

New well-located apartments, shops and public space

View of proposed development from above, looking north to central Chatswood and Chatswood Station. Nearby developments proposed by others are shown in white. Artist's impression is subject to change and approvals.

To support the NSW Government's efforts to tackle the housing crisis, Landcom is proposing to transform surplus government land in Chatswood with up to 1,500 new homes close to transport, jobs and services.

Key features

Landcom plans to transform the site into a vibrant neighbourhood including:



180 build-to-rent apartments offered to essential workers like nurses, paramedics, teachers, police officers and firefighters at a discount to market rent



up to 1,300 additional apartments with a mix of affordable rental housing and homes to buy



shops and services



outdoor spaces, including a village green



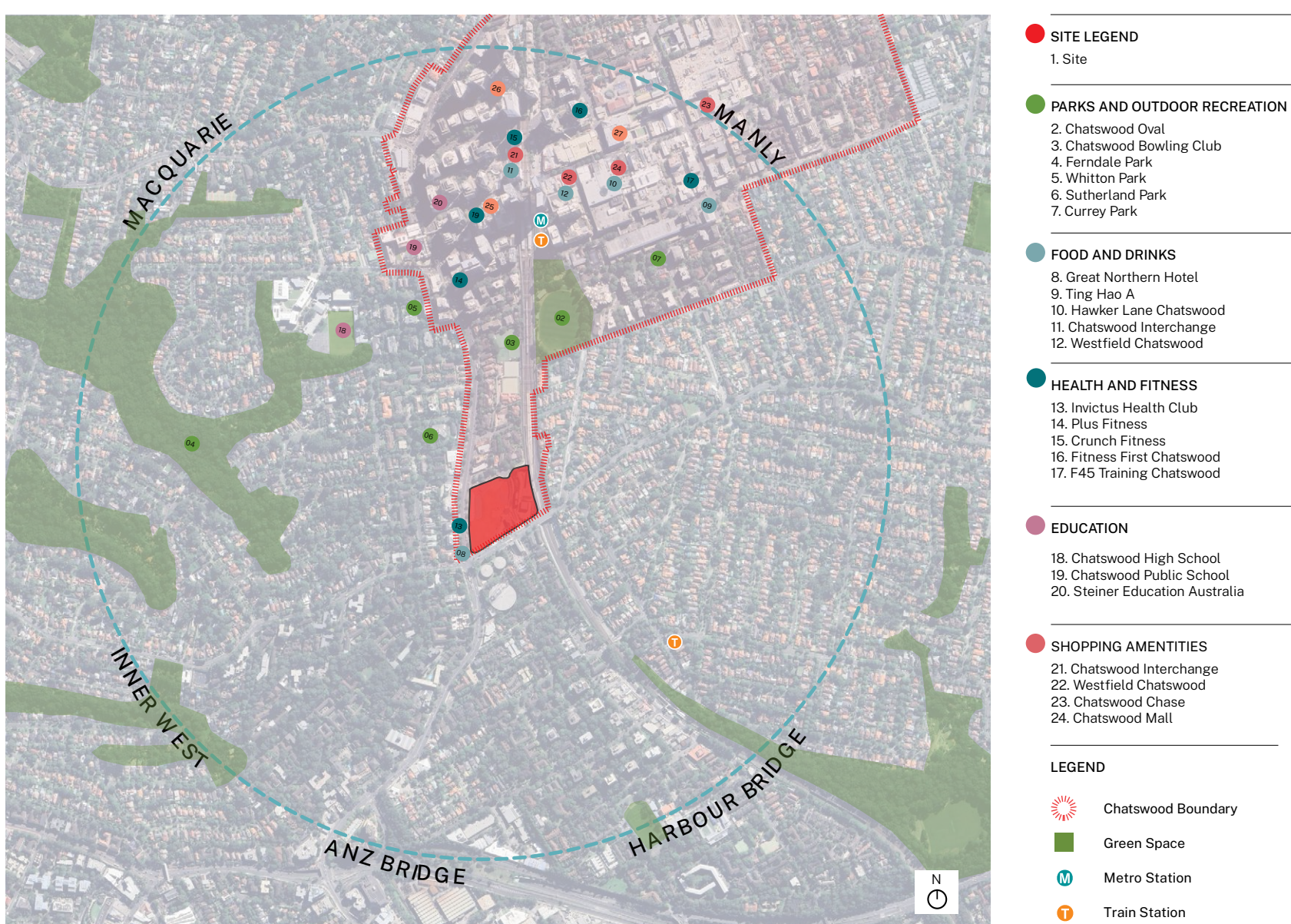
future community use of Mowbray House



walking and cycling connections.

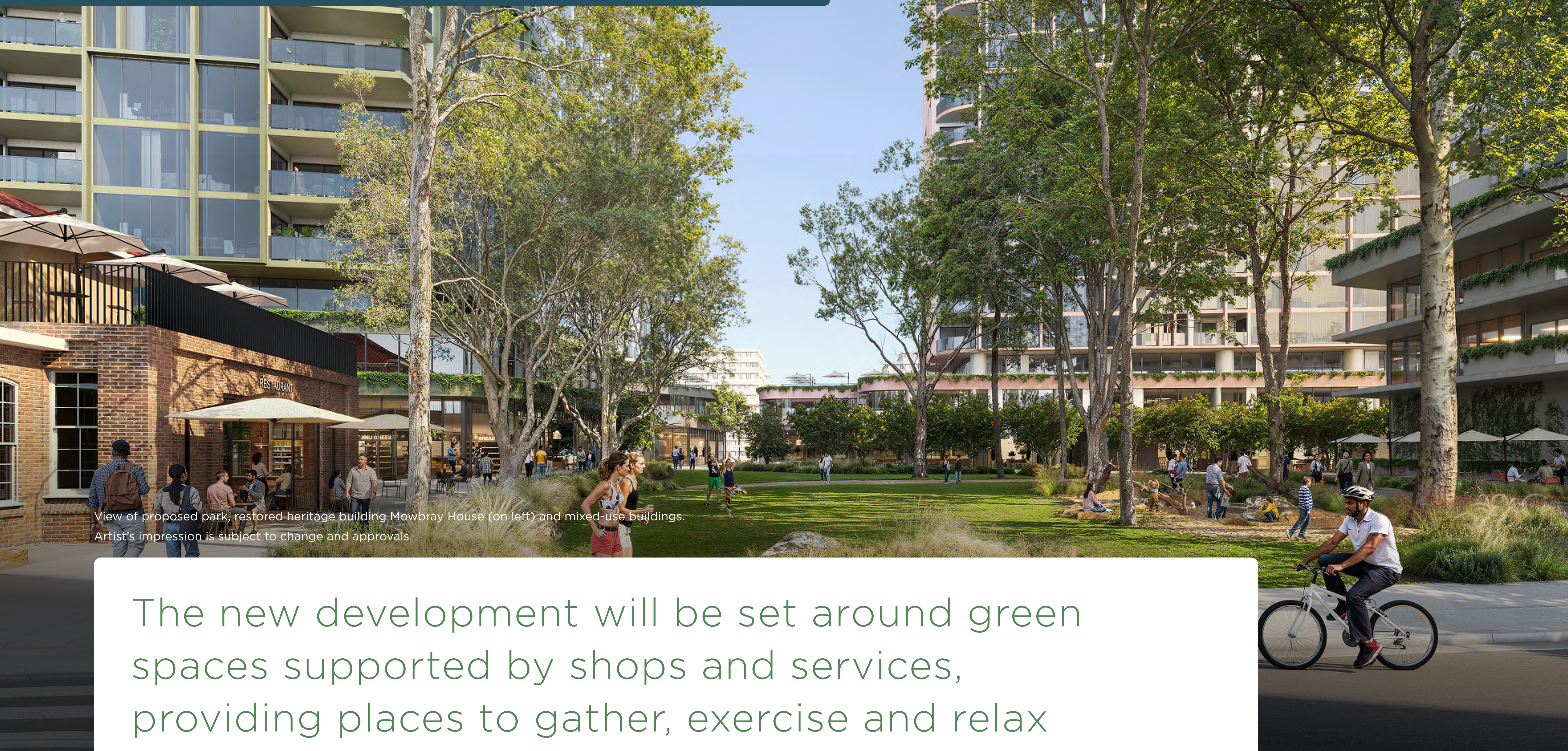
Who is Landcom?

Landcom is a NSW Government owned land and property development organisation. We supply home sites through the delivery of sustainable masterplanned communities and development projects, with a focus on expanding the stock of affordable and diverse housing.



Site context

New green spaces for the community to enjoy



View of proposed park, restored heritage building Mowbray House (on left) and mixed-use buildings.
Artist's impression is subject to change and approvals.

The new development will be set around green spaces supported by shops and services, providing places to gather, exercise and relax at the heart of the new community.

Key features



Shops and services for residents and the wider community



High quality public open space, including a village green



Walking and cycling connections to public transport, shops and services



Generous landscaping, with native planting that supports biodiversity



Trees to provide shade and cool the air



Places to gather, socialise and relax



Provision for bicycle parking and electric vehicle charging

Building heights

The site is in Chatswood's city centre and is zoned mixed-use, with height limits of 18 storeys.

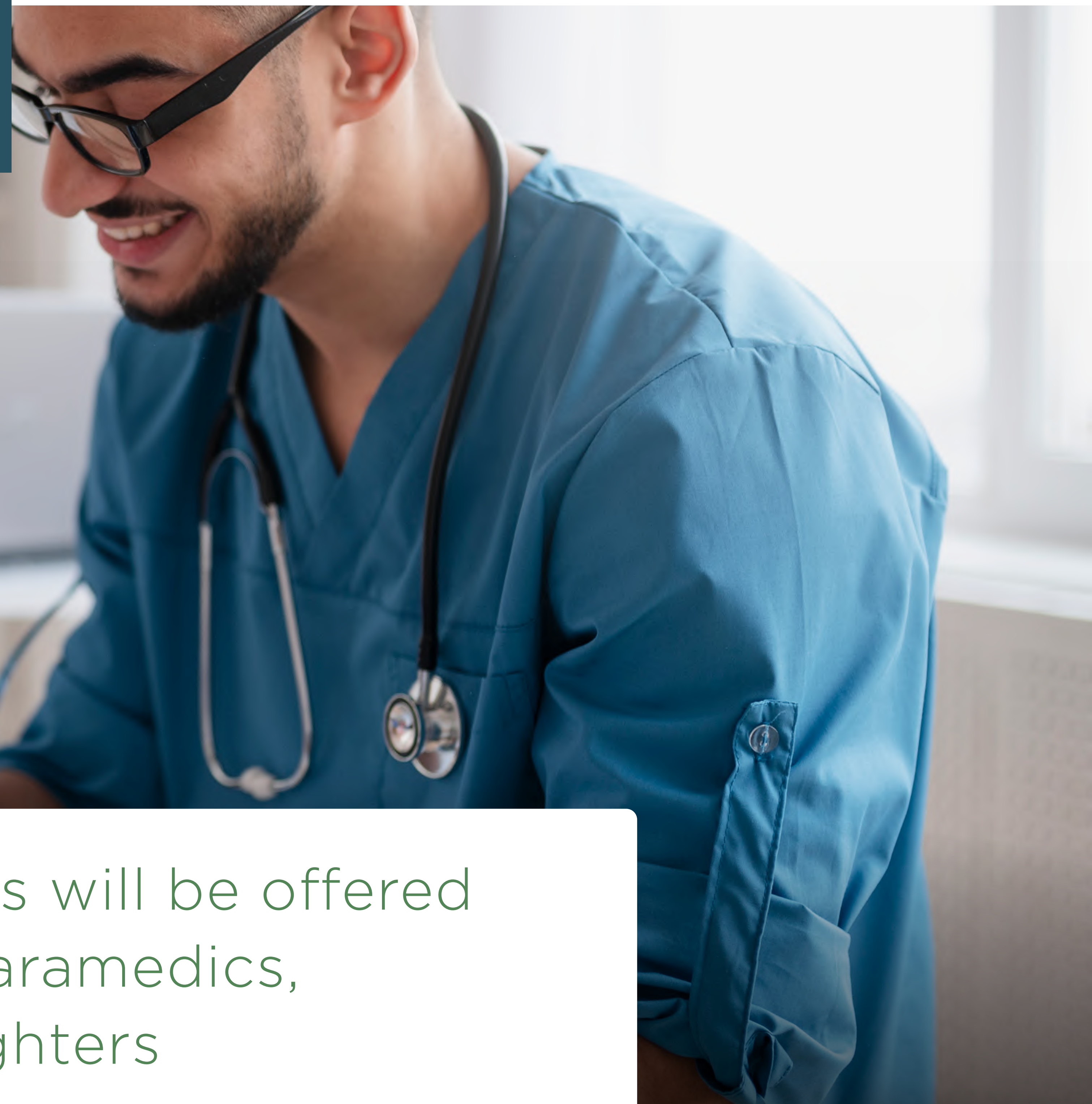
To support the NSW Government's efforts to tackle the housing crisis, we want to rezone the site to enable taller buildings - from 25 to 56 storeys.

Having taller buildings on such a well-located site will optimise the homes that can be delivered near transport, jobs and services.

While the buildings are tall, they are oriented and designed to cast fast moving shadows, which will minimise impacts to nearby residential areas.

The proposal aligns with long-term plans for major transformation in Chatswood's city centre and is in keeping with taller buildings and future potential developments in the area.

Homes for essential workers



Up to 180 build-to-rent apartments will be offered to essential workers like nurses, paramedics, teachers, police officers and firefighters at a discount to market rent.

What is build-to-rent housing?

Build-to-rent housing is designed and built to provide long-term rental homes, typically in the form of apartments which provide people with secure tenure and stable rents.

Build-to-rent is purpose-built housing designed for rent, rather than sale. It is designed and built specifically for long-term renters to provide secure housing, typically in the form of apartments.

Affordable housing for essential workers

Essential workers like nurses, paramedics, teachers, police officers and firefighters provide invaluable services to people across NSW. Without them, NSW would grind to a halt, but many are being priced out of the market and can't afford to live near their jobs.

We want to ensure that people serving our community can afford to live in key locations close to their places of work.

The NSW Government will retain ownership of the build-to-rent properties, which will be managed by a suitable operator. Homes NSW is supporting Landcom to explore operational models and define 'essential worker' to inform tenant eligibility, the application process and how rental subsidies will be provided.

Through a \$450 million investment from the NSW Government, Landcom will deliver 400 build-to-rent homes for essential workers to rent at a discount to market rent in Sydney, closer to their jobs and services.

What are the benefits of build-to-rent housing?

Build-to-rent housing offers a range of benefits to the community, including:

- **more stable, consistent and long-term rental conditions for tenants**
- **dedicated, long term rental properties close to health and education services**
- **increasing the diversity and affordability of rental supply**
- **recognising high quality, stable rental opportunities as a viable housing choice.**



Build-to-rent location

Heritage conservation in practice



Mowbray House, which operated as a boarding school from 1906 to 1954, will remain in place as a local heritage item. Landcom aims to restore and conserve Mowbray House for use by the community.

Design principles

- Restore and protect the location's history as a vibrant and integrated urban centre at the heart of a new community.
- Carefully restore Mowbray House to protect its significance as a local heritage item.
- Maintain the relationship between Mowbray House and the central park, which was once the school playground.
- Complement the heritage building with appropriate landscaping.
- Explore low-impact, high-benefit uses that benefit the community such as community and education, office space, retail, food and beverage or similar.

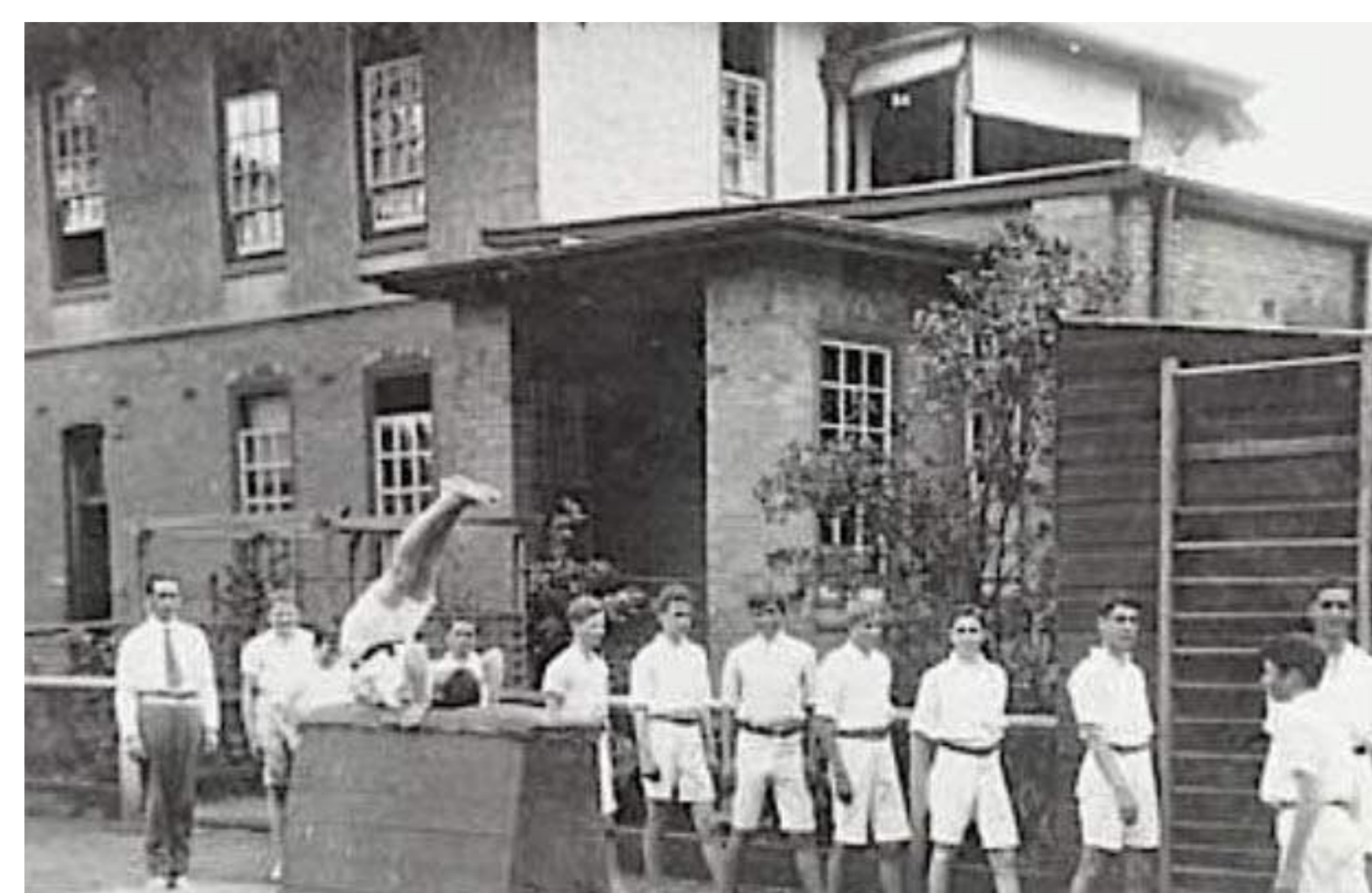
Once restored Mowbray House will be an important part of the new neighbourhood, with potential for community use and opportunities to highlight local history.



Historical image of Mowbray House



Historical images of former students doing sport



Historical images of former students doing sport

Have your say

How do you think Mowbray House can be used in the future to support the local community?



Have your say

What would you like to see included in the new development?



Connecting with Country

We recognise our projects fundamentally transform Country forever. We are working with First Nations stakeholders to explore how traditional knowledge can inform plans for the site.

The site is on Gamaragal land. We are consulting with local First Nations stakeholders to inform design principles to guide project design and development.

Key principles:

- Songline Walk along the Pacific Highway
- East & West Country connection through the site
- 6 Seasons Thinking
- Reflecting Sky Country - Emu In The Sky.

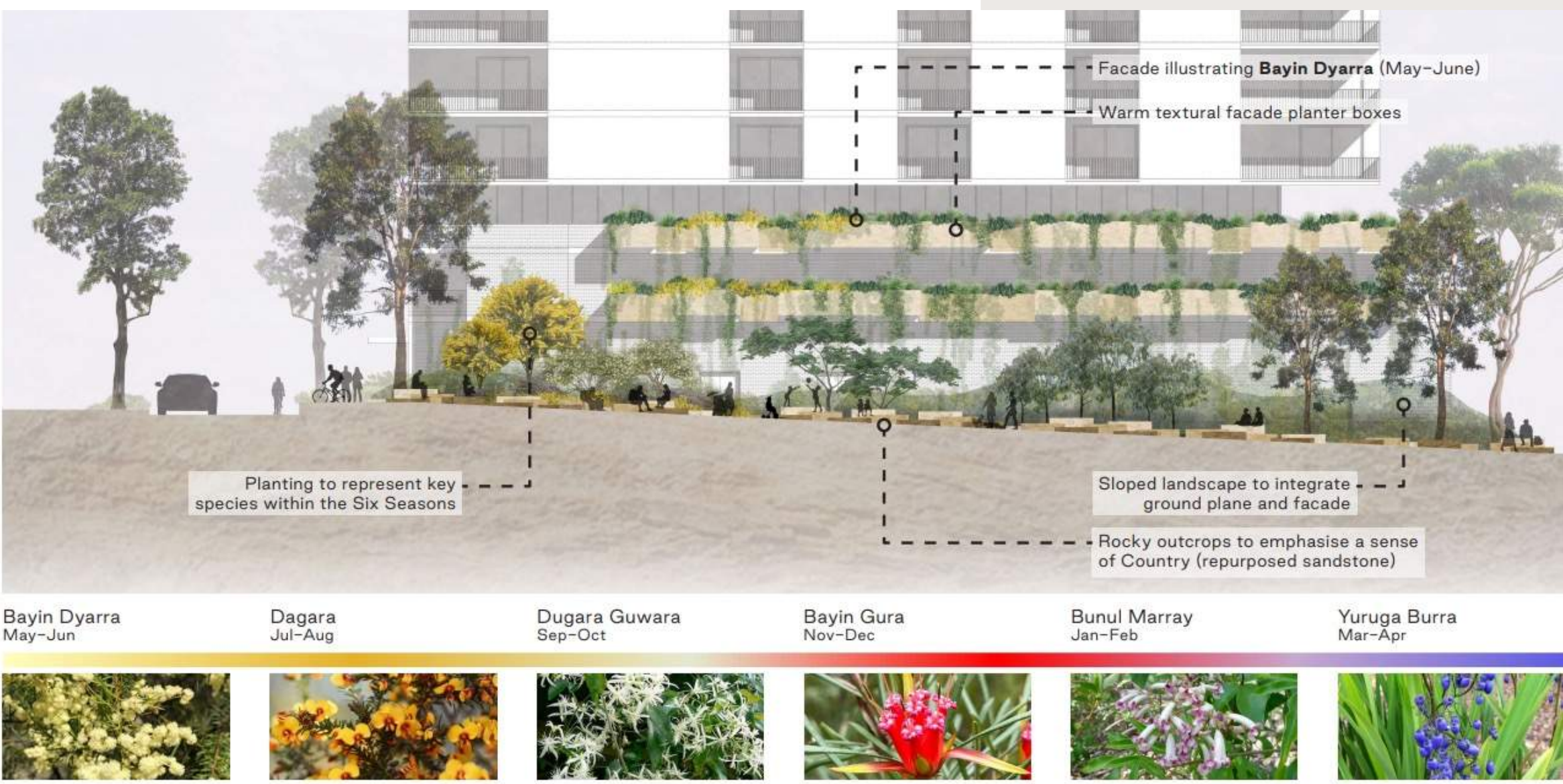
We will implement these principles by providing:

- opportunity for First Nations public art
- recognition of Country through landscaping and native plants
- a sense of Country through green and landscaped spaces, where people can walk and meander
- a green heart at the centre of the community where people can gather.

Acknowledgement of Country

In the spirit of reconciliation, Landcom respectfully acknowledges the Traditional Custodians of Country throughout NSW and recognises and respects their continuing cultural heritage, beliefs and connection to land, sea and community.

We pay our respects to their Elders past, present and emerging. This land always was and always will be traditional Aboriginal land.



6 Seasons Landscape

Convenient transport connections

Located in the heart of Chatswood, residents will have access to public transport, shops and services within easy walking and cycling distance. The site is also conveniently located on key road corridors.

Initial assessments show that local roads will have capacity for traffic generated by the proposed development. As the site is well-located, future residents are likely to rely less on cars as they can walk, cycle and use public transport to reach work, nearby shops and services.

Pedestrian priority in open spaces

- A shared zone will provide pedestrians with priority over cars as part of the community open space.
- Interface between shared zone and vehicle traffic to be carefully managed through visible crossings and landscape treatments.

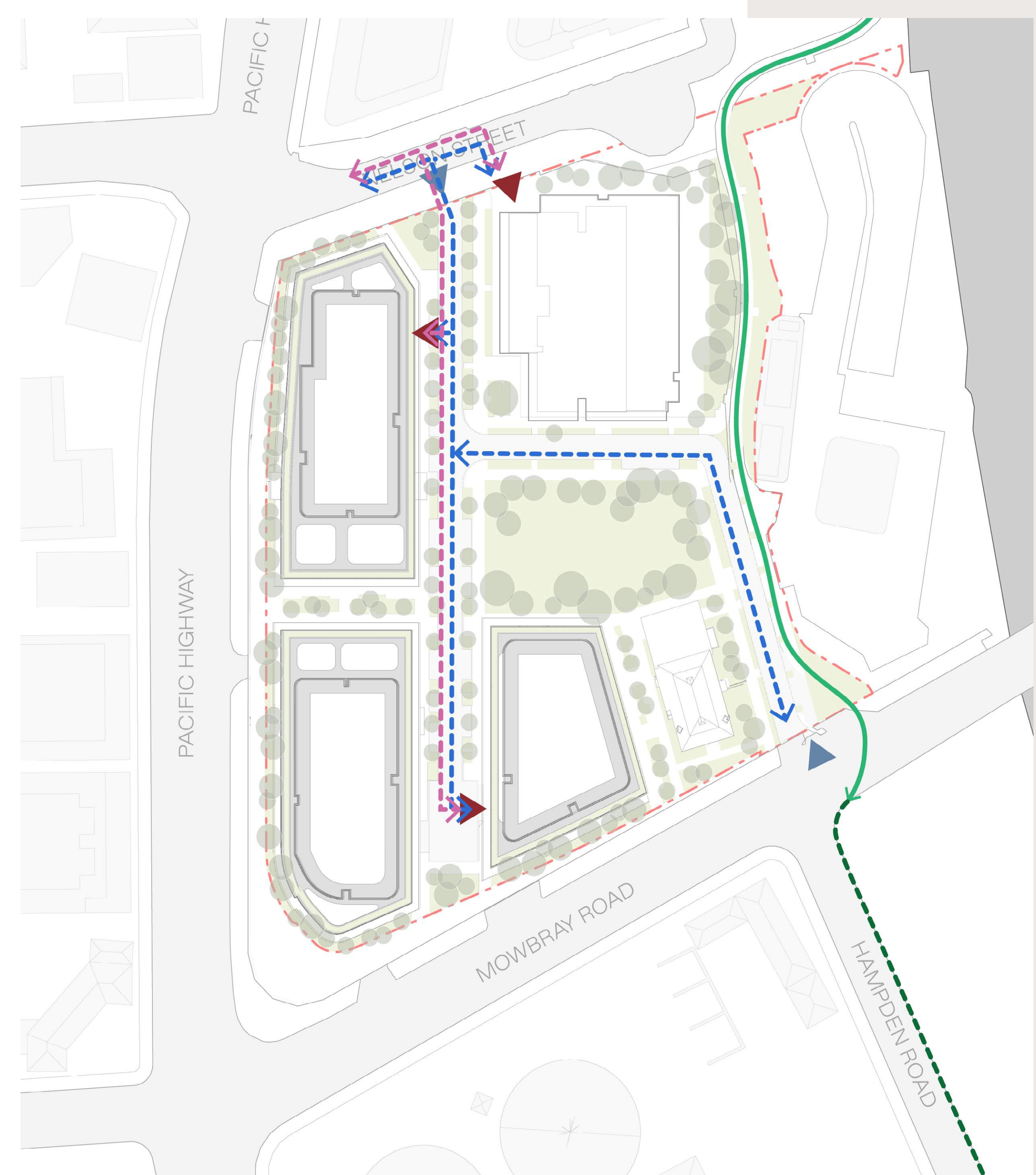
Vehicle access

- All vehicle access to the build-to-rent apartments will be via Nelson Street.
- All other residential and visitor vehicle movements will be via Nelson Street and Mowbray Road.
- Heavy vehicles access will be via Nelson Street.

Parking

- Approximately 40 secure private car parking spaces in the build-to-rent building.
- Around 780 basement car parking spaces for other buildings.
- All car parking will include bicycle spaces and electric vehicle charging provisions.

Indicative vehicle movements



- LEGEND**
- Frank Channon Walk (Shared Cycle Path)
 - ▲ Building Entry/Exit
 - ▲ Site Entry/Exit
 - Residential & Visitor Vehicles
 - Loading & Waste

A vibrant and active community



View of proposed development, with ground-floor shops and landscaping, looking east from Pacific Highway. Artist's impression is subject to change and approvals.

The proposed development will contribute to Chatswood's amenity with new shops and services, landscaped outdoor spaces including a central park, walking and cycling links to the wider area, and future community use of restored locally heritage-listed Mowbray House.



A mix of 1-bedroom, 2-bedroom and 3-bedroom apartments



Clear and direct pedestrian links that connect key destinations



Close to public transport, shops and services



Close to health and educational facilities



Open spaces for leisure and recreation



Building entries and pedestrian access that connect to and address the public spaces



Setbacks for residential privacy



Design optimised for cross ventilation and solar access

On-site shops and services

The proposal includes shops and services alongside public spaces to meet people's needs.

These might be used for food and beverage, convenience and other specialty retailers, providing close access to residents to the things they need and complementing shops and services nearby.

Planning process

To deliver our vision for the site, we aim to submit three applications to the Department of Planning, Housing and Infrastructure in late 2025.

- A **Planning Proposal** to rezone the site, enabling future development from 25 to 56 storeys with a mix of residential and non-residential uses.
- A **State Significant Development Application** for site subdivision and concept development, guiding the design of future buildings, the streets, public areas and an open space.
- A **State Significant Development Application** to deliver 180 build-to-rent apartments for essential workers.

The Department will exhibit the applications, allowing the public to view the plans and submit feedback to inform their assessment.

We are working with technical specialists to understand site opportunities and constraints, and support our planning for the site's rezoning and well-designed development. Technical studies cover local traffic and transport, urban design, landscape design, civil engineering, heritage and environmental assessments.

Construction

Pending approvals, construction of the streets, services and open space is expected to start in late 2026. The build-to-rent apartment construction is expected to start in early 2027, with the first essential workers expected to move in by late 2028.

Separate development applications will need to be submitted for approval before construction can begin on other buildings.

Timeline

- **Project planning and technical studies**
Mid to late 2025
- **Community Consultation**
2 October to 27 October 2025
- **Review feedback and finalise plans**
Late 2025
- **Submit plans to Department of Planning Housing and Infrastructure for assessment**
Late 2025
- **Public exhibition**
Early 2026
- **Build-to-rent construction expected to begin (subject to approvals)**
2027
- **Essential workers expected to move in**
2028

Have your say

Scan the QR code to learn more about the project, register for project updates and complete the online survey.



Interpreter services

Call 131 450 for free language help and ask them to call Landcom on 1800 967 899.

Find out more

Speak to a member of the project team or contact us at another time that suits you.

- 📞 1800 967 899
- ✉️ chatswood@landcom.nsw.gov.au
- 💻 www.joinin.landcom.nsw.gov.au/chatswood

A sustainable and resilient community

We are planning to create a neighbourhood that's better for people and the planet. The new neighbourhood is designed to be low-carbon, full of nature, and a great place to live, work and connect.

Building a greener future in Chatswood

The plan helps support healthier lifestyles, protect the environment, and build long-term value for the community.

What we're doing for sustainability

Less waste

Most construction and demolition waste will be reused or recycled - keeping it out of landfill.

Better materials

All timber used will be certified and sustainably sourced.

Greener streets and parks

More trees and green spaces will help cool the area, clean the air, and support local wildlife.

Easy access to daily needs

Shops, schools, and public transport will be within a short walk or bike ride - creating a "20-minute neighbourhood."

Smarter buildings

Homes and workplaces will use natural light and airflow to reduce the need for air conditioning.

Saving water and supporting nature

Rainwater will be reused in gardens, and native plants will help local biodiversity thrive.

How we're measuring success

New apartment buildings will meet high environmental standards with a certified **Green Star rating**.

Shops and offices will aim for **5-star NABERS ratings** - a government-backed system that measures how environmentally friendly and efficient a building is.

Homes will meet or beat **BASIX energy and water efficiency standards** - a government initiative that ensures new homes are environmentally friendly and energy-efficient.

Leading the way

We are aiming for top sustainability ratings:

5-Star Green Star Communities rating for the whole neighbourhood

4-Star Green Star Buildings rating for build-to-rent homes.