

6 May 2026

'Chatswood Dive Site' Build-to-rent SSDA – VIA Addendum in response to RFI

The purpose of this VIA addendum is to provide a response to the Heritage NSW submission in relation to VIA matters.

Responses in this addendum should be read in conjunction with the Final VIA report dated 3 March, 2026.

In order to complete our advice we recommend that the Department request the proponent provide additional information as follows.

– An updated VIA to include the following additional viewpoints:

View from SHR listed Chatswood South Uniting Church, located at the corner of Mowbray Road and the Pacific Highway.

The view from the Chatswood South Uniting Church, from the corner of Mowbray Road and the Pacific Highway is a highly urban environment, with the substantial Pacific Highway road reserve visually prominent in the foreground and midground (see images below).

Given the distance from this viewpoint to the location of the proposed BTR building in the far north-east corner of the Chatswood Dive site, the proposed BTR building form would be visible in the background, visible against the existing Chatswood CBD skyline, minimising visual impact from this viewpoint.



View from Chatswood Uniting Church – corner of Mowbray Road and Pacific Highway

Source: Tropman Architects



View from Chatswood Uniting Church – Pacific Highway, south of Mowbray Road corner

Source: Tropman Architects

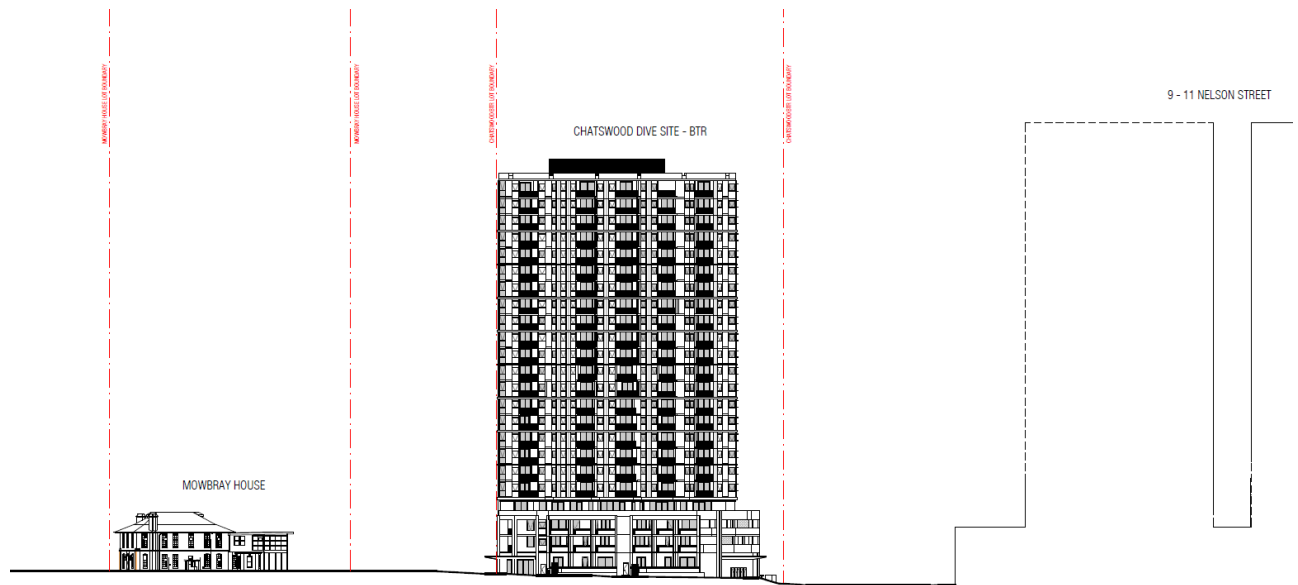
View from SHR listed 'Hilton' located at 313-315 Mowbray Road.

Viewpoint 4: Mowbray Road (intersection of Claude Street) in the VIA report, provides a representative view from the low scale area located to the east of the proposal.

Similarly to Viewpoint 4, although the upper portions of the proposed BTR building may be intermittently visible along the Mowbray Road streetscape when viewed from the public realm abutting 313-315 Mowbray Road. A substantial portion of the proposed BTR building would be visually screened by existing built form and vegetation along Mowbray Road, mitigating visual impact.

View from the intersection of Hampden Road and Mowbray Road. The CMP identifies this as a key view of locally listed heritage item Mowbray House.

Mowbray House has been considered as part of the broader Chatswood Dive Masterplan design response. Notably, the proposed BTR building incorporates a significant setback from Mowbray House to the north, as shown in the figure below.



Site north-south section demonstrating proposed BTR building significant setback from Mowbray House

Source: FK Architects

Given the substantial setback, when viewed from Mowbray Road, the BTR building form would be visually read as part of the evolving urban high-rise environment in the background along Pacific Hwy and within the Chatswood CBD.

Views along Mowbray Road to the street front of Mowbray House would generally be retained. Integration of landscaping and public realm treatments as part of the proposed urban realm, would enhance the presentation and visual amenity of Mowbray House and surrounds, ensuring the immediate heritage fabric is not directly impacted.