

CHATSWOOD 'DIVE SITE'

CHATSWOOD NSW 2067

STATEMENT OF HERITAGE IMPACT

For Build To Rent Residential Flat Building



Prepared for Landcom

to accompany a State Significant Development Application
to NSW Department of Planning, Housing and Infrastructure

FINAL

Issue 04

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REPORT REGISTER

Chatswood Dive Site, Chatswood NSW 2067

Heritage Impact Statement

(Reference 2517-SOHI)

This table is a register tracking the issue of the above report prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

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1.0 INTRODUCTION

1.1 BRIEF

This Statement of Heritage Impact has been prepared to support a State Significant Development Application (SSDA)(ref. SSD-100006957) for the proposed development known as 'Build To Rent (BTR) SSDA located at 339 Mowbray Road, 569 Pacific Highway, 589 Pacific Highway, L 591 Pacific Highway, 607 Pacific Highway, 5 Bryson Street, and 8 Bryson Street, Chatswood.

The proposal involves the construction of a new, high-quality, residential flat building comprising 180 dwellings of which 100% will be delivered as rental units for the use of essential workers such as Teachers, Nurses and Police officers. The development also includes a range of supporting amenities for residents, such as podium amenities and landscaped communal areas (for resident use only), along with staff facilities, upgraded landscaping, parking provisions, engineering works, and site remediation.

Under the *State Environmental Planning Policy (Planning Systems) 2021*, this senior's housing development constitutes state significant development (SSD).

A proposal for SSD requires the preparation of an Environmental Impact Statement (EIS). This report has been prepared in support of the EIS and its purpose is to review the proposal relating to heritage matters associated with the site and adjacent properties, in response to the heritage requirements as set out in Requirement 21, Environmental Heritage of the Planning Secretary's Environmental Assessment Requirements SSD-100006957.

"Issue and Assessment Requirements

Requirement 22: Environmental Heritage of the Planning Secretary's Environmental Assessment Requirements (SEARs) SSD-100006957

"Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines."

This statement of heritage impact has been prepared in accordance with the Australian ICOMOS Burra Charter and Heritage NSW 2023 guidelines for Statement of Heritage Impact.

1.2 STUDY AREA

1.2.1 SITE LOCATION

The site known as the Chatswood 'Dive Site' consists of 20 lots located at 339 Mowbray Road, 569 Pacific Highway, 589 Pacific Highway, L 591 Pacific Highway, 607 Pacific Highway, 5 Bryson Street, and 8 Bryson Street, Chatswood. The site details are as below:

Address	Lot/Section/Plan
339 Mowbray Road, Chatswood	1/-/DP243111, 2/-/DP537580, 5/-/DP65670, 18/-/DP60346, 4/-/DP65670, 6/-/DP65670, 2/-/DP221896, 5/-/DP524631, 6/-/DP66854
569 Pacific Highway, Chatswood	1/-/DP204133
589 Pacific Highway, Chatswood	1/-/DP216408, 1/-/DP508715, 3/-/DP58646
L 591 Pacific Highway, Chatswood	1/-/DP503447
607 Pacific Highway, Chatswood	1/-/DP537580, 3/-/DP455907, 4/-/DP455907
5 Bryson Street, Chatswood	3/-/DP961402
8 Bryson Street, Chatswood	6/-/DP72759
Bryson Street, Chatswood	2/-/DP1223080

The site is located within the Willoughby City Local Government Area, approximately 7km north of Sydney CBD, and approximately 650 metres south of Chatswood Train Station and 650 metres north-west of Artarmon Train Station. The site is situated within the Chatswood CBD.

1.2.2 SITE DESCRIPTION

The site has a total area of approximately 17,715 square metres. The site is currently cleared with the exception of a locally heritage listed item known as 'Mowbray House' on the south eastern corner of the site.

The site is located on the corner of Pacific Highway and Mowbray Road, with a northern site frontage to Nelson Street. The site is surrounded by detached residential development to the north, west and partially south. To the south of the south of the site includes functioning industrial uses. The site's eastern interface is to a functioning entrance to the Sydney Metro line and acts as a buffer to the rail line directly east.

The current site context is illustrated in the image below.



Figure 1: Aerial View of the Site (Source:Nearmap)

Proponent

The landowner and Proponent is as follows:

- Landowner: Sydney Metro ABN 12 354 063 515
- Proponent: Landcom ABN 79 268 260 688

Landcom is in the final stages of completing the transaction of the site from Sydney Metro.

Sydney Metro has given landowners consent for the lodgement of the SSDA.

1.3 STATUTORY & PLANNING CONTROLS

The subject site is controlled by the following statutory regulations and planning controls:

- NSW Heritage Act 1977
- Willoughby Council Local Environmental Plan 2012
- Willoughby Council Development Control Plan 2023

1.4 METHODOLOGY

The method follows the guidelines in the Australian ICOMOS Burra Charter and New South Wales Department of Planning and Environment publication dated June 2023 titled Guidelines for preparing a Statement of Heritage Impact.

1.5 LIMITATIONS

This report is limited to the assessment and impact on non-indigenous cultural heritage and does not include assessment of Aboriginal heritage values. Existing historical information was utilised and limited historical research was undertaken through the course of this report.

This report includes a review of the archaeological assessment prepared by AMBS of the subject site, in accordance with the Heritage NSW guidelines.

In addition, no intervention to fabric was undertaken.

1.6 AUTHOR IDENTIFICATION

This report has been prepared by Tropman & Tropman Architects and the authors were:

John Tropman	Director, Architect, Heritage Conservation Architect
Wan Hoe Goh	Principal, Heritage Conservation Architect

Unless otherwise stated, all images are by Tropman & Tropman Architects and were taken during the course of this study.

1.7 ABBREVIATIONS

TTA: Tropman & Tropman Architects
SSDA: State Significant Development Application
BTR: Build To Rent
CMP: Conservation Management Plan
LEP: Local Environmental Plan
DCP: Development Control Plan
HCA: Heritage Conservation Area
ICOMOS: International Council on Monuments and Sites
SHR: State Heritage Register
HNSW: Heritage NSW

1.8 SOURCE MATERIALS AND ACKNOWLEDGEMENTS

- Australia ICOMOS (2013), *Australia ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter) and Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Department of Planning (July 2001), *Assessing Heritage Significance*.
- Department of Planning (June 2023), *Statement of Heritage Impact*.
- Heritas (2025), *Chatswood Dive Site Conservation Management Plan*.
- Futurepast (2012), *Chatswood Depot Mowbray House Heritage Assessment*.
- AMBS (2025), *Archaeological Assessment and Statement of Heritage Impact*
- Wolfpeak (2022), *Sydney Metro Chatswood Dive Site – Heritage Interpretation Plan*

1.9 COPYRIGHT

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Figure 2. Early Willoughby Parish Map showing the location of study area, within Nichol's 380 acre grant (Source: AMBS)

Below is an extract of the early development of Chatswood, from “The West Ward of Willoughby” by Nancy Booker and Ida Bennett.

*“A small township began to develop at the junction of Lane Cove Road (now Pacific Highway) and Mowbray Road as early as the 1860s, when **John Bryson** established himself as a builder there.*

The Great Northern Hotel was built on the western corner opposite Bryson in 1870. In the same year Hammond's butchers shop opened a few hundred yards further north, on the corner of the present-day Moriarty Road. The Chatswood South Methodist Church was built on the southern corner diagonally opposite Bryson in 1872.

It was thought that the township would continue to develop here, but with the coming of the railway line in 1890 and the establishment of the railway station at Victoria Avenue, it moved north and the shopping and residential area developed along Victoria Avenue.”

The subject site was the location of the early township of North Willoughby/Chatswood, at the main junction of Lane Cove Road (present day Pacific Highway) and Mowbray Road, from the 1860s. This early township was known as North Willoughby and later as Chatswood.

John Bryson was an early prominent local landowner, builder and alderman of Willoughby Council. He built his home “Belmore” c.1870, at the heart of this growing township, on the subject site at the main junction of Lane Cove Road (Pacific Highway) and Mowbray Road.

John Bryson was instrumental in developing this early township of Chatswood and supporting the community by hosting the early church services and Council Chamber meetings at his home “Belmore”. He also assisted with the construction of the substantial sandstone School of Arts and Mechanics’ Institute building that was later used as the Willoughby Council Chambers c.1874 (part of the Mowbray House school complex). In recognition of his service to the community, Bryson Street was named after him.



Figure 3. Bryson cottage c.1870 (Source: Picture Willoughby)

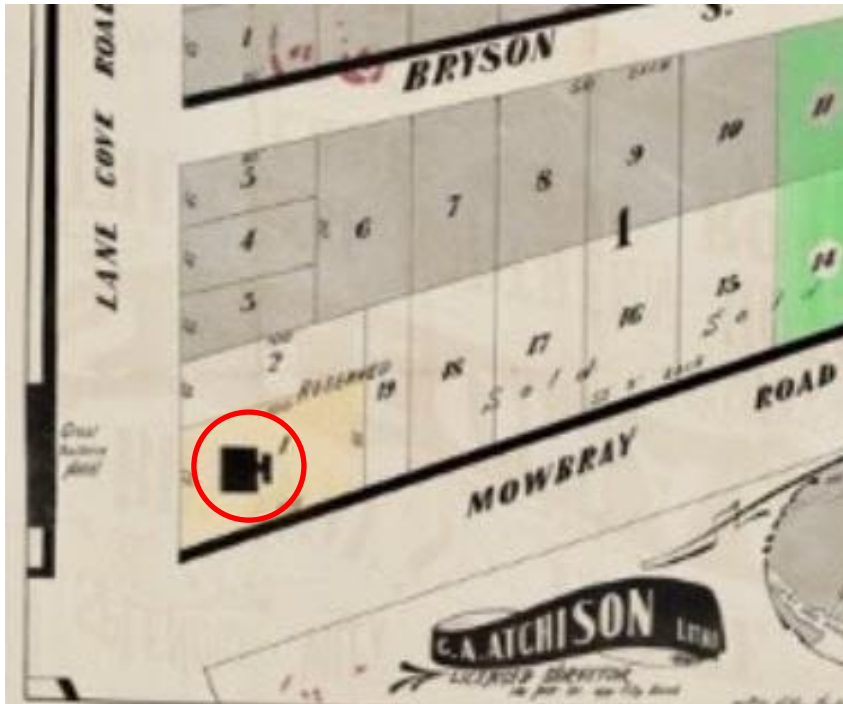


Figure 4: Bryson Estate, c.1882, showing Bryson's house and Bryson Street. Source: State Library of NSW

Several civic, institutions and commercial buildings were developed at the same time within this precinct, such as the Great Northern Hotel c.1870, the Chatswood South Methodist Church c.1872, the School of Arts and Mechanics' Institute c.1874 and Police Station c.1884.

The first riveted steel water reservoirs were constructed by Sydney Water at the main junction of Lane Cove Road (Pacific Highway) and Mowbray Road in 1888. These reservoirs supplied water to Willoughby and onto North Sydney and are a substantial landmark within the precinct.

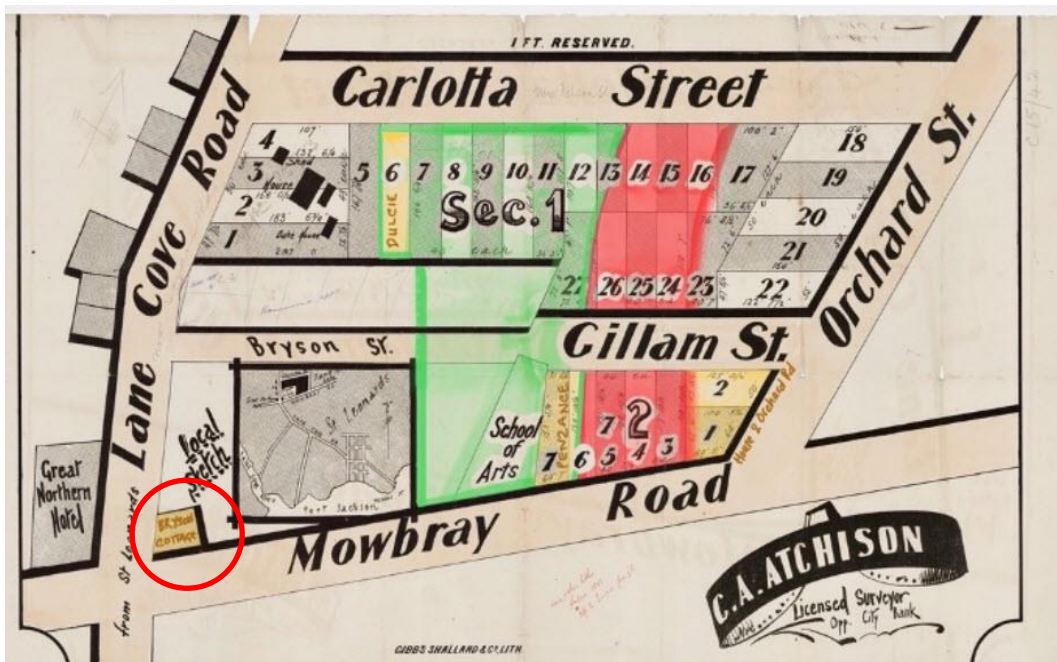


Figure 5: Bryson Estate c.1870 was located at the corner of Lane Cove Road (present day Pacific Highway) and Mowbray Road. Also note the Great Northern Hotel, which still stands today. Source: Sydney Morning Herald, 1882.

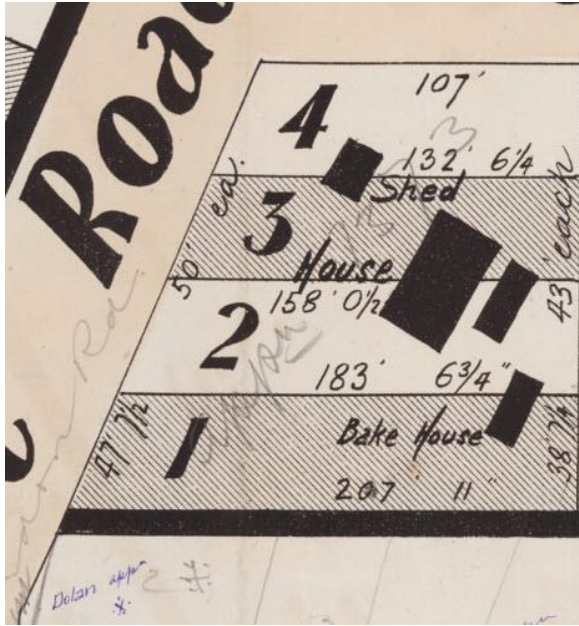


Figure 6: House and Bakehouse located at the corner of Lane Cove Road and Carlotta Street (Nelson St)
Source: Sydney Morning Herald, 1882



Figure 7: Corner of Lane Cove Road and Carlotta Street (Nelson Street)
Source: NSW Archives

When the North Shore Line opened in 1890, it was anticipated that the new railway station will be established within close proximity to centre of this early North Willoughby township. However, the new railway station was established further north, on the land owned by Richard Harnett. A new township focused around the new station at Victoria Avenue began to emerge, which was named after Harnett's second wife, Charlotte, also known as 'Chattie'.



Figure 8. Sharland Estate Map c.1925, showing the commercial area along Pacific Highway and Mowbray Road (Source: AMBS)

The Mowbray House School initially began with leasing the former School of Arts and Mechanics' Institute building and later in 1906, the Chatswood Preparatory School was established. The school rapidly grew into the substantial Mowbray House School complex until its closure in 1954, as shown in the image below. This school established an excellent reputation with numerous prominent students educated there, such as Kenneth Slessor (Poet), Sir Norman Lethbridge Cowper (army officer, lawyer, political organiser) and Edward Gough Whitlam (former Prime Minister of Australia).



Figure 9: Mowbray House in c.1910. Source: Willoughby Council



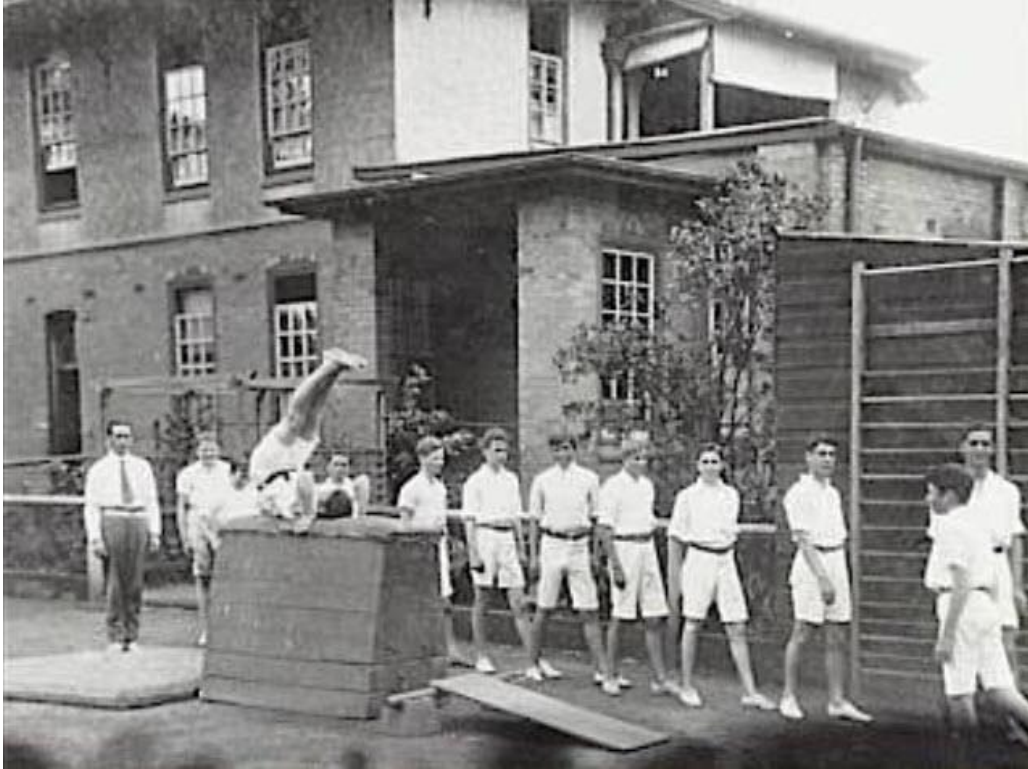
Figure 10: The playing field, north of Mowbray House, taken from Nelson Street, in c.1909. Also note the water reservoir tank on Mowbray Road. Source: Willoughby Council



Figure 11: The tennis court, west of Mowbray House in c.1910. Source: Willoughby Council



*Figure 12: The adjacent school chapel, formerly Chatswood Preparatory School and School of Arts and Willoughby Council Chambers, in c.1910.
The building was later relocated to Beaconsfield Road, as the Holy Trinity Anglican Church.
Source: Museum of History NSW*



*Figure 13: Physical education class outside the Dining Room of Mowbray House School, to the north east.
Source: Picture Willoughby*



*Figure 14: School photograph of Edward Gough Whitlam, who attended Mowbray House School in 1923
when he was seven years old. Source: Whitlam Institute.*

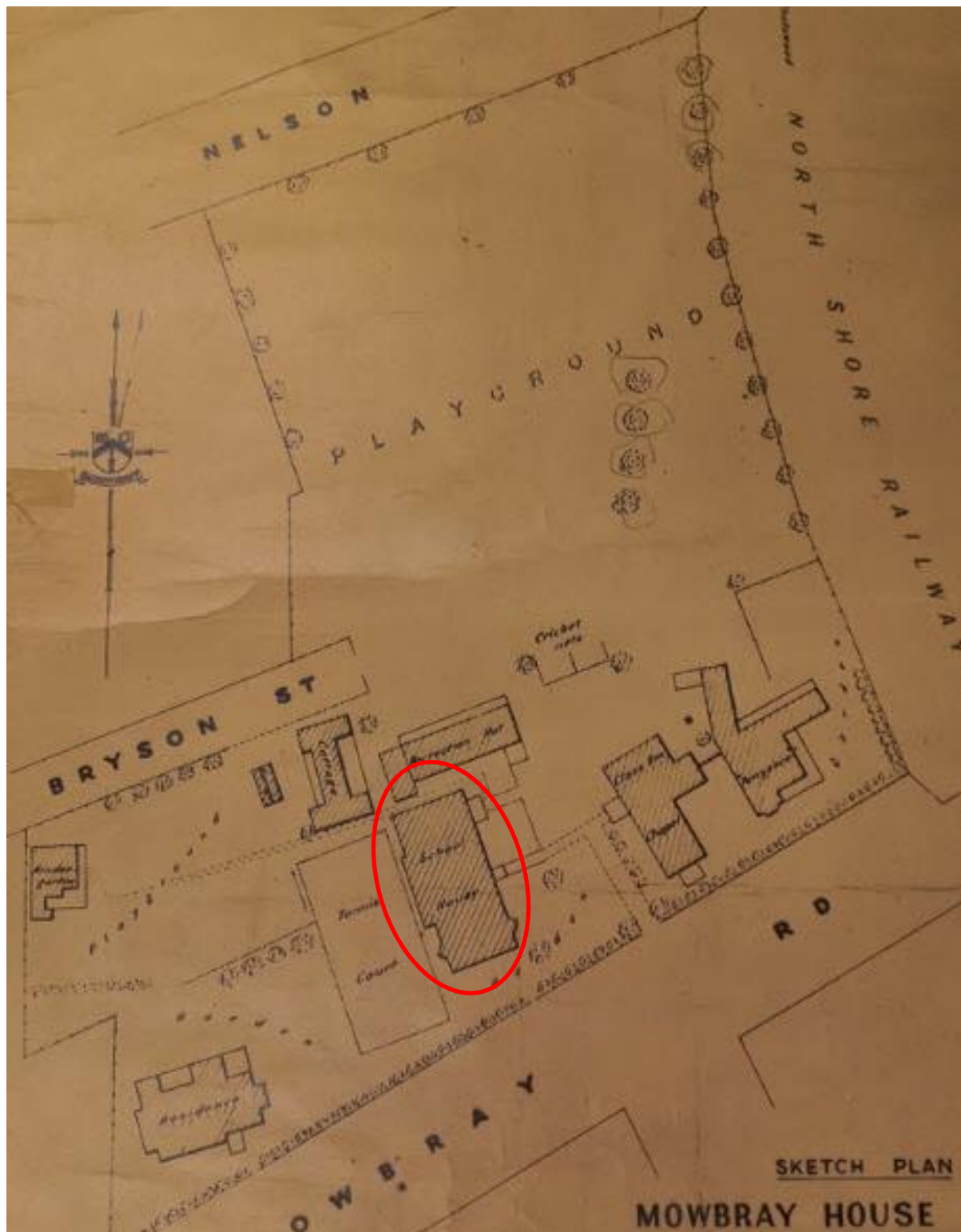


Figure 15: Sketch Plan of Mowbray House School, highlighting present day Mowbray House.
Source: State Library of NSW



*Figure 16: Aerial image of the subject site precinct, c.1943, with Mowbray House highlighted.
Source: SIXMAPS*



Figure 17: Analysis of former use within the Mowbray House School Precinct, c.1943
Source: SIXMAPS

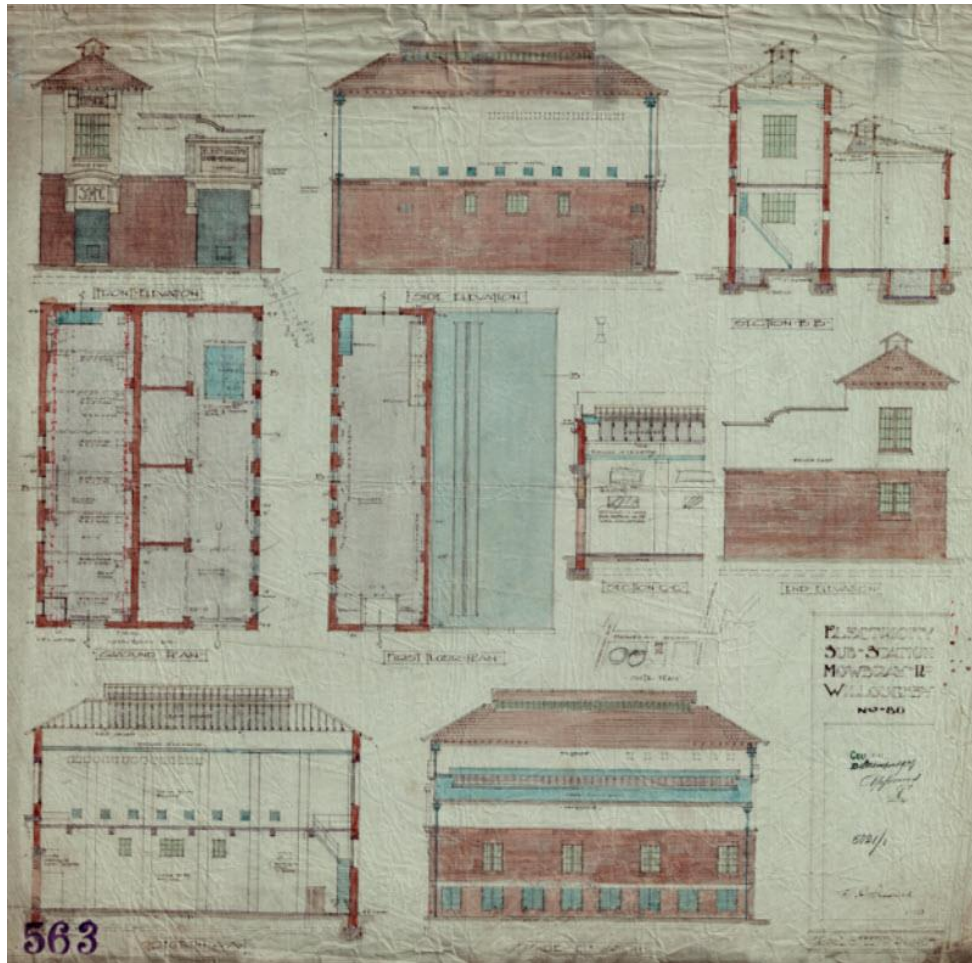


Figure 18: Architectural plans of the Substation No.80 on Mowbray Road, c.1923
Source: City of Sydney Archives

The Sydney County Council, otherwise now known as Ausgrid, established the No.80 substation on the corner of Mowbray Road and Hampden Road in 1923, to provide electricity supply to the North Shore.

As the demand grew, the Sydney County Council purchased Mowbray House School in 1954, using the site as their Northern Establishment Depot. The rear balcony and roof above the Dining Hall of Mowbray House were demolished and the rear first floor addition was constructed during this period. The former School of Arts and Mechanics Institute/Council Chambers building was dismantled and relocated to Beaconsfield Road in 1957 and is now known as the Holy Trinity Anglican Church.

The Mowbray House building was converted into offices and undergone several alterations and additions in 1965-1966 with extensive conservation works in 1977.

The Sydney County Council eventually acquired much of today's present site, with the boundary across Mowbray Road, Pacific Highway and Nelson Street. In 2001, Clive Lucas Stapleton and Partners undertook a heritage assessment and prepared a sketch plan of the site where Mowbray House was recommended for a heritage listing.

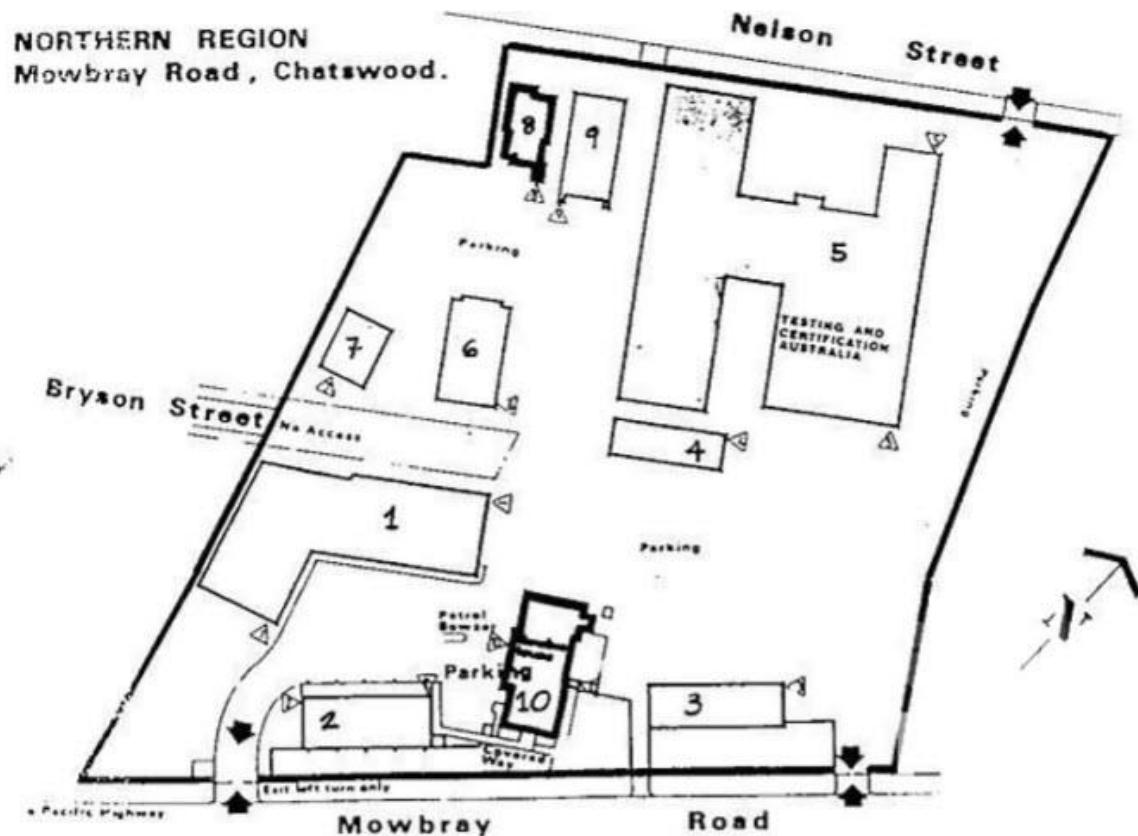


Figure 19: Sketch Plan of the Ausgrid site, c.2001 by Clive Lucas Stapleton & Partners.
Note all the former buildings on the site have been removed except Mowbray House (Building 10).

2.3 HISTORICAL CHRONOLOGICAL SUMMARY OF CHATSWOOD

Pre-1800s: The Cammeraygal people inhabited the land.

1805: Isaac Nichols, a farmer, shipowner and public servant, received land grants, including the original 230-acre estate where the subject site is located.

1855: Sydney Railway Company opened its first rail to Parramatta.

1860s: John Bryson, an early prominent local landowner, builder and alderman of Willoughby Council, built his home "Belmore" on the North East corner to the junction of Pacific Highway (Lane Cove Road) and Mowbray Road.

1860s: First commercial and civic township established near the junction of Lane Cove Road (now Pacific Highway) and Mowbray Road.

1865: Willoughby Municipal Council was formed, initially meeting at Bryson's home.

1870: Richard Harnett served as the first mayor of Willoughby Municipal Council.

1870: The Great Northern Hotel was constructed on the North West corner to the junction of Pacific Highway (Lane Cove Road) and Mowbray Road.

1872: The Chatswood South Methodist Church was constructed on the South West corner to the junction of Pacific Highway (Lane Cove Road) and Mowbray Road.

1874: The Willoughby School of Arts and Mechanics Institute was constructed adjacent to the present subject site. The architect was William Boles, a young architect who has worked on numerous notable church buildings in New South Wales.

1877-1903: The Willoughby Municipal Council purchased the former Willoughby School of Arts and Mechanics Institute building for its Council Chambers use, where this location served as the local government hub.

1881: Richard Harnett purchased the majority of the early land grant of Isaac Nichols, where present day Chatswood Railway Station is located.

1884: A Police Station was constructed adjacent south of the Chatswood Methodist Church.

1886: A Railway Station was proposed on Mowbray Road, behind Orchard Street.

1888: Sydney Water constructed the first riveted steel water reservoirs on the South East corner to the junction of Pacific Highway (Lane Cove Road) and Mowbray Road. These reservoirs supplied water to Willoughby and onto North Sydney.

1890: Chatswood Railway Station was constructed at Victoria Avenue, instead of Mowbray Road and Orchard Street.

1890-1893: Economic depression in Australia due to international financial collapse and drought.

- 1901: Queen Victoria's death
King Edward VII ascended the throne.
The Edwardian Period commences, a period of prosperity until World War 1.
Australia's 6 British colonies became one nation – the Commonwealth of Australia
- 1906: Mr Lancelot Bavin established Chatswood Preparatory School, purchasing the former School of Arts and Mechanics Institute/Council Chambers building from Willoughby Council.
- 1907: Mowbray House, a purpose built schoolhouse for Chatswood Preparatory School was constructed. The architects were Budden & Kent. The former School of Arts and Mechanics Institute/Council Chambers building was utilised as a chapel.
- 1907: Australian minimum wage introduced.
- 1909: Lancelot Bavin acquired more land holdings for Mowbray House School, including the house 'Penzance'.
- 1910: King George V ascended the throne as King of the United Kingdom and the British Dominions, and Emperor of India.
- 1910: First powered flight in Australia.
- 1914-1918: World War 1
- 1910s: Kenneth Slessor attends Mowbray House School.
- 1920s: Gough Whitlam attends Mowbray House School.
- 1923: The Chatswood Zone Substation No. 80 was constructed on the corner of Mowbray Road and Hampden Road, to service the North Shore.
- 1930-1933: The Great Depression.
- 1932: The opening of Sydney Harbour Bridge accelerates expansion on the North Shore.
- 1936-1952: King George VI ascended the throne as King of the United Kingdom and the British Dominions, and last Emperor of India.
- 1939-1945: World War 2.
- 1952-2022: Queen Elizabeth II ascended the throne as Queen of the United Kingdom and Commonwealth realms.

- 1954: Mowbray House School closes due to the ill health of Headmaster Lancelot Bavin.
- 1957: Sydney County Council purchased Mowbray House School, using the site as their Northern Establishment Depot. The first floor rear addition was constructed during this period.
- The former School of Arts and Mechanics Institute/Council Chambers building was dismantled and relocated to Beaconsfield Road and is now known as the Holy Trinity Anglican Church.
- 1977: Conservation and upgrade works were carried out to Mowbray House, for office use.
- 1989: Willoughby Heritage Study, prepared by Jonathon Falk & Rodney Jensen.
- 1996: The Willoughby Municipal Council was proclaimed as the City of Willoughby.
- 2001: Willoughby Heritage Review, prepared by Clive Lucas Stapleton
- 2012: The electricity depot site, including Mowbray House, was sold to Transport for NSW.
- 2015: Construction of the Sydney Metro Dive Site commenced, also known as the Chatswood Dive Site.
- 2025: Mowbray House is now part of a major development plan for the precinct, which includes the conservation and adaptive reuse of Mowbray House for future community use.

3.0 PHYSICAL EVIDENCE

3.1 GENERAL

This section discusses the physical evidence of the subject site.

3.2 CONTEXT AND PRECINCT

The subject site is located to the southern end of Chatswood adjoining Lane Cove North and Artamon. The site is bound by Nelson Street to the north, Pacific Highway to the west, Mowbray Road to the south and the Sydney Metro facility to the east.

The subject site sits within the early North Willoughby township and therefore is surrounded by a mixed of commercial and civic centre along Pacific Highway and Mowbray Road. There are some low rise housing to the far east and west along Mowbray Road, with a number of major infrastructure facilities located just south of the site, such as the Chatswood Reservoir, substation and telecommunication tower.



Figure 20. Location of Chatswood Dive Site within Chatswood

3.3 STREETScape

The streetscape surrounding the subject site is generally characterised by three typical streetscapes.

3.3.1 MOWBRAY ROAD (SOUTH OF THE SITE)

Mowbray Road serves as the main East and West arterial route and is a diverse streetscape of transition from the low density residential Heritage Conservation Area streetscape to the East and to the infrastructure and low to mid rise apartment buildings to the West.

This section of Mowbray Road accommodates four traffic lanes going both directions, with active footpaths on both sides of Mowbray Road. With a prominent chief elevation to Mowbray Road, Mowbray House currently retains a landmark position at the crossroad of Mowbray Road and Hamden Road.



Figure 21: Mowbray Road, looking East. Subject site on the left.



Figure 22: Mowbray Road, looking West. Subject site on the right.

3.3.2 PACIFIC HIGHWAY (WEST OF THE SITE)

The Pacific Highway, formerly known as Lane Cove Road, is a high traffic main arterial four lane road connecting North Sydney to the Upper North Shore. The streetscape of Pacific Highway is fast moving, busy and noisy and therefore the buildings along Pacific Highway are generally high density residential and commercial, with a mixed of medium to high rise towers.



Figure 23: Pacific Highway, looking South. Subject site on the left.



Figure 24: Pacific Highway, looking North. Subject site on the right.

3.3.2 NELSON STREET (NORTH OF THE SITE)

Nelson Street, formerly known as Carlotta Street (c.1888–90), is a no through road and is generally used by local residents only. The streetscape character is predominantly residential, with lower vehicular and pedestrian traffic. The street still retains some low scale residential buildings, with some upcoming high density residential developments adjacent to Frank Channon Walk.



Figure 25: Nelson Street, looking West. Subject site on the left.



Figure 26: Nelson Street, looking East. Subject site on the right.

3.4 SUBJECT SITE DESCRIPTION

3.4.1 BUILDINGS DESCRIPTION

The subject site was a former Sydney Metro Dive site and contains the local heritage item, Mowbray House, which was constructed in 1906 for the Chatswood Preparatory School.

The Mowbray House building demonstrates a good representative example of the Federation Arts and Crafts architectural style employed for an educational building. Some features includes the use of face brick on the ground floor, contrasting the roughcast stucco on the upper level and the prominent bracketed eaves and multi-paned windows and chimney details.

The main building of Mowbray House is in good condition and retains a high level of integrity which contributes to its heritage values, despite the many changes over the past 120 years. The later rear second floor Sydney Electricity addition c.1957 has been identified as an intrusive element, in accordance with the Conservation Management Plan. This later c.1957 addition is in poor condition and is currently not safe for access.

Some remnant garden remains to the front setback to Mowbray Road and the east elevation, including some recent boundary timber picket fence lines. There are some surviving trees however none of them are from the early period of the school. Refer to the arborist report by Malcolm Bruce, dated December 2024.

For detailed site and building description including condition of building fabric, refer to the Conservation Management Plan for Mowbray House and site.



Figure 27: South East elevation of Mowbray House, viewed from Mowbray Road.



Figure 28: East Elevation Mowbray House, viewed from Frank Channon Walk



Figure 29: North East Elevation Mowbray House, viewed from Frank Channon Walk



Figure 30: West Elevation Mowbray House, viewed from within the site.



Figure 31: West Elevation Mowbray House, viewed from within the site.

4.0 STATEMENT OF CULTURAL SIGNIFICANCE

4.1 GENERAL

This section discusses the statement of cultural significance of the subject site, Chatswood Dive Site.

4.2 STATEMENT OF CULTURAL SIGNIFICANCE

Below is an extract of the statement of significance of Mowbray House, obtained from Heritage NSW State Heritage Inventory Listing.

“The Sydney Electricity Northern Establishment Depot site as a whole has historical and social significance for its history of use for educational, local government and regional authority occupants since 1874. Mowbray House has considerable aesthetic significance as an intact and pleasant example of an Arts and Crafts style building. It has historical significance as an important school building serving the community for over 50 years. It has associations with prominent former pupils e.g. Gough Whitlam. The group of former residential cottages have some architectural significance as typical modest Federation cottages but only Building 8 has sufficient significance and (altered) to merit listing as a heritage item.”

Below is an extract of the statement of significance of Mowbray House and site, obtained from the Conservation Management Plan for Mowbray House.

“Mowbray House has cultural heritage significance at a local level for its strong historical and social associations with early-twentieth century private education in Chatswood. Constructed in 1907 as the purpose-built schoolhouse for the Chatswood Preparatory School, it reflects the vision and commitment of educator Lancelot Bavin, who had established the school in 1906. The place is historically significant for its role in the education of over 2,300 students across more than five decades and for its association with prominent former pupils, including the Honourable Gough Whitlam, later Prime Minister of Australia.

Aesthetically, Mowbray House maintains considerable aesthetic significance as a largely intact and pleasant example of an Arts and Crafts style building, with significant original detailing externally. It has historical significance as an important school building that served the community for over 50 years. The Bavin family’s longstanding dedication to education at this site contributes to its social significance, reflecting the role of independent educational institutions in shaping the community.”

5.0 STATUTORY REGULATIONS & PLANNING CONTROLS

5.1 GENERAL

This subject site has an existing local heritage listed item, Mowbray House and 10metre curtilage (I96). The Mowbray House building is located on the south east corner of the site.

Mowbray House is currently listed as a “Local Heritage Item” on the Willoughby Local Environmental Plan 2012 and on the Sydney Metro S170 Heritage Register.

The site is not within a Heritage Conservation Area; however, a number of significant heritage listed items and heritage conservation areas are within the immediate vicinity and surrounding, within the 1km radius.

The subject site is controlled by the following heritage statutory regulations and planning controls:

- NSW Heritage Act 1977
- Willoughby Local Environmental Plan 2012
- Willoughby Development Control Plan 2023
- Sydney Metro S170 Register

Refer to Appendix D-H for heritage item inventory sheets.

5.2 NSW HERITAGE ACT 1977

The following contains the relevant heritage controls listed in NSW Heritage Act 1977.

4A Heritage significance

(1) In this Act—

State heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Local heritage significance, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

5.2.1 NEIGHBOURING STATE HERITAGE LISTED ITEMS

The neighbouring State heritage listed items are important to the community's sense of place, as these items have played important civic and infrastructure roles in the lives of the community in particular after the inception of the municipality in this early area. All of these items have an important significance from the founding of the early North Willoughby township and contribution to the successful growth from an early township to a significant suburb within the lower north shore of Sydney.

The following State heritage listed items are located within the immediate vicinity of the subject site



Figure 32: State Heritage Listed Items Map Overlay, as viewed on the NSW Planning Spatial Viewer.

5.2.2 CHATSWOOD SOUTH UNITING CHURCH

518 Pacific Highway, Lane Cove North. State Heritage Item No. 694 and Local Item No. I209

The Chatswood South Uniting Church, located prominently on the corner of Pacific Highway and Mowbray Road, is a highly significant, State Heritage listed landmark that stands as a rare and intact example of the early rural settlement of Sydney's North Shore in the 1870s.

Built in 1872 in the picturesque, Victorian Gothic style with sandstone, it is the oldest remaining Methodist church on the North Shore. The site retains its historic graveyard, which contains the remains of early pioneer families, including the Bryson family. The church has generally retained its landscaped grounds and other important associated buildings, such as church hall and parsonage.



Figure 33: Chatswood South Uniting Church, viewed from Mowbray Road



Figure 34: Bryson family tombstones, at the north west corner of the graveyard

5.2.3 CHATSWOOD RESERVOIRS

366 Mowbray Road, Artarmon. State Heritage Item No. 1321 and Local Item No. I5

The Chatswood Reservoirs are a pair of historically significant and prominent State Heritage-listed water tanks located on the corner of Pacific Highway and Mowbray Road.

Built in 1888, they were a crucial part of the early water supply system for Sydney's North Shore, to assist with the growing early township of North Willoughby and other nearby growing townships such as North Sydney and Mosman. They are a rare and fine example of cylindrical, riveted steel surface reservoirs. With its high position, they serve as a prominent infrastructure landmarks on this important junction.



Figure 35: Chatswood Reservoirs, viewed from Pacific Highway



Figure 36: Chatswood Reservoirs

5.3 WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012

The following contains the relevant heritage controls listed in Willoughby Local Environmental Plan 2012.

“5.10 Heritage conservation

Note—

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5.

(1) **Objectives** *The objectives of this clause are as follows—*

- (a) *to conserve the environmental heritage of Willoughby,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) **Requirement for consent** *Development consent is required for any of the following—*

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—*
 - (i) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
or
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
or
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

(3) **When consent not required** *However, development consent under this clause is not required if—*

- (a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—*
 - (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*

- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development—
 - (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

5.3.1 NEIGHBOURING LOCAL HERITAGE LISTED ITEMS

The neighbouring Local heritage listed items and Heritage Conservation Areas have contributed important civic, commercial and residential roles in the lives of the local community, in particular after the establishment of the Council Chambers building (former School of Arts building) on Mowbray Road. The following heritage listed items are located within the immediate vicinity of the subject site.



Figure 37: Local Heritage Listed Items Map Overlay, as viewed on the NSW Planning Spatial Viewer.

5.3.2 GREAT NORTHERN HOTEL (INCLUDING ORIGINAL INTERIORS)

522 Pacific Highway, Chatswood. Local Item No. I107

The Great Northern Hotel holds a prominent historical position in Chatswood, situated on the corner of the Pacific Highway and Mowbray Road. First established in 1870, it was the first hotel in the North Willoughby area and served as a vital staging stop on the Great Northern Road. While the building has been rebuilt over the years (the current structure was largely constructed in the 1930s), it remains a landmark heritage pub and a bustling North Shore institution.



Figure 38: The Great Northern Hotel, viewed from Mowbray Road

5.3.3 CHATSWOOD ZONE SUBSTATION NO.80

348 Mowbray Road, Artamon. Local Item No. I4

The Chatswood Zone Substation No. 80 was constructed in 1923 for the Municipal Council of Sydney (MCS) as it represents a critical stage in the rapid expansion of the electricity network across Sydney's Lower North Shore during the interwar period. The building is a good example of an Interwar Free Style electricity substation and sits prominently on the corner of Mowbray Road and Hampden Road. Together with the neighbouring Chatswood Reservoir, the substation demonstrates an early architecturally designed utilitarian structure and its infrastructure role for the developing local suburbs.



Figure 39: The Chatswood Zone Substation No.80, viewed from Mowbray Road

5.3.4 TERRACE HOUSE (INCLUDING ORIGINAL INTERIORS)**8-10 Moriarty Road, Chatswood. Local Item No. I147**

This two-storey Victorian terrace house is characterized by a gabled, iron-clad roof and an upper-level verandah, highlighted by cast iron lace balustrading. While the original exterior wall finish has been replaced, the house's street-facing structure remains largely retained. The is situated within a row (No. 4 to No. 18 Moriarty Road) of other late Victorian terrace houses and workers' cottages.



Figure 40: The Terrace House, viewed from Moriarty Road.

5.3.5 HOUSE (INCLUDING ORIGINAL INTERIORS)**2 Orchard Road, Chatswood. Local Item No. I105**

This small early cottage was one of the earliest houses on Mowbray Road and is a representative example of early 20th-century residential development in the area. This single-level cottage is valued for its architectural and historical value, which provide significant insight into the domestic life of a prominent period of Chatswood's suburban expansion.



Figure 41: The House, viewed from Orchard Road.

5.3.6 SOUTH CHATSWOOD HERITAGE CONSERVATION AREA. C11

The South Chatswood Heritage Conservation Area reflects the early suburban development of Sydney's North Shore during the late Victorian and early Interwar periods, predominantly between 1880 and 1930. This area is valued for its streetscape integrity, maintaining a harmonious appearance due to consistent development patterns during this key period.

Much of the single-storey residential buildings retain its original detailing and distinctive architectural features. The area demonstrates a range of substantial and high-quality residences from the early phase of settlement to the established suburb it is today.



Figure 42: South Chatswood Heritage Conservation Area, viewed from Orchard Road.

5.3.7 ARTAMON HERITAGE CONSERVATION AREA. C1

The Artamon Heritage Conservation Area preserves a significant residential streetscape developed primarily between the Federation era and the Interwar period. It is valued for the uniformity of housing style, form, and materials, which creates a harmonious and historically legible townscape. The area features a mix of architectural styles, including earlier Federation-era dwellings near the station and along older routes, complemented by the later, prevalent Interwar Bungalow style homes from the 1920s and 1930s.

This concentration of well-preserved single-storey and low-density housing is essential in maintaining the suburb's original character, offering a distinct sense of place in contrast to the high-density developments elsewhere on the North Shore.



Figure 43: Artamon Heritage Conservation Area, viewed from Raleigh Street.

6.0 PROPOSED DEVELOPMENT

6.1 GENERAL

The proposal involves the construction of a 23-storey (including ground floor) residential flat building with 180 Build To Rent (BTR) dwellings within the Chatswood Dive Site.



Figure 44: Location of BTR Project Site within the Chatswood Dive Site

6.2 PROPOSAL

The proposed development proposes to incorporate:

Construction of a new 23-storey residential flat building (including ground floor), including 180 dwellings, of which 100% of dwellings will be build-to-rent, including:

- 37 car parking spaces.
- Commercial and retail space.
- Level 3 podium including internal amenities and external communal outdoor spaces.
- External Landscaping and public domain upgrades including green walls on the northern and eastern facades which integrates with the delivery of highly landscaped public open space that interfaces with Frank Channon Walk.

The proposal is to be read in conjunction with the architectural drawings prepared by FK, revision 1, dated 5 December 2025 and landscape drawings by Oculus, revision D, dated 27 November 2025.

6.3 ARCHITECTURAL DRAWINGS BY FK

NO.	DRAWING TITLE
DA 000	COVER PAGE & CONTENTS
DA 001	SITE ANALYSIS
DA 002	SITE LOCATION PLAN_ 1/1000
DA 005	EASEMENT PLAN
DA 010	DEVELOPMENT SUMMARY
DA 100	GROUND FLOOR PLAN - PODIUM
DA 101	LEVEL 01 FLOOR PLAN - PODIUM
DA 102	LEVEL 02 FLOOR PLAN - PODIUM
DA 103	LEVEL 03 FLOOR PLAN - PODIUM ROOF
DA 104	LEVEL 04 - 10 FLOOR PLAN
DA 105	LEVEL 11 - 22 FLOOR PLAN
DA 106	AMENITY LEVEL 03 FLOOR PLAN - PODIUM ROOF
DA 107	TYPICAL FLOOR PLAN (LVL 4)
DA 108	TYPICAL FLOOR PLAN (GROUND FLOOR)
DA 109	TYPICAL FLOOR PLAN (LEVEL 1)
DA 126	ROOF PLAN
DA 200	NORTH ELEVATION
DA 201	EAST ELEVATION
DA 202	SOUTH ELEVATION
DA 203	WEST ELEVATION
DA 204	NORTH ELEVATION - PODIUM
DA 205	EAST ELEVATION - PODIUM
DA 206	SOUTH ELEVATION - PODIUM
DA 207	WEST ELEVATION - PODIUM
DA 208	SOUTH ELEVATION - TOWER ONLY
DA 250	SECTIONS
DA 251	SECTIONS
DA 252	PODIUM SECTIONS
DA 253	PODIUM SECTIONS
DA 300	SCHEDULE OF COLOURS, MATERIALS & FINISHES
DA 310	RENDERS
DA 311	RENDERS
DA 312	RENDERS
DA 400	SHADOW DIAGRAMS - JUN 21
DA 400 A	SHADOW DIAGRAMS - JUN 21
DA 401	SHADOW DIAGRAMS - JUN 21
DA 401 A	SHADOW DIAGRAMS - JUN 21
DA 450	ADG COMPLIANCE - SUN-EYE VIEWS AM
DA 451	ADG COMPLIANCE - SUN-EYE VIEWS PM
DA 500	GFA PLANS
DA 520	ADG COMPLIANCE - SOLAR
DA 530	ADG COMPLIANCE - CROSS VENTILATION
DA 540	ADG STORAGE DRAWINGS & SCHEDULES - SHEET 1
DA 541	ADG STORAGE DRAWINGS & SCHEDULES - SHEET 2
DA 550	ADG COMPLIANCE - COMMUNAL OPEN SPACE, TERRACE & LANDSCAPE
DA 560	ADG COMPLIANCE - 1 BED - ADAPTABLE/LIVEABLE APARTMENTS
DA 561	ADG COMPLIANCE - 2 BED - ADAPTABLE/LIVEABLE APARTMENTS
DA 562	ADG COMPLIANCE - 3 BED - ACCESSIBLE/LIVEABLE APARTMENTS
DA 563	ADG COMPLIANCE - 3 - BED - ACCESSIBLE/LIVEABLE APARTMENTS

Figure 45: Architectural Drawings List

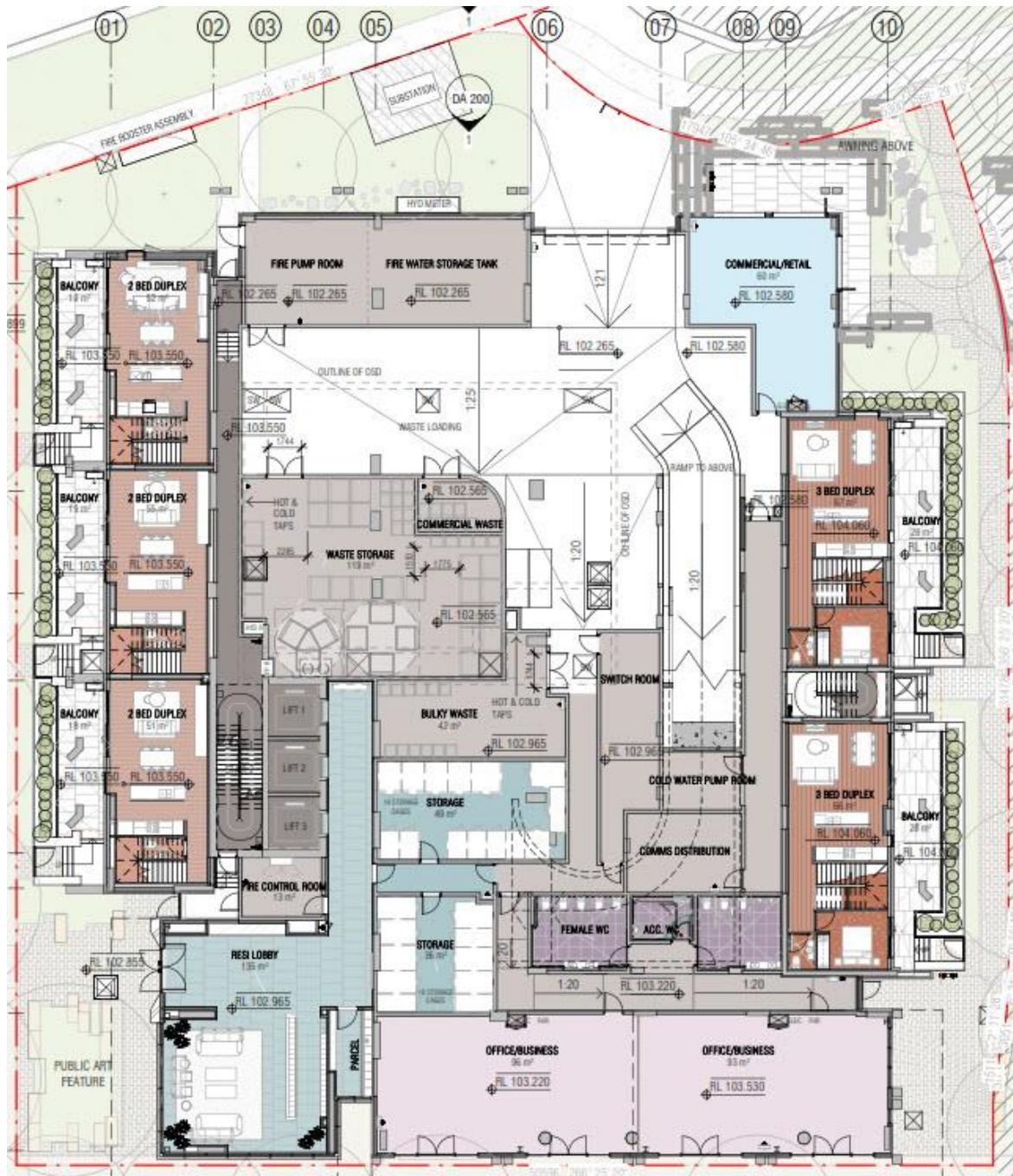


Figure 46: BTR Podium Ground Floor Plan

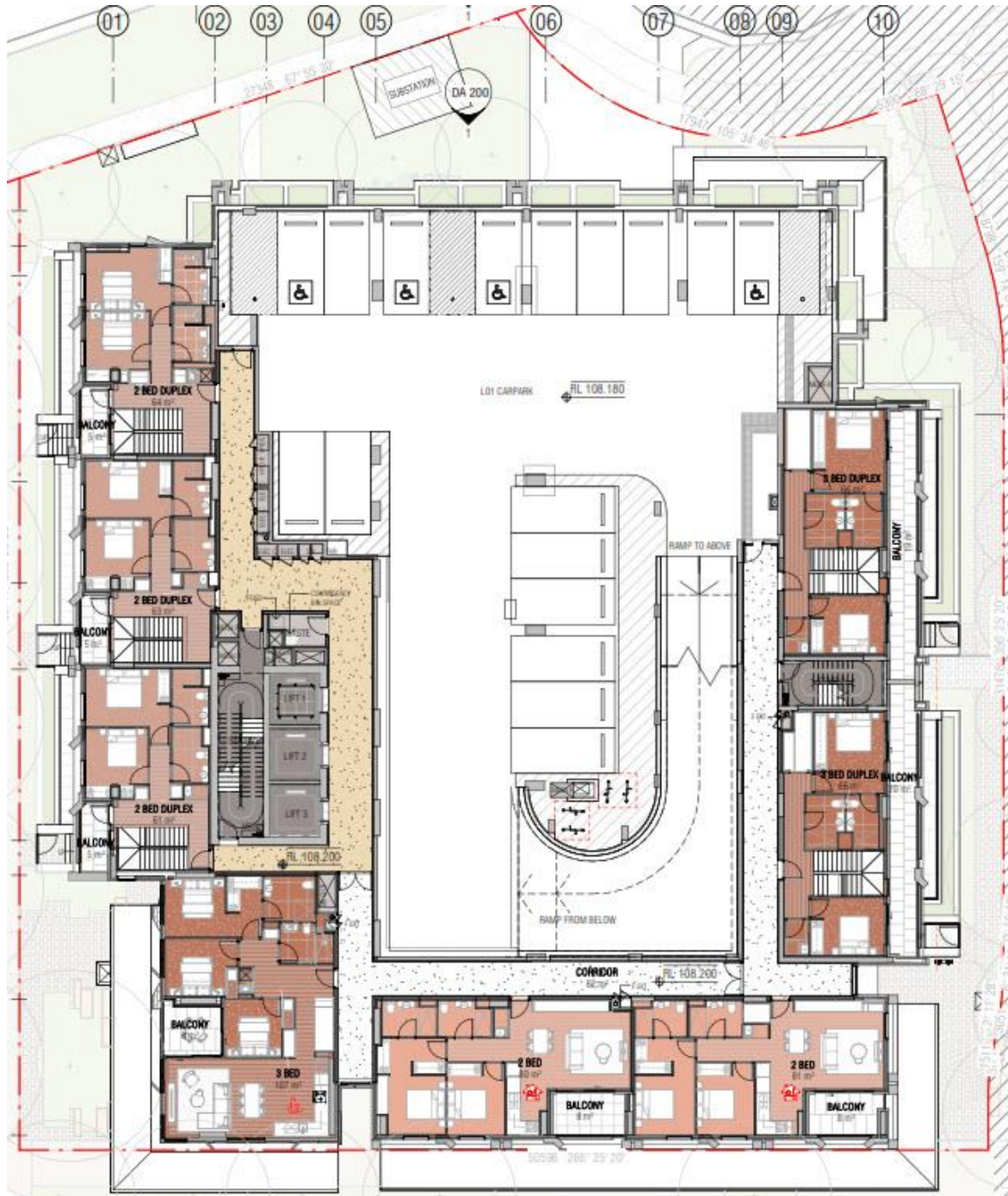


Figure 47: BTR Podium First Floor Plan

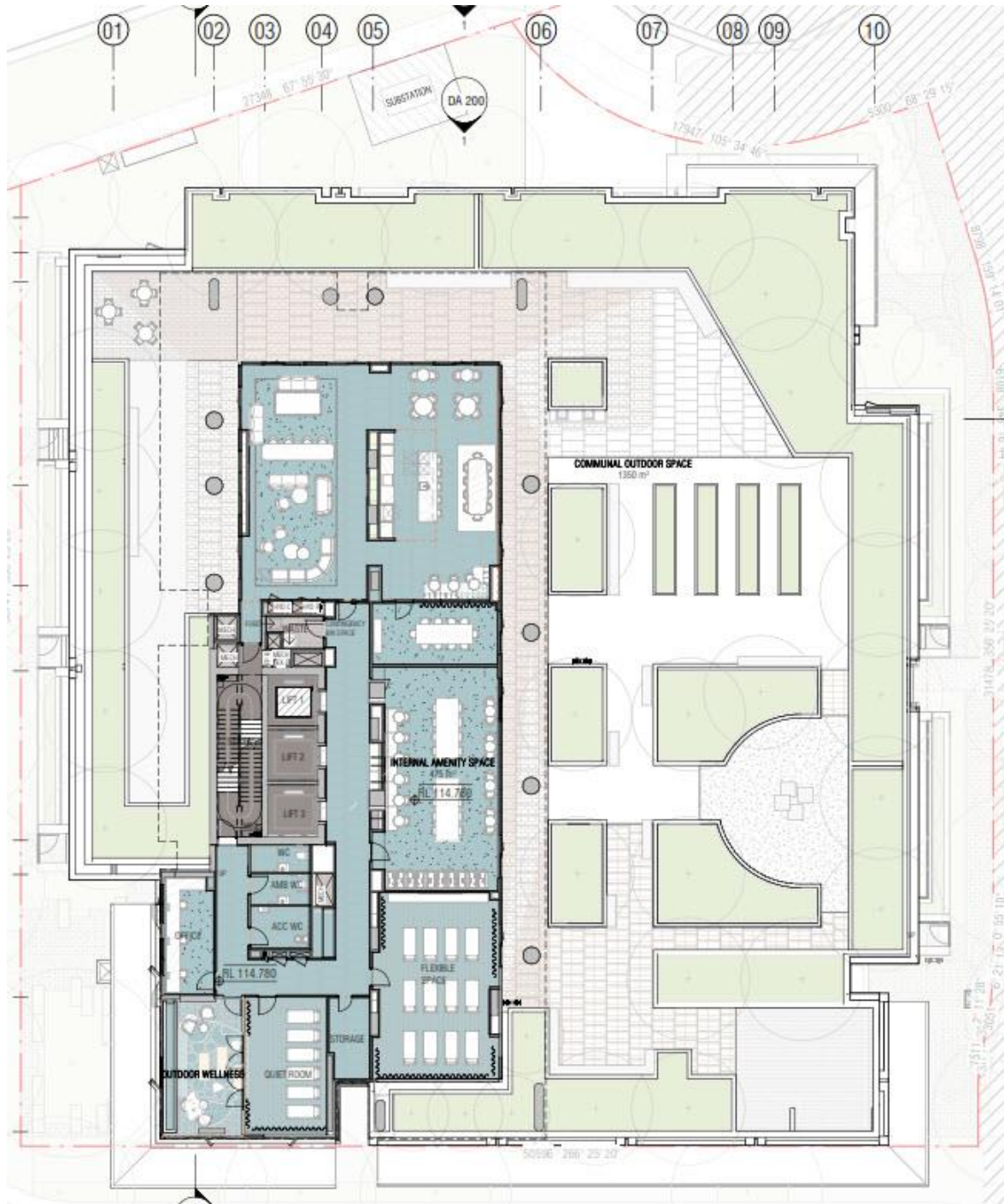


Figure 48: BTR Podium Roof Plan – Third Floor



Figure 49: BTR Tower General Apartments Floor Plan



Figure 50: North Elevation of BTR Podium and Tower, streetscape to Nelson Street.



Figure 51: South Elevation of BTR Podium and Tower, streetscape to the Village Green and Frank Channon Walk



Figure 52: East Elevation of BTR Podium and Tower, streetscape to Frank Channon Walk and Nelson Street



Figure 53: West Elevation of BTR Podium and Tower, streetscape of the proposed internal street and Nelson Street.



Figure 54: Section of BTR Podium across Frank Channon Walk and Internal Street.



Figure 55: Section of BTR Podium across Nelson Street and Village Green



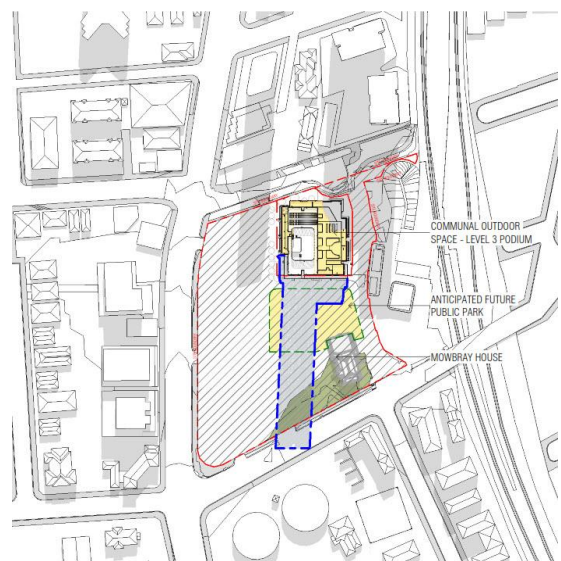
Figure 56: Left – Shadow Diagram 21 June 9:00AM



Right – Shadow Diagram 21 June 10:00AM



Figure 57: Left – Shadow Diagram 21 June 11:00AM



Right – Shadow Diagram 21 June 12:00PM



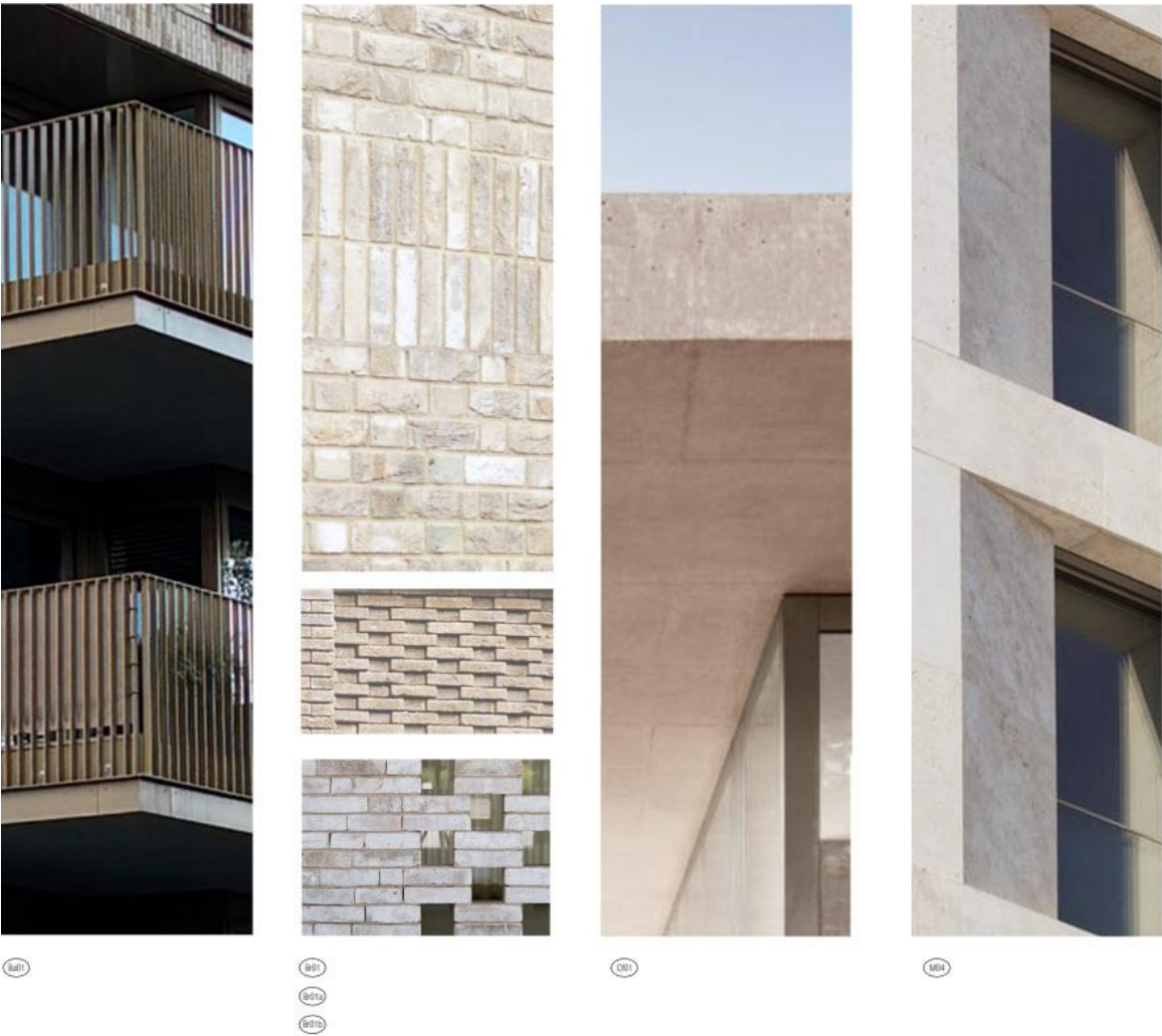
Figure 58: Left – Shadow Diagram 21 June 13:00PM



Right – Shadow Diagram 21 June 14:00PM



Figure 59: Left – Shadow Diagram 21 June 15:00PM



EXTERIOR FINISHES LEGEND

- | | |
|---|---|
| (Bd01) METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR | (Ld01) VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES) |
| (Bd02) SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE) | (Md01) METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| (Bd03) SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE) | (Md02) METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR |
| (Bd03) SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE) | (Md03) METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE) |
| (C01) OFF FORM CONCRETE FINISH (OR SIMILAR) | (Md04) METAL CLADDING WITH CONCRETE LOOK FINISH (OR SIMILAR ALTERNATIVE) |
| (G01) CLEAR GLASS | |

Figure 60: Proposed External Materials and Finishes

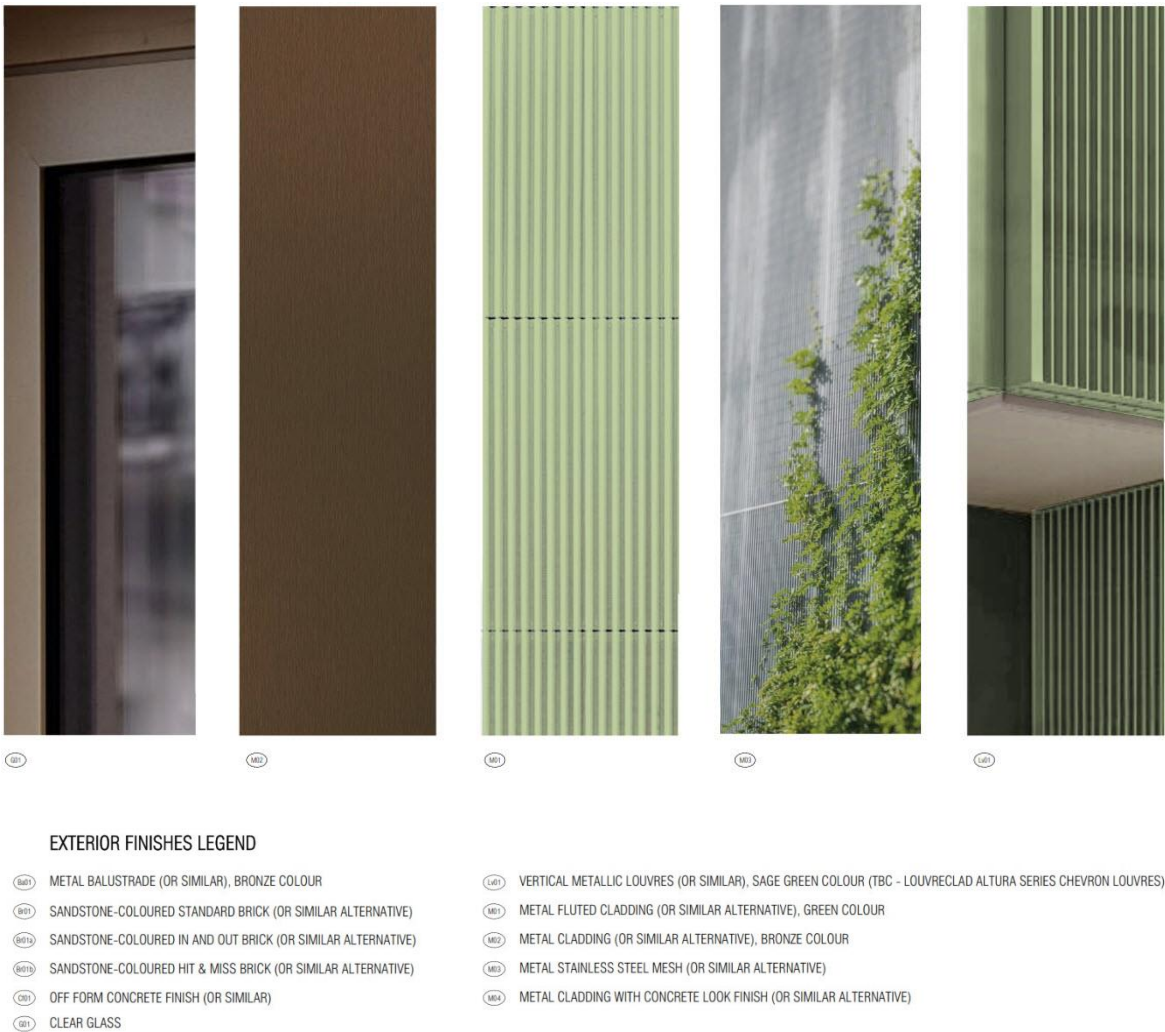


Figure 61: Proposed External Materials and Finishes



Figure 62: North Elevation BTR Podium, fronting Nelson Street.



Figure 63: South Elevation BTR Podium, fronting the Village Green.



Figure 64: East Elevation BTR Podium, fronting the internal street.



Figure 65: West BTR Podium, fronting the internal street.

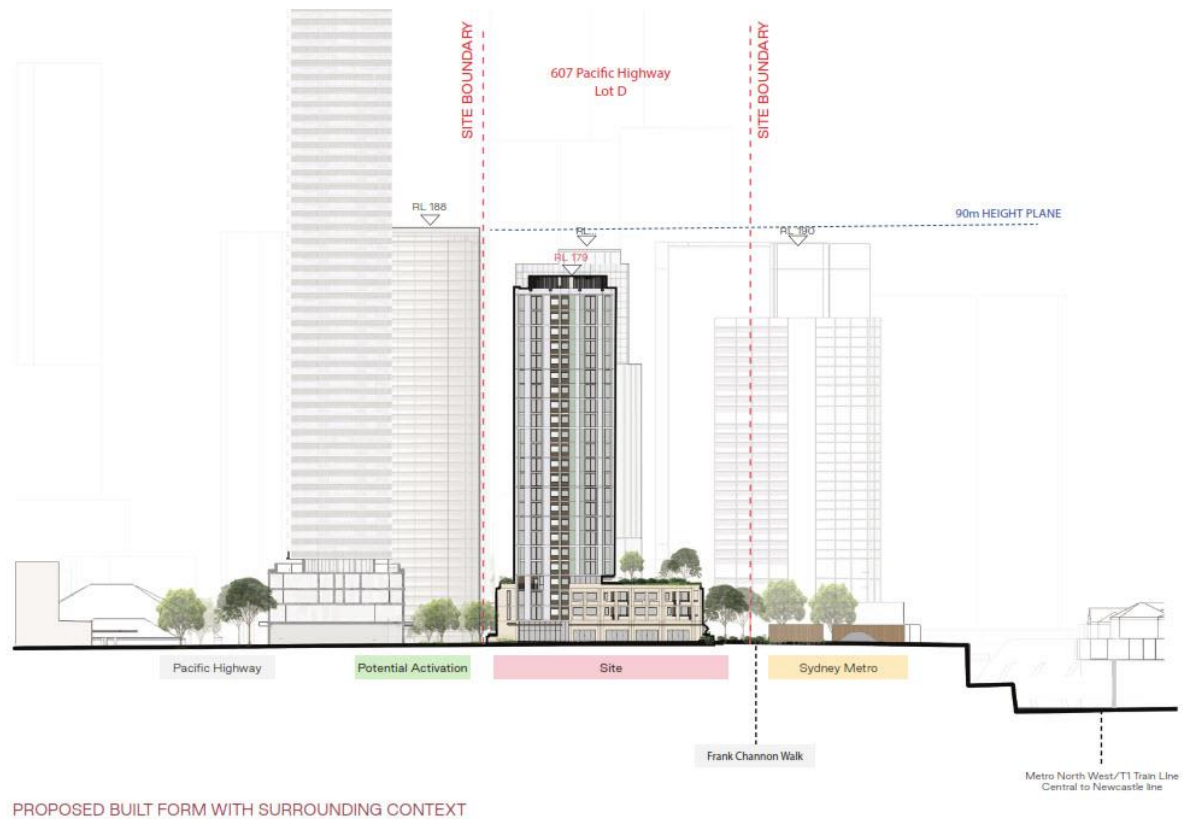


Figure 66: East West Section of the site, showing the relationship between BTR development and surrounding developments.

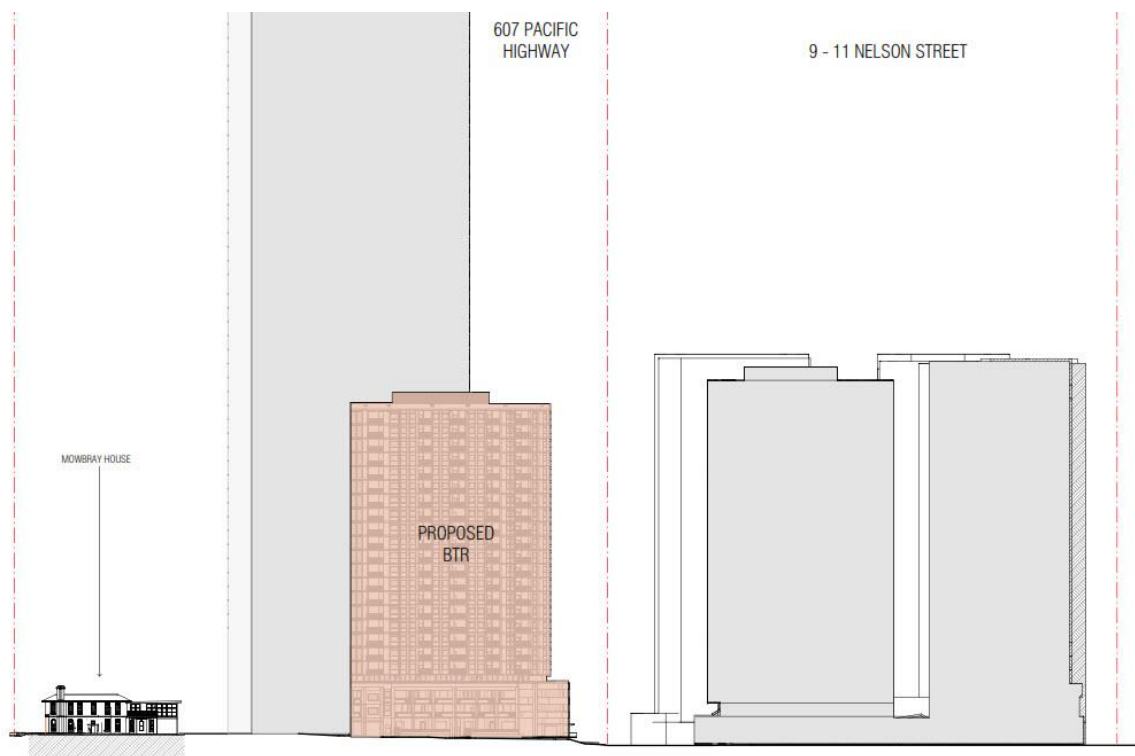


Figure 67: North South Section of the site, showing the relationship between BTR development and Mowbray House, Village Green and surrounding developments.

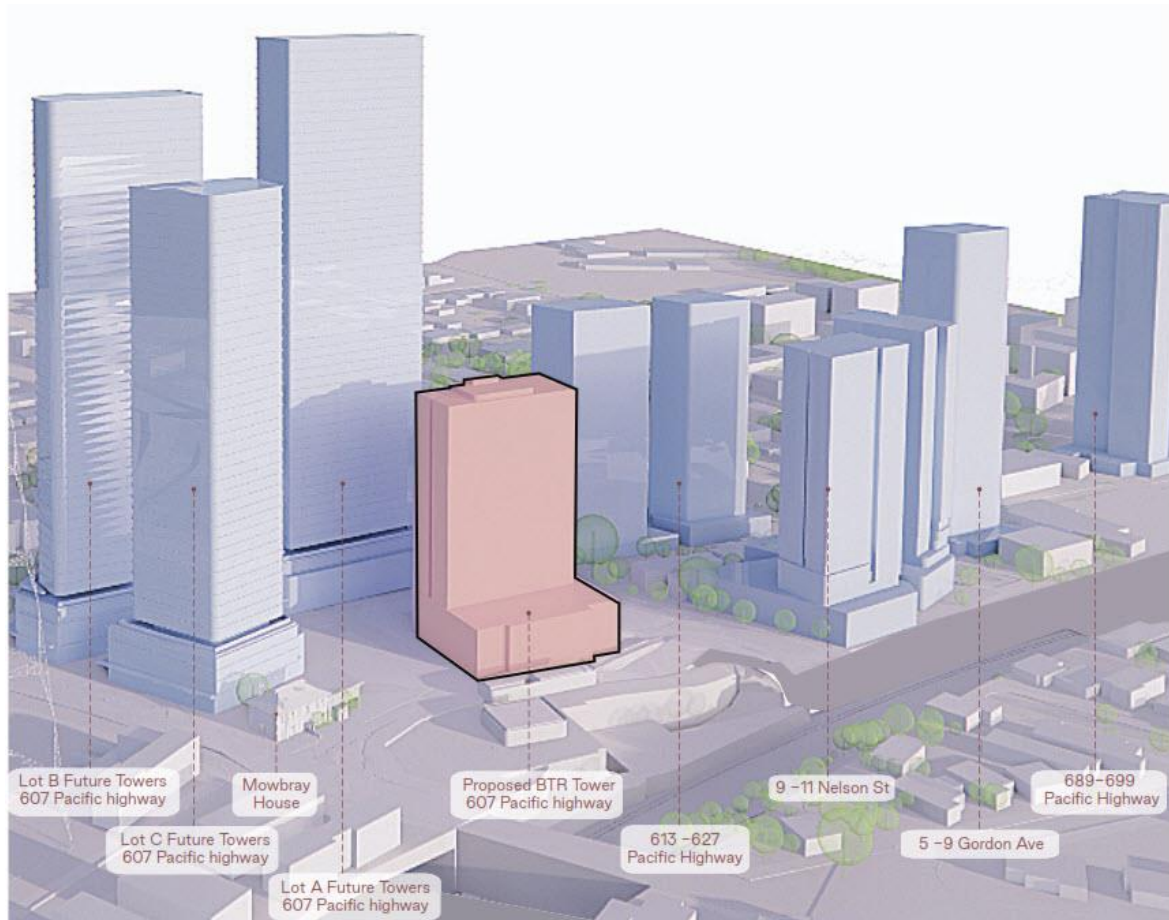


Figure 68: Aerial perspective of the site, showing the relationship between BTR development and Mowbray House, Village Green and surrounding developments.



Figure 69: Perspective of the BTR development streetscape on Nelson Street.



Figure 70: Perspective of the BTR development streetscape on Frank Channon Walk, towards Mowbray House.



Figure 71: Perspective of the BTR development streetscape on the Village Green, towards Mowbray House.

6.4 ARCHITECT DESIGN STATEMENT

The following Development Summary provides further design information on the proposal, extracted from FK's Architect Design Statement.

"An important initiative from Landcom is to deliver residential accommodation to essential workers within a Build to Rent tower in the development. This tower is strategically located at the north east corner of the site as it connects to the Frank Channon Walk towards Chatswood station. It maintains vehicular access directly from Nelson Street for service and a small number of podium level car spaces. These are largely sleeved by residential accommodation and facade landscape.

The ground plane is activated with residential use east and west, featuring deep soil landscapes. Retail activity addresses a village green to the south and a native six seasons garden to the north. Town houses occupy podium levels, as a transitional residential typology, behind landscaped facades. A diverse range of communal amenities feature at podium rooftop level and extend over a large open landscaped area.

The tower above accommodates a diverse range of residential apartments with excellent view and daylight amenity. Corridors have four points of daylight access and view. The tower is highly articulated architectural form with a hierarchy of solid, open, glazed and screen elements, designed to reduce heat gain but allow view.

Overall the proposed Building to Rent tower for essential workers is a much needed social amenity, ensuring high quality but affordable living to valuable members of the community."

The following BTR Concept Plan Principles provides further design information on the proposal, extracted from FK's Architect Design Statement.

"The BTR tower location is selected for its adjacency to the Frank Channon Walk. It also has direct vehicular access to Nelson St. With a provision of 180 apartments only, it is the shortest tower proposed for site. Its impact is therefore minimised to open space to its south.

It also allows high level views towards the Chatswood CBD from towers proposed to its south. The ground level masterplan opposite illustrates active edges to all development lots. The BTR tower ground level activity will compliment use provisioned for other lots. It has active retail space facing the village green and corner retail facing the Frank Channon Walk.

The podium is small in height but accommodates indoor and outdoor communal BTR amenity. The tower is slender in form to minimise visual impact and overshadowing.

The proposed BTR tower is designed to compliment uses in the immediate context and sit comfortably in the context of a new and vibrant master planned community in Chatswood."

6.5 LANDSCAPE DRAWINGS BY OCULUS

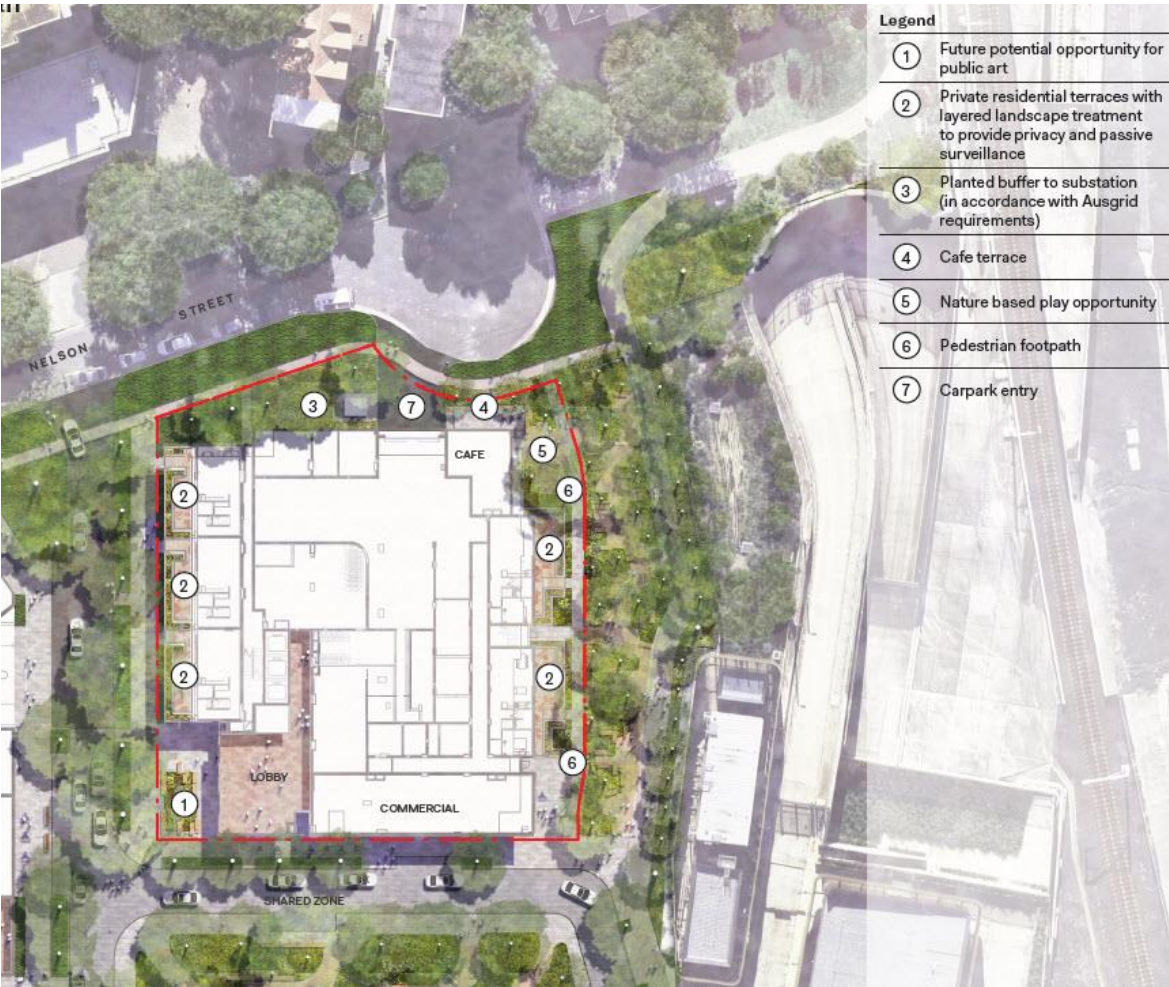


Figure 72: Landscape Ground Floor Plan

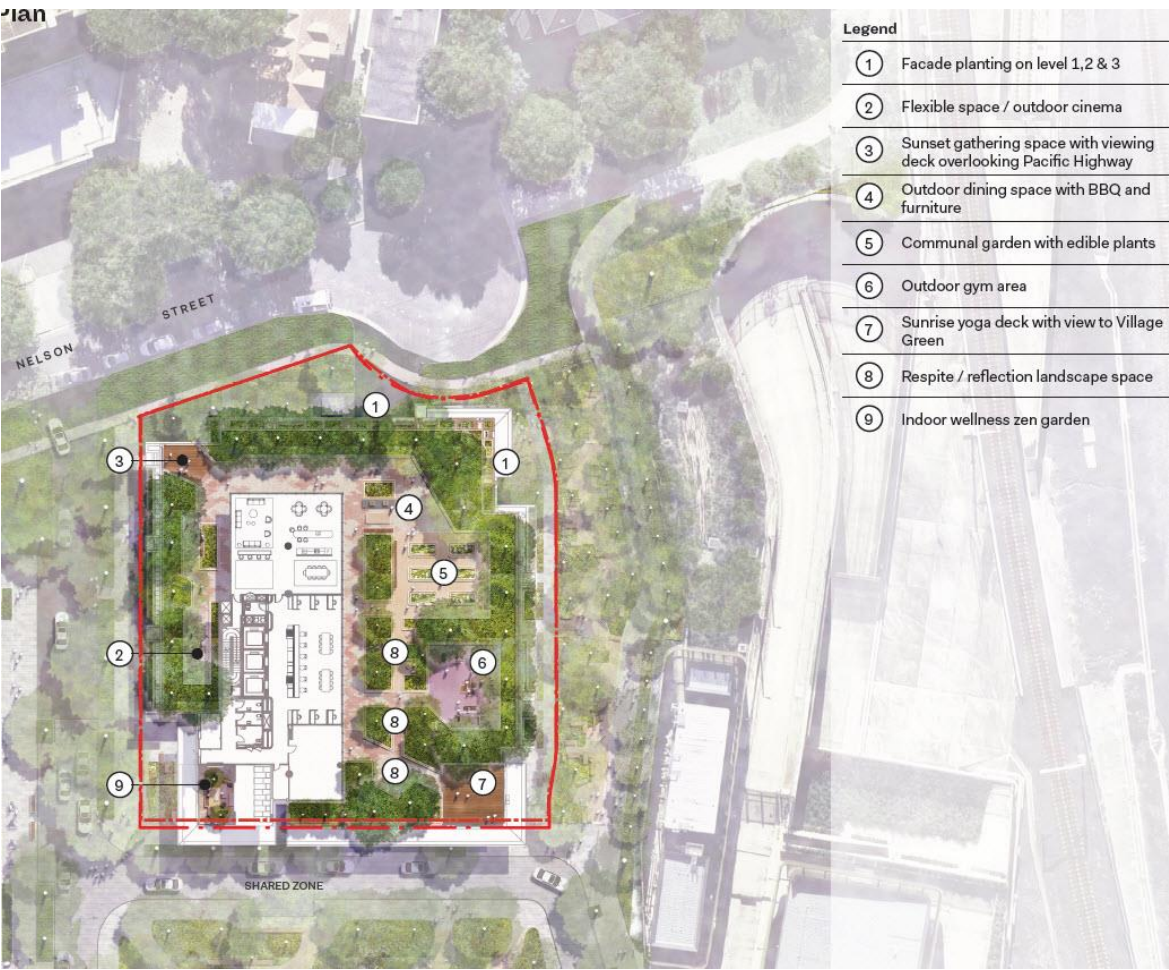


Figure 73: Landscape Podium Roof Plan



Figure 74: Landscape Detail Nelson Street & Frank Channon Walk Plan



Figure 75: Landscape Section with Podium Elevation, to Frank Channon Walk

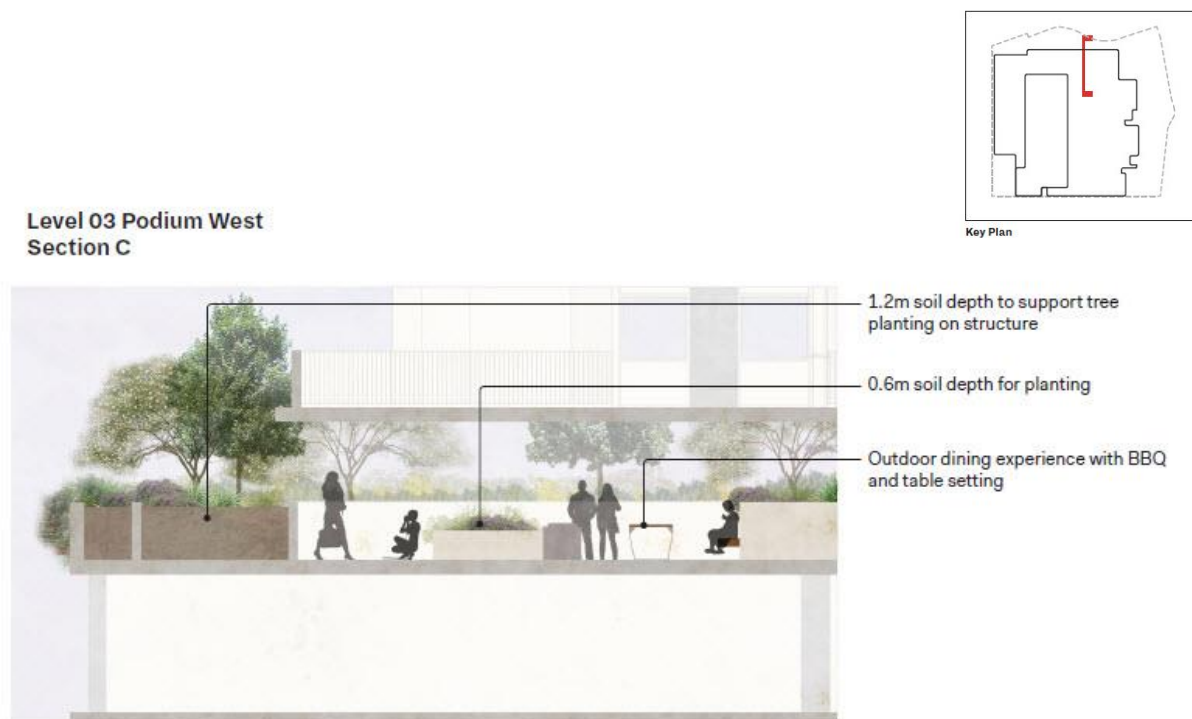


Figure 76: Landscape Podium Section, to Nelson Street

SURFACE FINISHES



PV01 - WARM SANDY TONE PAVING



PV02 - CRUSHED SANDSTONE PAVING



PV03 - RICH EARTH TONED PAVING ON STRUCTURE

FIXTURES & FURNITURE



PV06 - WHITE MARBLE GRAVEL SAND



FN01 - SALVAGED SANDSTONE BLOCK SEATING



FN02 - SALVAGED SANDSTONE BOULDER

WALLS & EDGES



FN07 - OUTDOOR DINING BAR STOOL



FN08 - BASALT STONE



WA01 - BRICK CLAD PLANTER WALL

Figure 77: Landscape Materials and Finishes

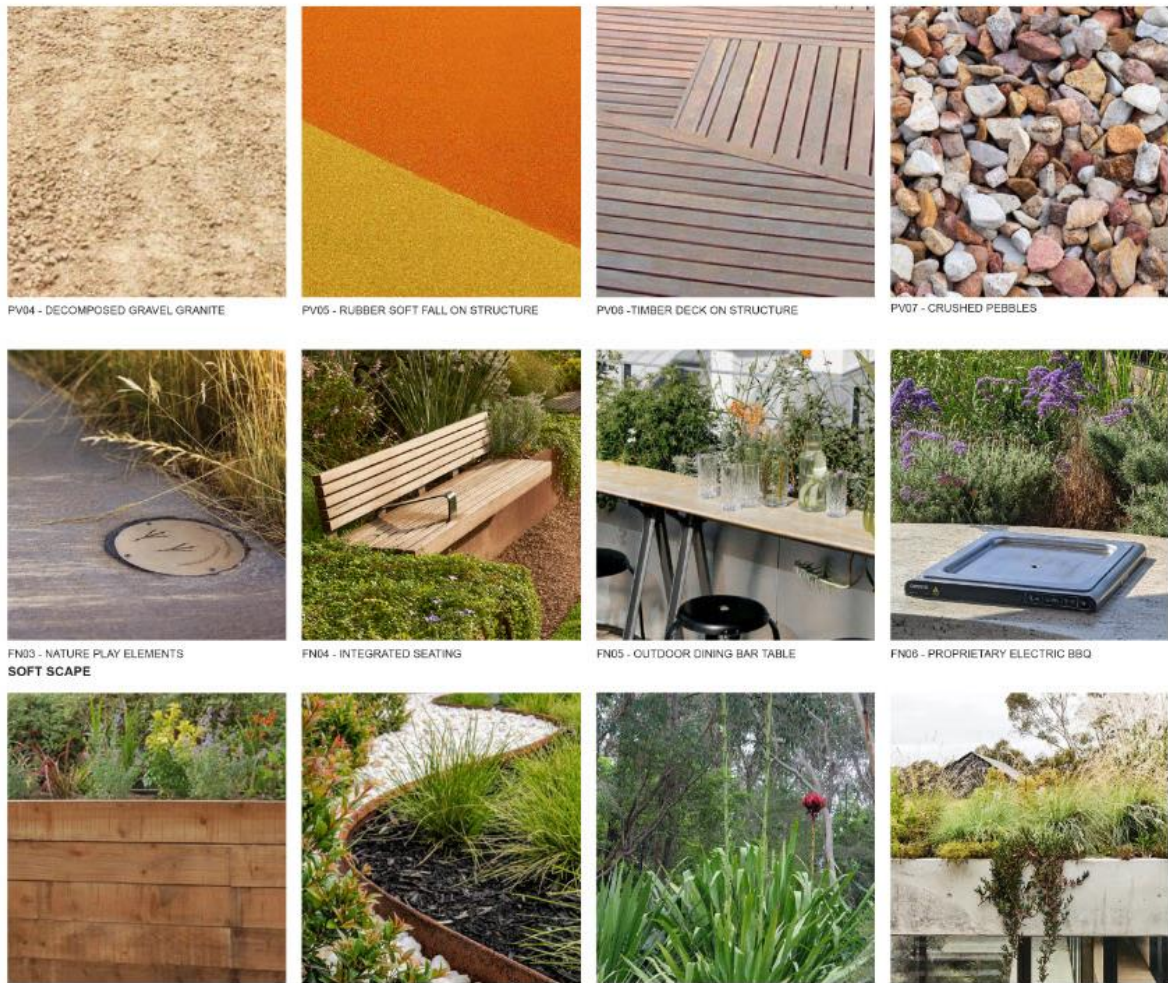


Figure 78: Landscape Materials and Finishes

7.0 HERITAGE IMPACT ASSESSMENT

7.1 GENERAL

This section assesses the impacts of the BTR podium and tower development against the relevant heritage controls and guidelines.

This subject site has an existing local heritage listed item, Mowbray House and 10metre curtilage (I96). The site is not within a Heritage Conservation Area; however, a number of significant heritage listed items and heritage conservation areas are within the immediate vicinity and surrounding.

7.2 HERITAGE NSW GUIDELINES MATTERS FOR CONSIDERATION

This section assesses the impacts of the proposal against the relevant heritage matters for consideration, as set out by the Department of Planning and Environment publication dated June 2023 titled "Guidelines for preparing a statement of heritage impact".

Matters For Consideration	Assessment
<i>Fabric and spatial arrangements</i> <i>Describe the proposed alterations and additions to the heritage item and potential impacts to significant fabric and/or spatial arrangements. Address impacts to aesthetic significance or the integrity of the place. Refer to Assessing heritage significance (Heritage NSW 2023) for further information.</i>	The proposal complies with this matter. There is no proposed work to the heritage item Mowbray House as part of this SSDA. The design and spatial arrangement of the BTR podium and tower development has been carefully considered to retain and enhance the heritage significance and streetscape. The inclusion of the village green to the north of Mowbray House provides an appropriate setback from the BTR podium and tower and the heritage impact will be further mitigated by the landscaping of the BTR podium.
<i>Setting, views and vistas</i> <i>Describe any impacts to the heritage item's setting including landscape, land use(s) and character. This is particularly relevant to new development and/or signage, flags, umbrellas, air conditioners, solar panels etc. Describe any impacts on significant views and vistas, including views to, from and within the heritage item. Include photographs or photomontages that indicate the potential visual impacts.</i>	The proposal complies with this matter. The scale of the BTR podium and tower development has been carefully considered to retain the heritage setting, in particular the views and vistas to and from Mowbray House. The design considerations of the BTR podium and tower development including setback, landscaping and materials and finishes would assist to mitigate the impact to the streetscape and heritage items. The massing of the podium is generally sympathetic to the existing buildings and heritage items in the vicinity, including its bulk and scale. Therefore, the podium will generally not visually dominate or compete with the existing heritage items. The high rise tower should appear as a backdrop to the streetscape, in particular when viewed from Mowbray House and the precinct.

Matters For Consideration	Assessment
Landscape <i>Describe the proposed landscape works, features and vegetation and consider how this may impact on the significance of the heritage item.</i>	The proposal complies with this matter. The proposed landscape work including the Dharug Six Season's garden and garden rooftop podium would assist to mitigate the impact to the heritage significance of the heritage items. The integration of landscaping into the façade is positive and would enhance the streetscape and street interfaces of the podium and tower, in particular when viewed from Mowbray House and neighbouring heritage items.
Use <i>Describe how the proposed use contributes to or conflicts with the significance of the heritage item and if the proposed use will result in future changes (e.g. for the Disability Discrimination Act (Commonwealth), compliance, services etc.).</i>	The proposal complies with this matter. The proposed residential use is generally consistent with the general uplift in density for Chatswood and will not adversely impact, dominate or overwhelm the existing heritage items. The proposed residential use would also provide an opportunity for continued use and active engagements with the neighbouring heritage items.
Demolition <i>If demolition is proposed, clearly describe the area of demolition, and assess the associated impacts, indicating whether the proposed demolition (whole/partial) will or will not have a major detrimental effect on the heritage significance of the heritage item. If any demolition is proposed to a heritage item listed on the State Heritage Register, the area of demolition must be clearly described, and the assessment must respond to s60(3)c of the Heritage Act.</i>	The proposal complies with this matter. There is no proposed demolition of the heritage item. The site has been previously cleared during the recent Sydney Metro works.
Curtilage <i>Describe impacts to the identified curtilage, including on layout, use(s), built and landscape elements such as open space, plantings (trees, shrubs, ground covers). Describe any previous subdivision and consider how it may result in future development or affect the identified curtilage.</i>	The proposal complies with this matter. The proposal will retain the Mowbray House 10m heritage curtilage. The proposal is substantially setback from the heritage item and is separated by a large village green open space. Based on the shadow diagrams prepared by FK, the BTR podium and tower development appears to be casting acceptable overshadowing to the Mowbray House heritage curtilage over a short period between 13:00 to 15:00. The appropriate setback, scale and bulk of the podium and slender design of the tower would assist to minimise shadowing impact on the heritage curtilage of Mowbray House and the neighbouring heritage items.

Matters For Consideration	Assessment
Moveable heritage <i>Describe any impacts to moveable heritage.</i>	Not applicable.
Aboriginal cultural heritage <i>If the heritage listing of the item identifies Aboriginal cultural heritage values, an assessment of impacts to these values must be provided and an investigation conducted to confirm whether other relevant approvals (relating to Aboriginal cultural heritage) are required.</i>	Refer to accompanying Aboriginal Cultural Heritage Assessment Report (ACHAR).
Historical archaeology <i>Consider any impacts of the proposed works on the archaeological potential of the site. This information will determine if an archaeological assessment is required. If an archaeological assessment exists, refer to this report and describe any impacts on archaeology.</i>	The proposal complies with this matter. The assessment of archaeological potential of the subject site concludes the identified areas of Nil to Low for archaeological potential within the BTR site. In summary, due to the nil to low archaeological potential across the site for all identified phases, it is unlikely that the proposal will impact any archaeological potential. Refer to section 8.0 of this report and accompanying Appendix C, for further archaeological assessment
Natural heritage <i>If the heritage listing identifies the heritage item as a place of natural heritage values, describe impacts to the identified natural heritage values. Note that ecological advice or reports may be required.</i>	Not applicable.
Conservation areas <i>If the heritage item is part of a conservation area, describe how the proposed works may impact on the significance of the conservation area.</i>	The proposal complies with this matter. The proposal is not part of a conservation area however is within the vicinity of the South Chatswood Heritage Conservation Area. The proposal is substantially physically separated from the heritage conservation area by the Railway Line and visually would integrate into the skyline backdrop of other neighbouring tower developments.

Matters For Consideration	Assessment
Cumulative impacts <i>Assess the cumulative impact of the proposed works, considering previous approvals and future applications. Indicate whether the proposed works as part of this application are one part of a broader scope of works (or if they are related to any other applications) and if relevant, include a master plan. How do the proposed works contribute to the cumulative impact/effect of works to the heritage item?</i>	The proposal complies with this matter. There is a separate SSDA development masterplan proposal for the entire site which includes 3 other residential build to sell towers, along Pacific Highway and Mowbray Road. The proposal is generally consistent with the general uplift in density for Chatswood and will not adversely impact the heritage items. The cumulative impacts have been mitigated with the appropriate scale and bulk of the podium and tower setback. The inclusion of public art and heritage interpretation within the proposal would also assist to mitigate the cumulative impact to the site and surrounding heritage items.
The conservation management plan <i>Assess the proposed works against any relevant policies of a conservation management plan (CMP) (for works to a State Heritage Register item) using a table format as outlined in the example below. This section could be removed if there is no CMP available for the heritage item. Please include the title of the CMP, the name of the person or organisation that prepared it and the dates of its preparation and endorsement by the Heritage Council (if applicable).</i>	The proposal complies with this matter. A conservation management plan has been prepared by Heritas, dated December 2025. Refer to section 7.3 of this report, for further assessment.
Other heritage items in the vicinity <i>Describe any direct or indirect impacts to the significance of other heritage items in the vicinity.</i>	The proposal complies with this matter. The proposal will not have an adverse impact to the significance, views, or setting of the other heritage items or conservation areas due to substantial physical separation and consistency with other approved neighbouring tower developments. Based on the shadow diagrams prepared by FK, the BTR's additional overshadowing appears to be reasonable and would not have an adverse impact to the significance of the heritage items in the vicinity. The shadowing impact is minimised with the appropriate setback, scale and bulk of the podium and slender design of the tower. Where visible, the tower will only form part of the distant, dense urban background, thereby reducing any adverse cumulative heritage impact.

Matters For Consideration	Assessment
Commonwealth/National heritage significance <i>For items on the Commonwealth Heritage List or National Heritage List, provide a separate assessment in accordance with national heritage assessment criteria and attach as an appendix to the SOHI.</i>	Not applicable.
World Heritage significance <i>For properties on the World Heritage List, provide a separate assessment in accordance with UNESCO's World Heritage assessment criteria (outstanding universal values) and attach as an appendix to the SOHI.</i>	Not applicable.

7.3 CONSERVATION MANAGEMENT PLAN POLICIES

This section assesses the impacts of the proposal against the relevant heritage policies, as set out in the Conservation Management Plan for Mowbray House and site.

Conservation Policies	Assessment
9.1 Governance Policies	
Policy 1 General Conservation Approach <i>a) The place is to be conserved in accordance with the principles and methods set out in the Australia ICOMOS Burra Charter. This includes any and all work proposed for the fabric, the site, and the landscape that would affect any of the material identified within this Conservation Management Plan as having cultural heritage value.</i> <i>b) The purpose of Mowbray House should be to conserve, manage and interpret the site for present and future generations and make its significance and unique stories accessible to visitors and the local community.</i> <i>c) The appropriate conservation approach for individual elements and components should be determined by its relative significance and its contribution to the site's significance.</i> <i>d) Conservation of the fabric identified within this Conservation Management Plan as having cultural heritage value is important to the continued understanding and significance of the place. Any intervention to significant fabric is to be minimal and reversible, and appropriate to its level of significance. Works are to be executed in accordance with the Burra Charter, specifically do as much as necessary but as little as possible.</i> <i>e) This Conservation Management Plan is to be reviewed and reassessed every five years, or more frequently on a need-based schedule.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains and conserve Mowbray House 10m heritage curtilage. The design of the BTR podium and tower has carefully considered the neighbouring heritage items, in particular Mowbray House. Activated facades and spaces, in particular the south ground level and rooftop garden facing Mowbray House, would assist to provide engagement, appreciation and interpretation to Mowbray House and other neighbouring heritage items.

Conservation Policies	Assessment
Policy 2 Conservation Obligations <i>a) All conservation, adaptation, and maintenance works affecting significant fabric should be informed by advice from qualified heritage professionals with demonstrated expertise.</i> <i>b) Works to significant fabric should only be undertaken by consultants and contractors with relevant experience in heritage conservation practice.</i> <i>c) Conservation decisions should be made through a transparent and consultative process involving relevant stakeholders, including heritage specialists, the property owner, and consent authority, to ensure the site's heritage values are maintained and upheld. The Conservation Management Plan should be referred to by all parties undertaking works that may affect the significance of the place.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains and conserve Mowbray House 10m heritage curtilage. There is no proposed work to significant heritage fabric.
9.2 Settings & Views	
Policy 3 Conserve The Views To And From The Place <i>a) Views to the street front presentation of Mowbray House, directly opposite Hampden Road should be conserved and enhanced through appropriate garden treatment.</i> <i>b) Views to the streetscape presentation of Mowbray House in-the-round, visible from both east and west approaches along Mowbray Road, should be maintained and enhanced through landscape and building conservation works.</i>	The proposal complies with this policy. The views to the street front of Mowbray House, directly opposite Hampden Road would generally be conserved. The BTR podium and tower would appear and form part of the distant dense urban background to Mowbray House. The integration of landscaping into the façade of the BTR podium would assist to mitigate and enhance the streetscape presentation of Mowbray House and Mowbray Road.

Conservation Policies	Assessment
Policy 4 Cultural Landscape Setting <i>a) Commit to conserving the cultural heritage landscape within the immediate context of Mowbray House. Avoid locating new, permanent structures within the curtilage area.</i> <i>b) Any carparking proposed should remain informal in character where possible, avoiding visually intrusive elements such as lighting, or signage that detract from the setting of views to and from Mowbray House.</i> <i>c) New landscaped elements, including boundary fencing and low-scale plantings, should be designed and sensitively located to ensure the visual presentation of Mowbray House to Mowbray Road and its immediate setting is not diminished or compromised.</i>	The proposal complies with this policy. The integration of landscaping into the façade of the BTR podium and ground level, in particular on the southern façade, would assist to mitigate and enhance the cultural heritage landscape within the context of Mowbray House. The visual background of an integrated landscaped podium would mitigate any adverse impact to the visual presentation of Mowbray House to Mowbray Road.
9.3 Curtilage	
Policy 5 Conserve The Curtilage of The Place <i>a) No additional independent development should be allowed to occur within the 10m curtilage of the building. Within the 10m curtilage of the heritage item, unbuilt works such as ground surface treatments, car parking spaces and landscaping items may be considered acceptable, provided they do not adversely affect the heritage significance of the item or its setting.</i> <i>b) The boundary of curtilage should be set to conserve the intact cultural significance of Mowbray House within the broader development site as a whole. Any future proposals that impact the broader site should be assessed with regard to the impact on the heritage building.</i> <i>c) Any future vehicular access to or parking on the site should not impact on the front garden.</i> <i>d) Any proposal for changes to the landscape, including soft and hard landscape including proposals for car parking, pathways and the like, should be done with the aim to mitigate alterations that would diminish or impact the visual, function and historic relationships the place has with its environment. All works should be undertaken with the involvement of heritage professionals.</i>	The proposal complies with this policy. The proposal retains and conserve Mowbray House 10m heritage curtilage. The proposal is substantially setback from the Mowbray House and is separated by a large village green open space. The impact on the heritage curtilage, especially views from Mowbray House and surrounding heritage items, would be mitigated by the appropriate setback, scale and bulk of the BTR podium and tower.

Conservation Policies	Assessment
9.4 New Uses	
Policy 6 Prioritise Conservation Of The Place Through Usage <i>a) Find a suitable use for the place. Although now unsuitable for its original use as a traditional school, the place could be sympathetically reused for a number of commercial options. Its recent use for office space is considered sympathetic, and would involve little change to existing fabric.</i> <i>Specific opportunities for appropriate uses relative to the significance of the place should be investigated in conjunction with a heritage architect.</i>	The proposal complies with this policy. The adaptive reuse work to Mowbray House does not form part of this SSDA proposal and will be addressed in a future application. The proposal retains and conserve Mowbray House 10m heritage curtilage.
9.5 New Works	
Policy 7 Demolition <i>a) When considering demolition work, always refer to management objectives contained within Gradings of Significance (Table 8).</i> <i>b) Preference is for interventions where original fabric has been already impacted.</i> <i>c) To enhance significance, consider the removal of intrusive elements.</i>	The proposal complies with this policy. The proposal retains Mowbray House and conserve Mowbray House 10m heritage curtilage. There is no proposed demolition work to Mowbray House.
Policy 8 Addition To The Structure <i>a) Additions to the front or sides of Mowbray House are unlikely to respect the built fabric significance and interpretive values of the place, and are therefore unlikely to be supported within the current 10m curtilage.</i> <i>b) Additions, where considered, should generally be restricted to the rear, and are preferable as a pavilion-style form. New built structures must not compete with, dominate, or diminish the original building or its contribution to the streetscape.</i>	The proposal complies with this policy. The proposal retains Mowbray House and conserve Mowbray House 10m heritage curtilage. The BTR development is located north of Mowbray House and is substantially setback and physically separated by the large village green open space and landscaping.

Conservation Policies	Assessment
Policy 9 Landscaping Elements <i>a) New landscaping elements, including fencing, gardens, paving, etc, should be designed and constructed mindful of a Federation Arts and Crafts style, in order to be sympathetic to and enhance the significance of the place.</i> <i>b) Remove landscape elements noted as intrusive, namely entrance pathway paving and any trees identified in the arborist report (Malcolm Bruce, 2024).</i>	The proposal complies with this policy. The careful consideration utilising appropriate landscape materials and finishes is positive and sympathetic to the heritage significance of the place. Examples such as warm tone with sandstone and earth paving, salvaged stone block seating and brick clad walls, as shown in section 6.5 of this report.
Policy 10 Conservation Works <i>a) All works are to be informed by the principles of the Burra Charter.</i> <i>b) Conservation efforts should return the general form of the building to its original form when in use as a school. This includes the removal of the visually intrusive c1957 upper level annexe structure (now condemned).</i> <i>c) Professional guidance for approval and design requirements should be sought prior to commencement of works.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.
Policy 11 Fabric Upgrades For Acoustic Efficiency <i>a) Acoustic upgrades to windows, roof and ceiling cavities and the like can be acceptable. A appropriate solution may differ for each building element, subject to the significance of the fabric in question.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.
Policy 12 Fabric Upgrades For Energy Efficiency <i>a) All works proposed for improving energy efficiency, such as thermal insulation, roof ventilation, solar panels, and double glazing, should be designed to be largely reversible and to minimise visual impacts. Installation options should consider maintenance of the original fabric it may be impacting, and ease of cleaning.</i> <i>b) Where introducing new services, utilise roof and subfloor cavities in preference to other more visually intrusive locations.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.

Conservation Policies	Assessment
Policy 13 Form of New Development <i>a) New development across the greater site should make reference to the former fine grain presentation of historical residential and commercial development to the Pacific Highway, Nelson Street and Bryson Street.</i> <i>b) Future development should provide for the interpretation of the former location and extent of Bryson Street. This may be achieved through measures such as retaining internal sightlines that reflect the historic street alignment, incorporating footpath or ground surface inlays to mark its former route, and/or adopting the street name for an internal boulevard or accessway.</i> <i>c) New development in the vicinity of nearby heritage items should employ sympathetic material treatments, architectural forms and scale. Any future works along the Pacific Highway and Mowbray Road frontages must respect the landmark qualities, visual prominent and heritage settings of the Great Northern Hotel, and Chatswood South Uniting Church and Cemetery.</i> <i>d) Mixed-use development promoting activation of the Pacific Highway frontage is encouraged where it does not adversely impact the significance, setting, or view corridors of Mowbray House.</i> <i>e) Where future development permits the inclusion of parks or recreational and sporting facilities, consideration should be given to siting these to the northeast and west of Mowbray House, reflective of the former school playing field and tennis court locations.</i>	The proposal complies with this policy. The proposal retains and conserve Mowbray House 10m heritage curtilage. There is a separate SSDA development masterplan proposal for the entire site, which will address the interpretation of the former location and extent of Bryson Street. The proposal has carefully considered the appropriate material treatments and finishes that are sympathetic to the heritage significance of the place, such as warm tone with sandstone and earth paving, salvaged stone block seating and brick clad walls. The proposal is substantially setback from Mowbray House and other nearby listed heritage items; the Great Northern Hotel and Chatswood South Uniting Church and Cemetery. When viewed from these listed heritage items, the BTR tower with its appropriate setback from the podium, would appear to be part of urban background within the existing dense urban setting of Chatswood. The inclusion of the podium rooftop common gardens would provide opportunities for the community to appreciate and engage with Mowbray House, the village green open space and the Great Northern Hotel, the Chatswood Water Reservoirs and the Chatswood South Uniting Church and Cemetery. The separate SSDA development master plan proposal also includes interpretation of the former playing field of Mowbray House as the central public open space known as the 'Village Green' and the interpretation of the former tennis court area for recreational play activities.

Conservation Policies	Assessment
9.6 Signage and Lighting	
Policy 14 New Signage <i>a) Any proposal for new signage visible from the public domain should be discussed with the Willoughby City Council Heritage Officer.</i> <i>b) Where building identification signage is proposed, this should be modern style and mounted independent of the building fabric. The size of the signage should not overwhelm the front or side presentations of the original school.</i> <i>c) Any new use for the site should include a proposal for interpretation that accessible to the public.</i>	The proposal complies with this policy. There is no proposed signage as part of this proposal.
Policy 15 Lighting <i>a) Avoid lighting mounted to the external front or sides of the building. Entry lighting can be considered within entry porches, when mounted in its original location.</i> <i>b) For interior lighting, fittings should be sensitively located to minimise impacts to fabric graded of moderate and high significance. Removal of modern lighting throughout the building is considered acceptable.</i>	The proposal complies with this policy. The adaptive reuse work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.
9.7 Services	
Policy 16 Services <i>a) Minimise the visual impact of all new services.</i> <i>b) The addition of any service items on the site/building, such as solar panels, water tanks etc should be discussed with the Willoughby Heritage Officer prior to installation.</i> <i>c) New services (switches, power points, ceiling fans, fittings, telecommunications etc) to be mounted in existing or original locations, taking note of the large possibility of roof and under floor cavities. Remove/rationalise/re-route existing services to sensitive locations where possible.</i> <i>d) For new freestanding services, such as hot water services or a/c condenser units, locate at the rear of the building, concealed from public view.</i> <i>e) Solar panels should be flush to the roof plane and be restricted to the north (rear) roof plane.</i>	The proposal complies with this policy. The adaptive reuse work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.

Conservation Policies	Assessment
9.8 Moveable Heritage	
Policy 16 Conserve The Movable Heritage Of The Place <i>a) Movable heritage has been identified in the under floor space. Items should be inspected, researched for provenance, catalogued, and restored to their original location if possible. If restoration is not possible, tag each item with provenance details and store in the under floor space, or preserve and store for interpretive purposes.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal and would not impact any movable heritage. The proposal retains the Mowbray House 10m heritage curtilage.
9.9 Asset Management	
Policy 17 Conserve The Significant Built Fabric Of The Place <i>a) Generally, any course of action for fabric graded of exceptional, high or moderate should follow a preference for repairs. If not possible, then reconstruct. Refer to definitions given in Table 2.</i> <i>b) Undertake a building assessment and report on structural integrity of the dwelling, including roofing to ensure water tightness. Action any recommendations. Preference should be given to consultants and contractors with a heritage background.</i> <i>c) Prepare a heritage induction document to be used for any trades or other people working on site, including the grounds, to ensure anyone engaging with the place understands their responsibility in conserving the heritage significance of the place.</i> <i>d) As a general rule, all fabric should be retained unless identified as intrusive or of little significance, or further investigated and determined to be intrusive or otherwise of little significance. In-situ retention is preferable, however, retention can also occasionally involve dismantling and re-use, either in building or interpretive work.</i> <i>e) As a general rule, where exceptional, high or moderate fabric needs replacing due to deteriorated condition, reconstruction should match original in all respects.</i> <i>f) Proposed conservation works must refer specifically to the information on levels of significance and appropriate levels of conservation work.</i>	The proposal complies with this policy. The conservation work to Mowbray House does not form part of this SSDA proposal. The proposal retains the Mowbray House 10m heritage curtilage.

Conservation Policies	Assessment
<i>g) Routine maintenance must be carried out on a cyclical basis, with responsibilities being clearly defined and appropriately skilled trades and artisans engaged. A list of local appropriately skilled trades should be compiled and used for all works - Willoughby Council may be able to provide this.</i> <i>h) Where intervention to significant fabric is proposed and approved by appropriate authorities, such material should be recorded in accordance with the NSW Heritage Council of NSW's guidelines for preparing archival recordings of heritage items (06 May 2025).</i>	
Policy 19 Conserve The Archaeology Of The Place <i>a) Any planned excavation likely to uncover historic, non-Aboriginal relics requires an excavation permit under section 139 of the NSW Heritage Act.</i> <i>b) It is an offence under the National Parks and Wildlife Act to harm, destroy, or collect Aboriginal objects or disturb declared Aboriginal places without an appropriate permit. Any works that will potentially uncover or disturb Aboriginal cultural heritage objects or places must be approved by application for an Aboriginal Heritage Impact Permit (AHIP) under Part 6 Division 2 of the National Parks and Wildlife Act.</i> <i>c) Discussion with Willoughby Council and Heritage NSW should be inclusive in all future planning.</i> <i>d) Any relic uncovered is to be conserved in accordance with the guidelines stipulated by NSW National Parks and Wildlife Act 1974 (Aboriginal archaeology) and/or the NSW Heritage Act 1977 (European archaeology). The definition of relic is that given in the NSW National Parks and Wildlife Act and NSW Heritage Act.</i> <i>e) If development, including demolition, is proposed on the site that could disturb any possible archaeological relics, the proponent is to first seek the advice of an archaeologist and supply them with a copy of this CMP. An archaeologist can assist with any required approvals. Development impacts must not proceed in the absence of receipt of the appropriate approvals.</i> <i>f) In the event that any substantial intact archaeological deposits or State significant relics are discovered, work must cease in the affected area and the NSW Heritage Council must be notified in writing in accordance with s.146 of the Act.</i>	The proposal complies with this policy. The assessment of archaeological potential of the subject site concludes the identified areas of Nil to Low for archaeological potential within the BTR site. In summary, due to the nil to low archaeological potential across the site for all identified phases, it is unlikely that the proposal will impact any archaeological potential. Refer to section 8.0 of this report and accompanying Appendix C, for further archaeological assessment

Conservation Policies	Assessment
<i>g) All employees and contractors associated with site must be made aware of the nature of potential heritage evidence; the definition of a relic; the provisions of the Heritage Act 1977; and when to request the assistance of a qualified archaeologist. This information is to form part of the induction noted under Policy 1(c).</i> <i>h) For policies related to Indigenous archaeology, refer to the Construction Heritage Management Plan, Sydney Metro City & Southwest – TSE Works, prepared by AMBS Ecology & Heritage (August 2018).</i>	
9.10 Heritage Interpretation	
Policy 20 Heritage Interpretation <i>a) Heritage interpretation should communicate the collective site's layered history, referencing its former residential and commercial uses. Interpretive elements should be sensitively integrated across the site to enhance public appreciation of its historical development and significance.</i>	The proposal complies with this policy. The inclusion of landscaping and public art integrating with heritage interpretation within the proposal would assist to mitigate the heritage impact to the site and surrounding heritage items.

7.4 WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012 CLAUSE 5.10 HERITAGE CONSERVATION

This subject site has an existing local heritage listed item, Mowbray House and 10metre curtilage (196) and is identified under Schedule 5 Environmental Heritage of the Willoughby Local Environmental Plan (LEP) 2012.

The proposal generally complies with the LEP 2012 clause 5.10 Heritage Conservation and would have an acceptable impact on the vicinity heritage items and heritage conservation areas.

Further assessment of the impact of the proposal on the heritage significance against the relevant heritage controls can be found in Section 7.5 of this report.

7.5 WILLOUGHBY DEVELOPMENT CONTROL PLAN 2023

The proposed work generally satisfies the relevant heritage controls listed in “Part H: Heritage Items and Heritage Conservation Areas 2023” of the Willoughby Development Control Plan 2023.

DCP Controls Part H – Heritage Items & Conservation Areas 2023	Assessment
2.0 General Conservation Controls	
2.1 Planning and Design Principles	
2.1.1. Setting <i>Objectives</i> 1. <i>provide an appropriate visual setting for heritage items and buildings in heritage conservation areas, including landscaping, fencing and carparking</i> 2. <i>maintain and enhance the existing heritage significance of the streetscape and the vicinity</i> 3. <i>ensure new development respects the established patterns in the streetscape, including setbacks, siting, landscaped settings, carparking and fencing</i>	The proposal complies with this control. The design of the BTR podium and tower has been carefully considered to retain and provide an appropriate background and visual setting to Mowbray House. The incorporation of appropriate setback, bulk, scale and landscaping would maintain, respect and enhance the heritage significance of the streetscape and heritage items within the vicinity.
2.1.2 Scale <i>Objective</i> 1. <i>ensure the scale of new development is in harmony with the streetscape and does not dominate or compete with existing heritage items, reduce their contribution and importance to their context, or destroy an existing pattern of development.</i>	The proposal complies with this control. The bulk and scale of the BTR podium and tower has been carefully considered and is consistent with the general uplifts of the high rise developments within the vicinity. The proposal provides appropriate setbacks between podium and tower that that allows landscaping on the rooftop of the podium, which mitigates and enhance the streetscape and not compete with the existing heritage items within the vicinity.

DCP Controls	Assessment
2.1.3 Massing and Form <i>Objectives</i> 1. ensure new development acknowledges dominant massing and form of the heritage item or heritage conservation area, and is in harmony with existing significant fabric and form, and with the surrounding streetscape 2. ensure that the form of new development is compatible with or complements the heritage significance of its context	The proposal complies with this control. The massing of the podium is generally sympathetic to the existing buildings and streetscapes, including its bulk and scale. Therefore, the podium and tower will generally not visually dominate or compete with the existing heritage items. The high rise tower should appear as a backdrop within the dense urban setting, when viewed from the streetscape and surrounding heritage items and heritage conservation areas.
2.1.4 Proportion <i>Objectives</i> 1. ensure new development respects the proportions of elements of existing heritage fabric 2. ensure new development has regard to the architectural character and style of the heritage item or heritage conservation area setting	The proposal complies with this control. The existing significant proportions and heritage values are generally respected, in particular with the podium lower scale proportions and architectural character. The BTR podium and tower has generally incorporated an architectural character and style that is appropriate and sympathetic to the adjacent heritage items and heritage conservation areas.
2.1.5 Details <i>Objectives</i> 1. ensure new development has a level of detail appropriate to its context 2. ensure that new development has regard to the architectural character and style of the heritage item or heritage conservation area setting but does not incorporate elaborate new detailing in a period style that would prevent interpretation of what is original and what is new	The proposal complies with this control. The BTR podium and tower has generally considered appropriate details that are sympathetic to the heritage items and heritage conservation areas within the vicinity. The use of appropriate architectural details and materials and finishes would assist to mitigate the bulk and scale when viewed upon from the streetscape and beyond. Examples such as the use of warm tones with sandstone and modern brickwork patterns which are sympathetic to the context and character of the place. These contemporary details and finishes would also provide clear interpretation of old and new.

DCP Controls	Assessment
2.5 Infill Development	
<i>Objectives</i> 1. ensure infill development achieves a sympathetic relationship with nearby heritage items or the heritage conservation area in terms of its scale, massing, character, setback, orientation, materials and detailing 2. ensure infill development respects the established streetscape, and the patterns of development, including setbacks, siting, landscape settings, carparking, height, dominant ridge line and building envelope 3. ensure infill development displays architectural 'good manners' by respecting the significant characteristics of nearby and adjoining development	The proposal complies with this control. The design of the BTR tower and podium development has been carefully considered to ensure a respectful and sympathetic relationship with Mowbray House and other heritage items within the vicinity. The south elevation of the BTR tower and podium includes activated spaces on the ground and rooftop of the podium. This is positive and would provide an active streetscape and enhance the character and setting of the heritage items. Activities such as commercial retail and active play garden area would encourage ongoing use and engagement with Mowbray House and other heritage items.

7.6 VIEW IMPACT ON NEIGHBOURING HERITAGE ITEMS

As requested by Heritage NSW on 8 April 2026 (ref: HMS ID 14035), this section assesses the view impacts of the proposal to Chatswood Dive Site to the following neighbouring listed heritage items.

7.6.1 CHATSWOOD SOUTH UNITING CHURCH & HALL, PARSONAGE AND CEMETERY 518 Pacific Highway Lane Cove North - NSW State Heritage Item



Figure 79. The view north east towards the subject site from the Chatswood South Uniting Church

The heritage significance of the State heritage listed item, Chatswood South Uniting Church is retained. The proposal retains the key views and vistas that are significant to the Chatswood South Uniting Church from public viewing points and also from the Chatswood South Uniting Church to the development site and the other adjacent State and Local heritage items, being the Chatswood Water Reservoirs and the Great Northern Hotel.

The Chatswood South Uniting Church is physically further away from the BTR podium and tower and is buffered by the neighbouring Local heritage listed item and extensive existing landscaping within the church site.

When the proposal is viewed from the Chatswood South Uniting Church along with the Pacific Highway streetscape towards the North, the BTR tower would appear to be part of the urban background within the existing dense urban setting of Chatswood.

7.6.2 HOUSE AND CURTILAGE 'HILTON'

313-315 Mowbray Road Chatswood - NSW State Heritage Item



Figure 80. The view south west towards the subject site from the 'Hilton'.

The heritage significance of the State heritage listed item, House and Curtilage 'Hilton' is retained. The proposal retains the key views and vistas that are significant to 'Hilton' house and curtilage.

The 'Hilton' is substantially distant from the subject site and is buffered by the surrounding residential housing and landscaping.

The BTR tower and podium will be visually perceived as part of an emerging high rise development, similar in height to the neighbouring approved developments to the north of the subject site, to Chatswood.

7.6.3 MOWBRAY HOUSE

339 Mowbray Road Chatswood - Local Heritage Item



Figure 81. The view north towards the subject site from Hampden Road and Mowbray Road.

The heritage significance of the Local heritage listed item, Mowbray House is retained.

The proposal retains the key views and vistas that are significant to Mowbray House from public viewing points and also from the Hampden Road to the BTR podium and tower and the other adjacent State and Local heritage items, the Chatswood Water Reservoirs and Chatswood Substation No.80.

The design of the podium is sympathetic and respectful to Mowbray House, with their similar bulk and scale. The inclusion of the podium rooftop common gardens would provide opportunities for the community to appreciate and engage with Mowbray House and Hampden Road, and the other adjacent State and Local heritage items, the Chatswood Water Reservoirs and Chatswood Substation No.80.

When the proposal is viewed from Hampden Road and along the Mowbray Road streetscape towards the north, the BTR tower with its appropriate setback from the podium, would appear to be part of the urban background within the existing dense urban setting of Chatswood.

8.0 ARCHAEOLOGICAL ASSESSMENT

8.1 GENERAL

This section discusses the archaeological assessment of the Chatswood Dive Site. A historical archaeological assessment has been prepared by AMBS, in accordance with the Heritage NSW guidelines, as set out in Appendix C.

8.2 STATEMENT OF ARCHAEOLOGICAL SIGNIFICANCE

Below is an extract of the statement of archaeological significance of site including Mowbray House, obtained from the archaeological assessment prepared by AMBS.

“Potential archaeological resources within the study area would likely consist of footings or piers associated with the School of Arts/Council Chambers (built 1874), the interior of Mowbray House (built 1906) and rear additional buildings (built between 1906-1917) as well as discrete drainage features associated with the School of Arts.

While there is low to moderate potential for archaeological resources to be present, this assessment has determined they would have limited research potential and unlikely to answer substantial research questions. Potential archaeological resources associated with the School of Arts and Mowbray House are unlikely to meet the threshold of significance at a local or State level as assessed against the Heritage NSW criteria. Structural archaeological features associated with Mowbray House may contribute to the site’s overall heritage significance; however, it is likely this would be negligible as potential resources would have limited research potential and would not further an understanding of the site’s development”.



Figure 82: Archaeological Potential Map Overlay of Site by AMBS

8.3 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

Based on the historical research and physical evidence prepared by AMBS, the assessment of archaeological potential of the subject site concludes the identified areas of Nil to Low for archaeological potential within the BTR site. The identified potential resources would have limited research potential and unlikely to meet the threshold of significance at a local or State level.

In summary, due to the nil to low archaeological potential across the site for all identified phases, it is unlikely that the proposal will impact any archaeological potential.

9.0 RECOMMENDATIONS

- 9.1 The BTR podium and tower development has considered and complements the heritage values of the heritage item Mowbray House. The cumulative impacts to the heritage curtilage of Mowbray House have been carefully considered, to ensure the heritage values and integrity of the heritage item are retained.

- 9.2 The relationship between Mowbray House and the adjacent proposed village green to the north is historically very important. The village green provides an opportunity to interpret the former recreational and playground use of the former Mowbray House school and to allow the strong physical and visual connections between Mowbray House and the open space.

The BTR podium and tower development will become the immediate backdrop to the views and vistas of the place. The urban design and character of this backdrop is important to the village green and Mowbray House.

- 9.3 The BTR podium and tower development has maximised the northern sun exposure to Mowbray House and the neighbouring State and local listed heritage items and has carefully considered to ensure the morning and midday sunshine penetrates the heritage items' building and curtilage. This is to ensure long term health and sustainability of the heritage items and their ongoing use.

- 9.4 The south elevation of the BTR podium and tower development with views and vistas towards and from Mowbray House has an appropriate setback and provide an active frontage. The façade treatment to the elevation of the BTR podium and tower has been considered to encourage the community to traverse, observe and engage with Mowbray House.

- 9.5 The BTR tower is appropriately setback from the podium form of the development, to reduce the dominance, bulk and scale of the tower over the podium, village green, Mowbray House and the neighbouring State and local listed heritage items.

There is a strong and clear distinction between the BTR tower and the podium so that the tower is less dominant and is able to be read separately from the podium.

- 9.6 Appropriate detailing for the architectural style, scale and forms to the BTR podium development has been considered to complement and enhance the streetscape, in particular to south streetscape facing Mowbray House, Nelson Street, Frank Channon Walk.

- 9.7 Appropriate architectural detailing, including materials and tones to the BTR podium development has been considered to ensure the contemporary architecture complements the existing urban fabric, Mowbray House and the neighbouring State and local listed heritage items. Any glazing elements and large solid wall areas should be carefully considered.

- 9.8 Landscape treatment to the south façade of the BTR podium has been considered to provide a green backdrop to the village green and as viewed from Mowbray House.

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- 9.9 The detailing treatment to the pedestrian thoroughfare, such as the paving, parking spaces and roads has been considered. The pedestrian paving should be identified with a dominant surface and differentiated so that vehicles are made aware they are driving adjacent to an important heritage precinct with a primary pedestrian thoroughfare.
- 9.10 The significant streetscape and associated views and vistas between Mowbray House, Mowbray Road, Pacific Highway and the neighbouring State and local listed heritage items have generally been retained and enhanced.
- 9.11 The landscaping and facade treatments to the ground floor of the BTR podium is positive and allow a strong and inviting visual connection to Mowbray House and the neighbouring State and local listed heritage items.
- 9.12 A photographic archival recording of the site should be prepared by a suitably qualified heritage consultant prior to the commencement of works, in order to identify and record the site in its current condition. The document should be prepared in accordance with the Heritage NSW guidelines.

10.0 CONCLUSION

The Chatswood Dive Site, strategically located on the main junction of Pacific Highway and Mowbray Road, possesses significant historical importance as the foundational location for the early township of North Willoughby and Chatswood, dating from the 1860s.

The proposed BTR redevelopment in this precinct to a mixed use residential, retail commercial and community precinct is considered positive and reaffirms the location's history as a vibrant and integrated urban centre.

The Chatswood Dive Site BTR development is generally acceptable and reasonable in order to provide the much needed housing supply to Chatswood and New South Wales. The proposal to the Chatswood Dive Site is a positive outcome, sustaining the current and foreseeable future demands of the Chatswood Town Centre.

The visual impact of the new residential tower has generally been mitigated by the good quality design and the appropriate scale and bulk of the base podium. Generally, the residential tower should appear as a disconnected backdrop, when viewed from the streetscape.

In our opinion, if the heritage significance of the place is respected and all the heritage recommendations are properly implemented, then overall the proposed BTR development of this place is an acceptable change with an acceptable heritage impact to Chatswood immediate surrounding residential area and the Chatswood Town Centre.

APPENDIX A: ARCHITECTURAL DRAWINGS BY FK

APPENDIX B: LANDSCAPE DRAWINGS BY OCULUS

APPENDIX C: CHATSWOOD DIVE SITE ARCHAEOLOGICAL ASSESSMENT BY AMBS

APPENDIX D: MOWBRAY HOUSE HERITAGE LISTINGS

APPENDIX E: CHATSWOOD SOUTH UNITING CHURCH HERITAGE LISTINGS

APPENDIX F: CHATSWOOD RESERVOIR HERITAGE LISTINGS

APPENDIX G: GREAT NORTHERN HOTEL HERITAGE LISTINGS

APPENDIX H: CHATSWOOD SUBSTATION NO.80 HERITAGE LISTINGS