates Smart (Malvern Avenue site), the proposal will deliver a high-quality architectural landmark that strengthens Chatswood's character and supports its continued growth as a premier commercial, civic and cultural centre.

What does the planning process look like?

Planning approval for the site will soon be sought from DPHI under the HDA pathway. The HDA pathway is a NSW Government initiative to accelerate housing delivery by enabling eligible residential and mixed-use projects to be assessed as State Significant Developments, with concurrent rezoning where appropriate. Although the process is streamlined, applications are assessed to the same rigorous standards as all SSD proposals.

Social impact assessment online survey

Colliers Urban Planning is preparing a Social Impact Assessment (SIA) to assess the proposal's potential impacts on the local community and identify opportunities to minimise negative effects and enhance benefits. Community feedback will help inform the assessment and help shape the proposal. Scan the QR code below to access this survey.



October 2025

Submitted Expression of Interest to the HDA



March 2026

The site and project were declared concurrent rezoning and SSDA to be progressed under the HDA



May 2026

DPHI issued the Secretary's Environmental Assessment Requirements (SEARs) for the proposal



WE ARE HERE

Preparation of an Environmental Impact Statement (EIS)



Late 2026

The SSDA (including a Social Impact Assessment and Engagement Report) will be lodged with the DPHI for assessment



Late 2026

The EIS will be on public exhibition for formal feedback from the community and stakeholders.



2027

Anticipated determination from DPHI

Consultation opportunities

Community consultation is an important part of the planning process. We invite you to attend an online or in-person information session to meet the project team and learn more about the proposal.

Community drop-in #1

Date: Tuesday 4 August
Time: 5:00 – 7:00 PM
Location: Level 1, 5–7
Havilah Street, Chatswood

Community drop-in #2

Date: Saturday 8 August
Time: 10:00 AM – 12:00 PM
Location: Level 1, 5–7
Havilah Street, Chatswood

Community webinar

Date: Monday 3 August
Time: 5:30 – 7:00 PM
Location: Microsoft Teams

Registration is essential for event details. Please RSVP by scanning the QR code or contacting the project team.



Get in touch and stay informed

To find out more about the project, please visit the website or contact the project team.



<https://www.chatswoodchase.com.au/residential-development>



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