

STATEMENT OF HERITAGE IMPACT



State Significant Development Application

No. 37 Archer Street, Chatswood

May 2025 | J6574_01

**Weir
Phillips
Heritage**

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0 EXECUTIVE SUMMARY

This Statement of Heritage Impact (SoHI) has been prepared by Weir Phillips Heritage to accompany a detailed State Significant Development Application (SSDA) for the development of a mixed-use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in Table 1 below.

Table 1 Legal Description

Property Address	Title Description
37 Archer Street, Chatswood NSW 2067	SP 38065
Project Site Area	2,201m ²

The application seeks consent for the demolition of existing structures on the site and the development of a residential apartments (including affordable housing), commercial office space, food and beverage uses and retail tenancies with servicing areas and parking contained within the building's basement. A publicly accessible through site-link is also proposed providing a direct connection between Archer and Bertram Streets and allowing opportunities for outdoor dining and passive recreation.

Specifically, the SSDA seeks development consent for:

- Demolition of existing buildings, structures and trees.
- Excavation of the site to a basement depth of RL RL71.85mm.
- Construction of a mixed-use building to 28 storeys (RL184.25m) comprising residential and commercial uses.
- The development of 125 apartments (including 28 affordable housing units) with residential amenities and services, commercial office space, food and beverage tenancies and retail uses.

Description

The proposal is for a 28-storey building with 6-levels of basement below. The development contains the following uses:

- Residential apartments: A total of 125 apartments (including 28 affordable housing units) comprising 29 x 1 bed apartments, 55 x 2 bed apartments, 30 x 3 bed apartments and 11 x 4 bed apartments with recreational facilities at Level 8.
- Office tenancies: occupying levels 2 and 3.
- Retail tenancies: double storey retail units fronting Bertram Street.
- Food and beverage tenancies: ground level.
- Basement parking: 154 car spaces, 9 motorbike spaces, 28 bicycle spaces and end of trip facilities.
- Servicing and plant equipment.
- Publicly accessible landscaped through site link.
- The gross floor area (GFA) for the proposed development is described below:
- Total GFA: 14,230sqm
 - Residential GFA: 12,318sqm
 - Non-residential GFA: 1,912sqm

Affordable housing will be provided in the form of a monetary contribution and floorspace

within the proposed development.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing dated 12th July 2024 and issued for the SSDA (SSD-73277714). Specifically, this report has been prepared to respond to the SEARs requirements issued below.

SEARs Item	Description of Issue and Assessment Requirements	Section reference (this report)
19.1	Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Section 5

The purpose of the project is to provide a high-quality mixed-use development in an accessible location within the Chatswood CBD, providing new market and affordable housing opportunities complemented by commercial and retail uses within this well serviced location.

The proposed development designed by Fuse Architects is located opposite the South Chatswood Heritage Conservation Area (HCA) and individually listed local heritage items, with the width of Bertram Street providing sufficient separation to mitigate direct impacts on the HCA. As the Chatswood CBD continues to intensify, it is increasingly common for heritage buildings to sit within a context of taller commercial and residential developments. The proposal incorporates a sensitively designed podium and upper-level setbacks, referencing the scale, subdivision pattern, and materiality of the adjoining historic streetscape, thereby assisting in the integration of the new development into its historic context.

The CBD forms a visible but neutral backdrop to the HCA, with visual impacts mitigated by existing tree plantings and wide street corridors. While the proposed tower will have a visual presence, particularly at the periphery of the HCA, its impact is minimised by the setback of massing towards Archer Street and the north-south orientation of key heritage dwellings, ensuring that primary views and settings remain largely unaffected.

The high solid-to-void ratio, avoidance of large expanses of reflective glass, and use of contemporary materials referencing traditional finishes further reduce its visual impact of the proposal. The proposal maintains the ability to understand and appreciate the significance of the South Chatswood HCA and those individually listed items as examples of early North Shore residential development

Overall, the impact on the HCA and nearby heritage items is assessed as acceptable for the following reasons:

-
- Sufficient separation avoids direct impacts on the lot boundary curtilage of the HCA.
 - The low-rise character of the historic streetscape remains legible within the widened, vegetated street context.
 - No significant heritage view corridors will be blocked, and views to heritage items are largely retained.
 - The architectural, historic, and social significance of the HCA and individual items will not be adversely affected.

The proposed development, while considerably larger in scale than the existing residential properties on site will still facilitate the retention of the South Chatwood HCA and individual items located within and on the periphery of the HCA to be retained where it will be acknowledged that they are residential remnants within an emerging CBD context. The proposal is compatible with the relevant heritage controls and adequately addresses environmental impacts and mitigation measures as required by Section 19.1 of the SEARs.

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Revision	Date	Person	Reviewed by
First Issue	19.03.2025	AM	JP
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Final (minor amendments)	06.05.2025	AM	AM

Cover Image: Render of the proposal by Fuse Architects.

We acknowledge that the land on which we live, learn and work as the traditional country of the Gadigal people of the Eora Nation. We acknowledge these traditional owners of this land and acknowledge their living cultures and the unique roles they have played in maintaining life, language, and culture in this region. We pay respect to their Elders past, present and future and to all Aboriginal people.

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1 INTRODUCTION

1.1 Preamble

This Statement of Heritage Impact (SoHI) has been prepared by Weir Phillips Heritage to accompany a detailed State Significant Development Application (SSDA) for the development of a mixed-use residential tower with infill affordable housing at 37 Archer Street, Chatswood NSW 2067. The site consists of attached townhouses within a large rectangular lot. The legal description of the site is outlined in Table 1 below.

Table 2 Legal Description

Property Address	Title Description
37 Archer Street, Chatswood NSW 2067	SP 38065
Project Site Area	2,201m ²

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- Servicing and plant equipment.
- Publicly accessible landscaped through site link.
- The gross floor area (GFA) for the proposed development is described below:
 - Total GFA: 14,230sqm
 - Residential GFA: 12,294sqm

- Non-residential GFA: 1,901sqm

Affordable housing will be provided in the form of a monetary contribution and floorspace within the proposed development.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing dated 5 February 2024 and issued for the SSDA (SSD-73456206). Specifically, this report has been prepared to respond to the SEARs requirements issued below.

SEARs Item	Description of Issue and Assessment Requirements	Section reference (this report)
19.1	Environmental Heritage Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.	Section 5

The purpose of the project is to provide a high-quality mixed-use development in an accessible location within the Chatswood CBD, providing new market and affordable housing opportunities complemented by commercial and retail uses within this well serviced location.

1.2 Heritage Listings

The following table addresses the relevant heritage listings for the site. For further information, refer to Section 3.

Table 3: Summary of statutory heritage listings.

Listing Type	Item Name and Details	Item No
Listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
In the vicinity of items on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Willoughby LEP 2012</i> .	No.	N/A
Located within the vicinity of local heritage items by Schedule 5 Part 1 of the	Yes.	See Section 3 for details.

<i>Willoughby LEP 2012.</i>		
Located within the vicinity of heritage conservation area by Schedule 5 Part 2 of the <i>Willoughby LEP 2012.</i>	Yes.	See Section 3 for details.

1.3 Limitations

A detailed history of the No. 37 Archer Street, Chatswood and a full assessment of significance to NSW Heritage Division standards were not provided for as the site is not listed as a heritage item. The history contained in this statement was compiled from readily available sources listed under Section 9 below.

An Aboriginal history and assessment are provided by other consultants. No historical archaeological assessment was undertaken on site.

1.4 Methodology

Site inspections were undertaken in March 2025 for the preparation of this SoHI by Weir Phillips Heritage and Planning. All photographs of the site were taken at this time unless otherwise noted.

This SoHI has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2023 update) and *Statements of Heritage Impact* (2023 update) and with reference to the planning documents listed under Section 7

2 SITE ASSESSMENT

2.1 The Site – No. 37 Archer Street, Chatswood

The site is located at 37 Archer Street, Chatswood within the Willoughby Local Government Area (LGA). The site is legally described as SP 38065 and has an area of 2,201m². The existing development includes two buildings (multi-unit housing) of up to three storeys in height which accommodate a total of 14 dwellings.

The existing development includes an inground swimming pool fronting Archer Street and single level of basement parking which is accessed from Bertram Street. Pedestrian entries are available from Bertram and Archer Street. Vegetation within the site includes planter boxes through the central circulation spaces and established trees around the site's perimeter. Street trees, comprising native species, along the site's western frontage form part of an attractive and distinctive avenue of trees.

For the following, refer to Figure 3, an aerial photograph over the site, and to the survey that accompanies this application.



Figure 3: An aerial photograph over the site.
Nearmap 2025; annotations by WPH



Figure 4: View of the site from Bertram Street.



Figure 5: The site from Bertram Street.

2.2 Bertram Street boundary to the HCA

Bertram Street is a secondary street within the Chatswood South HCA. The majority of the dwellings fronting Bertram Street date from the later subdivisions of large Federation era through-blocks fronting Neridah Street. Towards the southern end of Bertram Street there are several of heritage-listed dwellings dating from the Federation era. The majority of the dwellings fronting Bertram Street are early 21st century dwellings and apartment constructed in a traditional style, with the exception being 34 Neridah Street (1103). This item has an established non-native tree species at the rear boundary of the site.



Figure 6: Looking north down Bertram Street.



Figure 7: Modern duplex developments on the western side of Bertram Street.



Figure 8: Traditional style contemporary single dwellings on the eastern side of Bertram Street that is located within the HCA.



Figure 9: Looking south down Bertram Street towards the heritage item with the established tree on the rear boundary of 34 Neridah Street (I103).

2.3 The Surrounding Area

The site is situated on the southern edge of the Chatswood CBD. The immediately surrounding area has been zoned for more intensive development and is intended to support mixed use development including high density residential uses. The existing character of the area is evolving.

The urban context surrounding the site is characterised by a mix of residential, commercial, and retail uses. The surrounding locality is described below:

North: The site is bounded to the north by low scale residential development including townhouses and single dwelling properties. This land is zoned to support high-rise mixed use development including buildings with heights up to RL246.8m. Along Archer Street proposals for mixed use towers have been lodged for properties at 51-55 Archer Street and 57-61 Archer Street.

East: The site is bound to the east by Bertram Street which comprises a two-way local road and borders the western edge of the South Chatswood Heritage Conservation Area. A locally listed heritage item at 34 Neridah Street is situated directly opposite.

South: A development application for a 14-storey mixed use development has been lodged for 31-44 Archer Street which is situated immediately to the south of the site. This area provides a transition to low scale residential uses contained within the South Willoughby Conservation Area located on the southern side of Johnson Street. There is a locally significant heritage item at 27 Archer Street.

West: To the west the site is bound by Archer Street which comprises a four-lane classified road. Existing development on Archer Street comprises medium density residential towers of 7 storeys and higher. The area has been zoned for taller buildings of up to 90m. Further to the west is the Chatswood transport interchange and Pacific Highway, linking to the CBD and wider Greater Sydney region.

The site benefits from excellent access to public and active transport and is within walking distance of the Chatswood Interchange, which provides rail and metro connections to North Sydney, Macquarie Park, and the Sydney CBD. Bus services run along Archer Street and provide connections to Chatswood and Crows Nest.

2.4 Future development of the surrounding area

The site is situated on the southern edge of the Chatswood CBD. The immediately surrounding area has been zoned for more intensive development and is intended to support mixed use development including high density residential uses. The existing character of the area is evolving.

The urban context surrounding the site is characterised by a mix of residential, commercial, and retail uses. There is currently one approved and three developments under assessment in the immediate vicinity of the site.

Approved development:

42 Archer Street, Chatswood

DA-2022/240

Demolition of existing residential flat building and construction of a 26-storey building comprising community facilities from ground level to Level 3, residential communal open space at Level 3, 42 residential units above, and 6 levels of basement carparking.

Under assessment:

57-61 Archer Street & 34 Albert Avenue, Chatswood

SSD-72891212

Mixed-use, shop top housing development with the provision of affordable housing.

51-55 Archer Street, Chatswood

SSD-75116211

Construction of a 35-storey mixed use shop top housing development including in-fill affordable housing, comprising a two-storey non-residential podium, a 33-storey residential tower and a multi-level basement carpark.

31-33 Archer Street, Chatswood

DA-2025/17

Demolition of existing structures and construction of shop top housing buildings consisting of part 14 storeys and part 5 storey.

3 ASSESSMENT OF SIGNIFICANCE

3.1 Heritage Management Framework

The site at No. 37 Archer Street, Chatswood is not subject to any statutory heritage listings. It is not listed as a heritage item on the National or Commonwealth Heritage List, State Heritage Register, Schedule 5 of the *Willoughby Local Environmental Plan (LEP) 2012*. The Site is not located in a heritage conservation area as defined by Schedule 5 Part 2 of the *Willoughby LEP 2012*. It is located adjacent to and in the vicinity of heritage items and heritage conservation areas as defined by Schedule 5 of the Plan.

Accordingly, under Part 5.10 of the *LEP 2012*:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

In order to assess the potential impacts of the SDDA on heritage items, a heritage

management document must be submitted with the SSDA. The appropriate heritage management document, in this instance, is a SOHI; and this document is submitted in satisfaction of this requirement of the SEARs.

The following table addresses the relevant heritage listings for the site. For further information, refer to Section 3.

Table 4: Summary of statutory heritage listings.

Listing Type	Item Name and Details	Item No
Listed on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
In the vicinity of items on the State Heritage Register under the <i>Heritage Act 1977</i> (NSW).	N/A	N/A
Listed as an item of local heritage significance by Schedule 5 Part 1 of the <i>Willoughby LEP 2012</i> .	No.	N/A
Located within the vicinity of local heritage items by Schedule 5 Part 1 of the <i>Willoughby LEP 2012</i> .	Yes.	See Section 3 for details.
Located within the vicinity of heritage conservation area by Schedule 5 Part 2 of the <i>Willoughby LEP 2012</i> .	Yes.	See Section 3 for details.

Figure 10 provides detail from the NSW Planning Portal, which identifies heritage items, listed by Schedule 5 of the *LEP 2012*, in the vicinity of the site. Heritage items are coloured brown and numbered, heritage conservation areas are hatched red.

- House (including original interiors), 34 Neridah Street Chatswood. (I103)
- South Chatswood Heritage Conservation Area. (C11)
- House (including original interiors), 28 Neridah Street Chatswood. (I102)
- House (including original interiors), 17 Johnson Street Chatswood. (I79)
- House (including original interiors), 15 Johnson Street Chatswood. (I78)
- House (including original interiors), 27 Archer Street Chatswood. (I56)
- House (including original interiors), 34 Johnson Street Chatswood. (I80)
- House (including original interiors), 34 Albert Avenue Chatswood. (I52)
- House (including original interiors), 23 Neridah Street Chatswood. (I101)
- House (including original interiors), 23 Neridah Street Chatswood. (I101)
- House (including original interiors), 37 Neridah Street Chatswood. (I104)

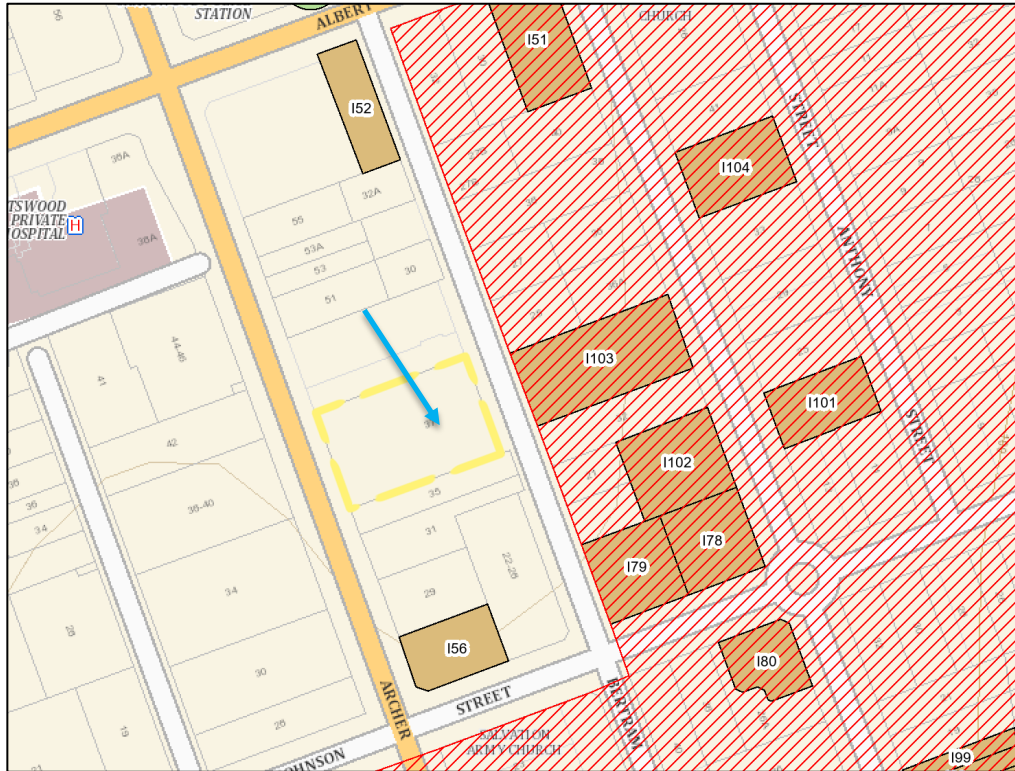


Figure 10: The blue arrow identifies the site and heritage items in the vicinity of the site. NSW Planning Portal with overlay by Weir Phillips Heritage and Planning.

3.1.1 South Chatswood Heritage Conservation Area. (C11)

Address South Chatswood

Listings	Level of Listing	Listing Instrument	List ID
	Local item	Willoughby LEP 2012	C11

Description & relationship to site. The South Chatswood HCA has a mixed character: styles include California and Interwar bungalows, which are interwoven among the dominant Federation and late Victorian era buildings through the progressive re-subdivision of what were often originally generous and gracious early estates.

As well as a few modest Victorian cottages, the South Chatswood HCA is remarkable for its concentration of imposing late Victorian mansions. Along Mowbray Road, their location on a prominent ridgeline and their well-established gardens (including tall, highly visible exotic species) add to the landmark qualities of the larger dwellings.

Many of the typically two storey mansions and many later Federation grand villas are listed as individual Heritage Items. They also have considerable significance in their own right in addition to the distinctive qualities they impart to the streetscapes.

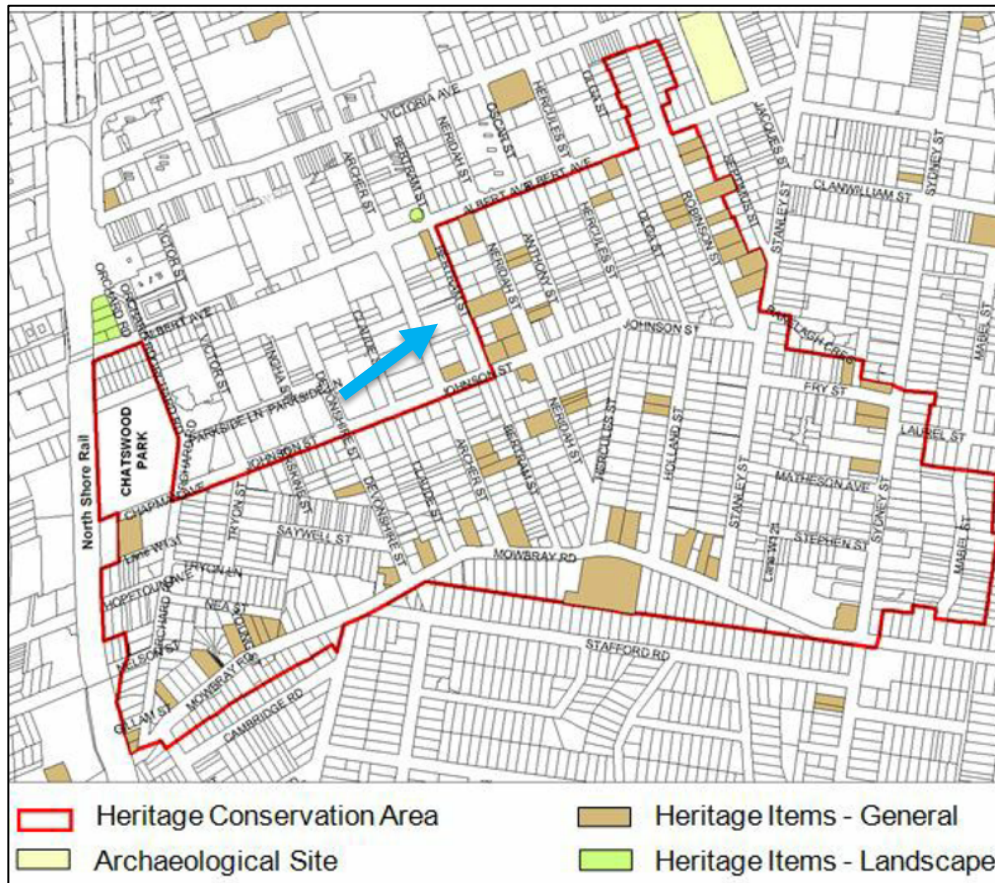
There is great variety in the predominant Federation style from single

storey semidetached cottages to rambling grand villas and rare two storey architect designed mansions. Some streetscapes, as in Robinson and Neridah Streets, display a highly consistent Federation character, even where the scale and siting of buildings varies.

The streetscapes of South Chatswood are unified by the generous landscaped settings of both the modest cottages and mansions. These gardens are characterised by mature exotic shrubbery and lawns, and low fencing allowing leafy vistas to and from the houses.

The development will be highly visible from several vantage points within the large area the conservation area covers,

Statement of Significance South Chatswood Heritage Conservation Area is a good example of early North Shore residential development. Much of the dwelling stock retains its original detailing and distinctive architectural features. Most retain the original scale and basic form, which, apart from the two storey mansions, is predominantly single storey. The Mowbray Road streetscape is significant as one of Willoughby's earliest streets and most important routes, and because of this significance it displays a range of substantial and high quality residences from the early phase of development of the area, complemented by later development of the Interwar Period. The Heritage Conservation Area displays a high level of amenity and originality in its development as an early residential suburb up to the Second World War.



3.1.2 House (including original interiors), 34 Neridah Street Chatswood. (I103)

Address 34 Neridah Street Chatswood.

Listings	Level of Listing	Listing Instrument	List ID
	Local item	Willoughby LEP 2012	I103

Description & relationship to site. A substantial Federation face brick residence with a multi-gabled terra cotta tiled roof, terra cotta ridge capping and finials and detailed brick chimneys. A tiled verandah sweeps around a projecting semi-hexagonal bay at the north east corner. The verandah roof is an extension of the main tiled roof but at a shallower pitch.

The subject site is located opposite the rear boundary of the item at Bertram Street. Bertram Street is secondary street, used as a rear lane for the larger Federation era buildings fronting both Neridah Streets and Archer Streets.

The development will be highly visible from the rear yard of this item. From the front yard the tower will be visible above the roof from of the item.

Statement of 'Hiawatha' has local significance as an excellent example of a Federation bungalow. Historically, it represents an important phase of

Significance early suburban residential development in the area and is rare as one of the few Federation houses left in original condition in Chatswood. Its architectural features and established gardens contribute aesthetic value to the streetscape.



Figure 11: View of the item from Neridah Street.

Realestate.com.au



Figure 12: An oblique aerial photograph illustrating the relationship of the item to the site (blue arrow).



Figure 13: View along Bertram Street showing the site (blue arrow) and item red arrow.

3.1.3 House (including original interiors), 28 Neridah Street Chatswood. (I102)

Address 28 Neridah Street Chatswood.

Listings	Level of Listing	Listing Instrument	List ID
	Local item	Willoughby LEP 2012	I102

Description & relationship to site. An Edwardian/Federation single storey house featuring pyramidal slate roof with terracotta ridge capping and finials, plus a chimney which gives an interesting skyline effect. Tessellated verandahs and bay windows and bold timberwork are features.

The rear of this dwelling has been subdivided and a new dwelling constructed along the Bertram Street frontage. Given the subdivision of the rear of the item, the development will not be highly visible from the rear yard.

The development will be highly visible from the rear yard of this item. From the front yard the tower will be visible above the roof from of the item.

Statement of Significance The Queen Anne Revival style house is considered to have historic and aesthetic significance arising from its architectural values (which are representative of its class) and its contribution to the streetscape and local residential development pattern.



Figure 14: View of the item from Neridah Street.
Realestate.com.au

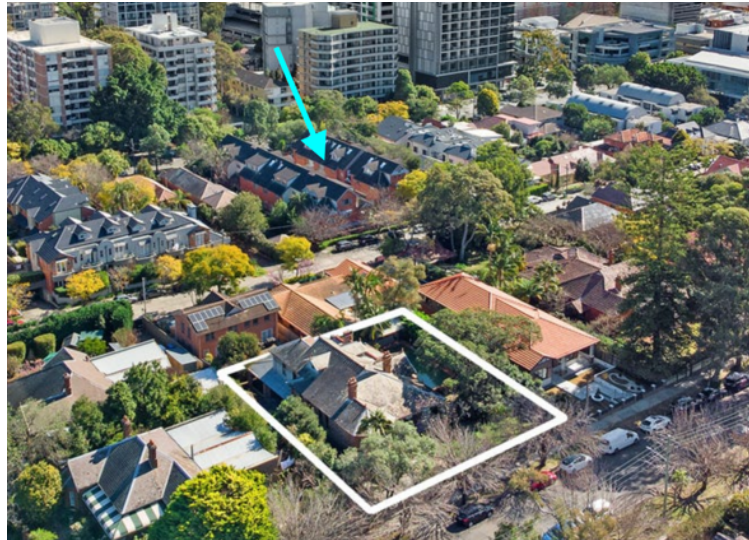


Figure 15: An oblique aerial photograph illustrating the relationship of the item to the site (blue arrow).

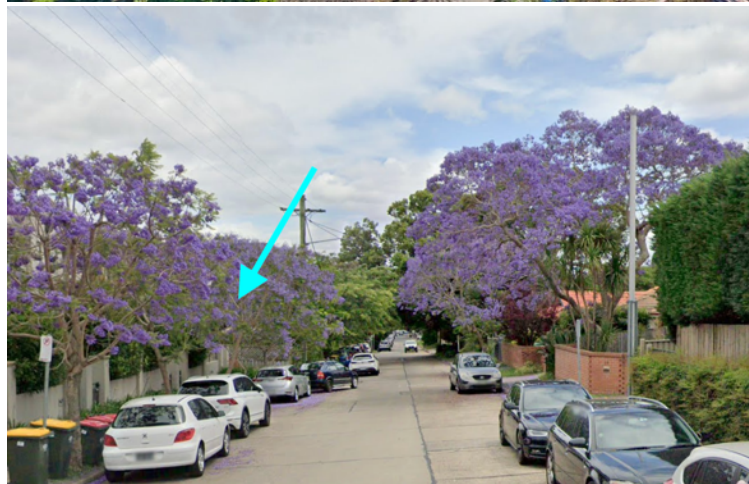


Figure 16: View along Bertram Street showing the site (blue arrow) the item is not visible in conjunction with the site from this angle.

3.1.4 House (including original interiors), 17 Johnson Street Chatswood. (179)

Address 17 Johnson Street Chatswood

Listings	Level of Listing	Listing Instrument	List ID
	Local item	Willoughby LEP 2012	179

Description & relationship to site. This house demonstrates strongly Federation elements incorporated into a Victorian style floor plan in order to be blended with the adjacent 'Victoria' house. It features a alate roof, and return verandah, cast-iron columns for veranda supports and an unusual butterfly roofed section as a side wing to north decorative brickwork at parapet. The original gardens remain intact.

The development will be highly visible from the rear yard of this item. From the front yard the tower will be visible above the roof from of the item.

Statement 'Carramar' has historic significance for its architectural qualities and

of Significance is rare as an example of an older home in the area. It is demonstrative of an early phase of residential settlement in Chatswood and lends depth to the streetscape quality of its locale due to its aesthetic qualities and associations.



Figure 17: View of the dwelling (used as a childcare centre) as viewed from Johnson Street.

3.1.5 House (including original interiors), 15 Johnson Street Chatswood. (I78)

Address	15 Johnson Street Chatswood		
Listings	Level of Listing Local item	Listing Instrument Willoughby LEP 2012	List ID I79
Description & relationship to site.	<p>A large late Victorian brick cottage with a slate roof and a bull nosed verandah on two sides. Detailing includes fretted barges and finials. Elaborate verandah posts and timber framed bay windows.</p> <p>The house is set on a large corner lot and has a well established garden.</p> <p>One of an important group along Johnson Street (together with No 17 Johnson Street) reflecting late Victorian architecture.</p> <p>The development will be highly visible from the rear yard of this item. From the front yard the tower will be visible above the roof from of the item.</p>		
Statement of Significance	<p>'Victoria' has historic significance for its architectural qualities and is rare as an example of an older home in the area. It is demonstrative of an early phase of residential settlement in Chatswood and lends depth to the streetscape quality of its local due to its aesthetic qualities and associations.</p>		



Figure 18: View of the site from the corner of Johnson Street and Neridah Street.

Realestate.com.au

3.1.6 House (including original interiors), 27 Archer Street Chatswood. (I56)

Address	27 Archer Street Chatswood		
Listings	Level of Listing Local item	Listing Instrument Willoughby LEP 2012	List ID I56
Description & relationship to site.	<p>Avoca is a two-storey brick house with slate hipped roof and verandas to both levels, forming an imposing landmark on the corner of Johnson and Archer Streets.</p> <p>The projecting street front gable incorporates four timber double-hung windows which have rendered sills, heads and a timber bargeboard with shaped ends and remnant sections of timber decoration to the apex.</p> <p>From Archer Street the new development will be visible in conjunction with the item, particularly from the intersection of Johnson Street.</p>		
Statement of Significance	<p>The house at 27 Archer Street has local historic significance for its association with the Muston family. The house has local aesthetic significance as an example of a late Victorian / early Federation mansion that represents the early wave of high quality building activity that occurred in East Chatswood following the development of the railway in 1890.</p>		



Figure 19: View of the site from Archer Street.
Realestate.com.au



Figure 20: View of the item in relation to the subject site indicated by the arrow.

3.1.7 House (including original interiors), 34 Albert Avenue Chatswood. (I52)

Address 34 Albert Avenue Chatswood

Listings	Level of Listing	Listing Instrument	List ID
	Local item	Willoughby LEP 2012	I52

Description & relationship to site. Brigstock is a single storey late Victorian period house with modest Italianate stylistic features. Constructed of rendered brick, the cottage is built to the alignment of Bertram Street, with a small garden fronting Albert Avenue. The house is partially screened by a hedge but it contributes to the historic character of the busy Albert Avenue streetscape together with numbers 28 to 32 Albert Avenue.

Located to the north east of the site the site will be visible in the distant background of the item. When viewed from the opposite side of Albert Avenue and Bertram Street.

Statement of Significance 34 Albert Avenue has historic local significance as a relatively intact house in the late Victorian Italianate style. It is representative of the modest cottage scale of residential development that was constructed in Chatswood following the arrival of the railway in 1890.



Figure 21: view of the item from Albert Avenue.



Figure 22: View of the item from the intersection of Albert Avenue and Bertram Street. The indicative position of the site that will be visible behind the item.

4 SCOPE OF WORKS

It is proposed to demolish the existing multi-dwelling developments on the Site of 37 Archer Street, Chatswood, and to construct a mixed-use development with in-fill affordable housing. This scheme should be read in conjunction with the architectural package prepared by Fuse Architects. The 28-storey with 6-levels of basement below mixed-use development comprises:

- 125 residential apartments including 28 affordable housing units
- office tenancies occupying levels 2 and 3
- double storey retail tenancies fronting Bertram Street
- food and beverage tenancies at ground level
- basement parking for 154 cars
- servicing and plant equipment publicly accessible landscaped through site link

5 HERITAGE IMPACT ASSESSMENT

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the Willoughby Local Environmental Plan (LEP) 2012, nor is it located within a Heritage Conservation Area (HCA) under Part 2 of Schedule 5. The subject site is, however, located within close proximity to a number of heritage items and a HCA, and is therefore subject to the heritage provisions contained within the Willoughby LEP 2012. As the proposal is related to state significant development, the heritage controls of the Willoughby Development Control Plan (DCP) 2023 are not required for this SOHI.

5.1 Method of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact. Refer to the planning documents that accompany this application.

The proposal is assessed by consideration of:

- The relevant controls of the *Willoughby LEP 2012*;
 - Assessment against the relevant requirements for Heritage Impact Statements provided by the Heritage NSW publication Statements of Heritage Impact (2023 update); and
- Industry-specific SEARs to be addressed in report:

19.0	Environmental Heritage
19.1	Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.

with an understanding of the requirements for Heritage Impact Statements provided by the Heritage NSW publication Statements of Heritage Impact (2023 update);

5.2 Effect of Work on the Site

Buildings on site are of no heritage significance as assessed by Weir Phillips Heritage or by Willoughby Council. Their demolition will have no heritage impact on the site or wider heritage of Chatswood or the LGA.

5.3 Effect of Work on HCA in the Vicinity of the Site

The South Chatswood HCA is directly across the road from the site to the west. This separation of the width of the street adds to mitigating the impact of the proposal compared to if the development site was directly adjacent to the item. As development in the Chatswood CBD continues to intensify new commercial and high-rise residential buildings are increasingly located adjacent to HCAs. It is now quite common for heritage buildings to be set in amongst tall commercial or residential buildings. Where a proposed tall building is directly adjacent to a HCA, it is desirable to create a transition between the two buildings. This is normally achieved by the creation of a podium to the taller building the height of which reflects the height and proportions of the adjacent item. Although there are no set rules to podium height it generally lies in the 2-3 storey height range and this allows for a transition by creating a lower street front to the new development and drawing attention away from the tower above. In most cases the visual impact of the tower remains constant regardless of its height.

The design of the tower by Fuse Architects incorporates an appropriately scaled podium at Bertram Street to minimise the visual impact of the tower on the conservation area. The proposed design provides vertical articulation of the two-storey recessed podium, and upper level setbacks to the tower above to reference the pattern and separation of the individual dwellings. This reflects the earlier historic subdivision and setbacks of the site which included separate dwellings fronting Bertram Street. This assists in better integrating the future proposal into the existing neighbouring historic context.

The Heritage Strategy, prepared by Weir Phillips as part of the broader Chatswood CBD Planning and Urban Design Strategy 2036, included an analysis of the CBD's boundary conditions and its interface with adjoining Heritage Conservation Areas (HCAs). This analysis found that in transitional areas, the existing CBD generally presents as a visible but neutral backdrop to the HCAs, with much of its visual impact softened by established street tree plantings. The 3D imagery and visual impact assessment illustrates the mitigating impact of the vegetation when looking west from within the HCA. From a heritage perspective, increasing the uplift within the vicinity of the HCA, as viewed in the 3D modelling, did present as a much larger built form, however, when viewed in consideration of the future towers surrounding the site, it presents a cohesive high density backdrop to the heritage conservation area.

The proposed development will have a visual impact on the HCA, particularly those dwellings and heritage items on the periphery. The majority of the impact is mitigated by the use of setbacks of the built form away from the Bertram Street frontage and concentrating the bulk of the development towards Archer Street. The focus of the dwellings within the HCA on the eastern side of the street face inwardly towards cross streets (including Neridah, Anthony and Olga Street) with side elevations fronting Johnson Street. This means that the view corridors and setting of the items generally run parallel to the proposed development site. As a consequence, the proposal will not be readily perceptible as a background element when viewed in tandem with the majority dwellings in the HCA as their primary elevations are generally viewed in a north/south direction.

The introduction of a mixed-use podium with residential development above results in a negligible heritage impact, particularly when considered within the current and evolving context of the CBD. The scale and materiality of the podium help to mitigate the visual dominance of the CBD in the background, maintaining the residential character of dwellings within the adjoining Heritage Conservation Area (HCA). While the materials and finishes are contemporary, they reference traditional materials in form and tone. Compared to other recent towers, the proposed development features a higher solid-to-void ratio, avoiding the extensive use of plate glass that can otherwise intensify issues of reflectivity, bulk, and scale in the surrounding context. The accompanying 3D image illustrates the reverse podium setback (with upper level setbacks above) and the heavier massing along the side elevations.



Figure 23: An extract from the Fuse Architects design package showing a 3D render of the proposal at the Bertram Street frontage.

HCA already sits comfortably within the existing emerging CBD to the west and north, the intensification of use will not impact upon the ability to understand the significance of the heritage conservation area as a good example of early North Shore residential development.

The impact is acceptable on the HCA in the vicinity for the following reasons:

- The degree of separation is sufficient to have no direct impact on the lot boundary curtilage of the HCA in the vicinity.
- The low-rise nature of the historic streetscape of this section of the South Chatswood HCA will still be able to be understood as Neridah Street is a wide cross street with additional vegetated nature strips.
- No significant view corridors to/from the HCA will be blocked. Views to items will largely remain the same.

-
- The architectural, historic and/or social significance of the items will not be impacted upon.

The proposed works are consistent with the plans of future development in the area. Council has accepted that the wider setting of these the HCA will change over time.

The impact of the proposed works on individual heritage items is assessed individually below.

5.3.1 34 Neridah Street Chatswood. (I103) and 28 Neridah Street Chatswood(I102)

The site at 34 Neridah Street, Chatswood (I103) an 28 Neridah Street Chatswood (I102) are the closest items to the development site and will be most impacted by the proposed new tower on site.

The item will be overshadowed by the tower in the afternoon hours, the remainder of the day the site will be unaffected by overshadowing. It should also be noted that future planned towers to other sites fronting Archer Street will also contribute to the overshadowing of the item. While overshadowing of site does result in reduction in amenity, the amount of sunlight the dwelling will receive will still allow the established garden complements the character of the Federation era dwelling.

The tower form fronting Bertram Street includes a stepped frontage to reference the prevailing heights of the smaller scale dwellings fronting this section of the street. While the stepping of the façade will assist in mitigating some of the impact of the building bulk and scale, the new tower will form a high density backdrop behind the low density dwelling. Given the State Government's plan for Chatswood and the future densification of sites within 400m of the station, there will always be disparity in scale between the sites on the boundary of the HCA. While the propose development will have some impact on the setting of the item, the separation of the width of Bertram Street and the appropriately scaled podium adds to the mitigating impact of the tower above.

The materials and finishes are contemporary but refer to traditional materials. Compared with other new towers, the proposed tower has a greater solid to void, as it largely voids large expanses of plate glass that can negatively impact through reflectivity and massing and scale of items in the vicinity.

The item will continue to read as part of the early residential development of Chatswood on the western side of Neridah Street, where it is unencumbered by high density development.

5.3.2 15 Johnson Street Chatswood (I78) and 17 Johnson Street Chatswood (I79)

The development site is located to the northwest of these heritage items. These dwellings have their primary elevation oriented towards Johnson Street. The current density in the CBD is visible in the background behind these items.

While the immediate setting to the north west of the dwelling will change, the impact on the item will not be readily visible in the background of most dwellings as their primary elevations are generally viewed in a north/south direction. The item will continue to read as part of the early residential development of Chatswood within the North Chatswood

HCA, where it is unencumbered by high density development.

During winter afternoons, there will be some overshadowing at 17 Johnson Street, Chatswood. However, for the remainder of the day, the site will remain unaffected. While overshadowing may reduce amenity to some extent, the dwelling will still receive sufficient sunlight to sustain the established garden, which complements the character of the Federation-era home

5.3.3 27 Archer Street Chatswood (I56)

The development site is located to the north of this heritage item. Unlike other heritage-listed properties in the vicinity, this site is not included within the South Chatswood HCA. The primary viewing angle of the item is east-west from Archer Street, which lies outside the main view cone of the proposed development. As a result, its immediate setting is less intact compared to the heritage items east of the site, where the outlook toward the western side of Archer Street is already dominated by high-rise residential buildings."

While the propose changes the controls will have some impact on the setting of the item, the separation of the width of the intervening buildings to the north of the site and the appropriately scaled podium adds to the mitigating impact of the tower.

Given the development site is located to the north of the item, there will be overshadowing of the item during the midday hours. In the morning and afternoon hours the site will not be overshadowed by the development site. While overshadowing may reduce amenity to some extent, the dwelling will still receive sufficient sunlight to sustain the established garden, which complements the character of the Federation-era home

5.3.4 Other items in the vicinity

The proposed development will have no impact on other heritage items in the vicinity for the following reasons:

- The other listed items in the vicinity of the proposed development site are located some distance from the site. Thus, the distance between the proposed works and the listed items is sufficient to be located outside of the immediate setting of the items.
- The proposed works will have no impact on the ability to understand historic significance the items.
- The proposed development is consistent with the development in the surrounding area, as such it will not constitute a new major detracting element in the vicinity of the site.

5.4 Clause 4.6 Variation - Height

The Clause 4.6 variation to exceed the permissible height limit—by the equivalent of one storey—will not result in any additional heritage impact on the South Chatswood Heritage Conservation Area (HCA) or adjacent heritage items. This modest increase is negligible in the context of the proposal's overall scale and is visually indiscernible from street level.

The proposal maintains a sensitive transition between the HCA and the emerging high-density CBD through a combination of factors: the generous width of Bertram Street, a

well-scaled recessed podium, and upper-level setbacks that reduce perceived bulk. Furthermore, the tower’s architectural response—drawing on traditional materials and referencing the area’s historical subdivision patterns—mitigates visual dominance and supports the continued residential character of the HCA. While some afternoon overshadowing will occur, it is limited in extent and does not materially affect the significance or setting of nearby heritage items. The HCA will remain legible as a cohesive early residential precinct within its evolving urban context

5.5 State Environmental Planning Policy (Planning Systems) 2021

As the proposal is being pursued as state significant development under the SEPP (Housing) 2021 (Division 1: In-fill Affordable Housing), a separate SEPP (Planning Systems) 2021 identifies processes for undertaking state significant development. The following table assesses the proposal in relation to the provisions of the SEPP (Planning Systems) 2021.

Chapter 2 State and Regional Development	Response
<p>2.10 Application of development control plans to State significant development</p> <p>1. Development control plans (whether made before or after the commencement of this Chapter) do not apply to-</p> <p>a) State significant development, or</p> <p>b) development for which a relevant council is the consent authority under section 4.37 of the Act</p>	<p>As the proposed development is being pursued under the state significant development pathway, the Willoughby Development Control Plan (DCP) 2023 is not applicable for the current development. This means that the heritage controls within Part H - Heritage Items and Conservations Areas of the DCP are not considered relevant and therefore no assessment is made against them.</p>

5.6 Willoughby Local Environment Plan (LEP) 2012

The proposal is addressed below in relation to the relevant clauses of the LEP.

Part 2 Permitted or prohibited development	Response
<p>Clause 5.10 Heritage conservation</p> <p>2) (Requirement for consent Development consent is required for any of the following—</p> <p>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)—</p> <p>i. a heritage item,</p> <p>ii. an Aboriginal object,</p> <p>iii. a building, work, relic or tree</p>	<p>The subject site is not listed as a heritage item in Part 1 of Schedule 5 of the Willoughby Local Environmental Plan (LEP) 2012, nor is it located within a Heritage Conservation Area. However, it is located in proximity to a number of heritage items and a heritage conservation area.</p> <p>Under the requirements for consent in relation to heritage, the development does not require consent under 5.10 (2). Rather a consent for the demolition of a building is</p>

Part 2 Permitted or prohibited development	Response
<p>within a heritage conservation area,</p> <p>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,</p> <p>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,</p> <p>d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>e) erecting a building on land— on which a heritage item is located or that is within a heritage conservation area, or on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance, subdividing land—</p> <p>i. on which a heritage item is located or</p> <p>ii. that is within a heritage conservation area, or</p> <p>iii. on which an Aboriginal object is</p> <p>iv. on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	<p>required under section 2.7 of the LEP (see table above). As the proposal requires new development that is in the vicinity of a heritage item and heritage conservation area, assessment of the proposal is required under section 5.10 (4) and (5) of the LEP (considered accordingly below).</p> <p>The assessment of the proposal on archaeological or Aboriginal places of significance is assessed in a separate report.</p>
<p>4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is</p>	<p>The subject site is not listed as a heritage item under any statutory instrument. Also, this SOHI has assessed that the subject site does not contain any heritage significance. The subject site is, however, located in proximity to a number of heritage items and the South Chatswood HCA.</p> <p>This SOHI has assess the erection of a new multi-storey mixed-use shop-top housing development and the subsequent impacts on the known heritage values of the</p>

Part 2 Permitted or prohibited development	Response
<p>prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>heritage items in the vicinity.</p>
<p>5) Heritage assessment. The consent authority may, before granting consent to any development—</p> <ul style="list-style-type: none"> a) on land on which a heritage item is located, or b) on land that is within a heritage conservation area, or c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned 	<p>This SOHI has been prepared in accordance with this clause (5.10 (5) (c)) as the subject site is located in proximity to a number of heritage items listed under Part 1 of Schedule 5 of the Willoughby LEP 2012 (item no. 159 being the closest). It is also located opposite the North Chatswood Heritage Conservation Area (C10) (HCA), listed under Part 2 of Schedule 5 of the Willoughby LEP 2012.</p> <p>The SOHI follows the methodology in line with the Department of Planning and Environment's Guidelines for preparing a Statement of Heritage Impact (2023) and Assessing Heritage Significance (2023).</p> <p>It provides recommendations for conserving the heritage significance, setting and characteristics of the heritage items and HCA in the close vicinity of the subject site.</p>
<p>7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—</p> <ul style="list-style-type: none"> a) notify the Heritage Council of its intention to grant consent, and b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent. 	<p>The subject site is not listed as being an archaeological site in the Willoughby LEP; therefore, this subclause does not apply.</p> <p>Notwithstanding, should any unexpected historical archaeological finds be uncovered during the ground works for the proposed development, the 'STOP WORK' procedure will need to be applied to allow for the inspection of an appropriately qualified archaeologist in order to advise on the required management and consultation with Heritage NSW.</p>
<p>(8) Aboriginal places of heritage significance. The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <ul style="list-style-type: none"> a) consider the effect of the 	<p>Investigation into the potential Aboriginal heritage of the subject site is beyond the scope of this report and has been considered in a separate Aboriginal Cultural Heritage Assessment Report for the site, also prepared by others.</p>

Part 2 Permitted or prohibited development	Response
<p>proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	

5.7 Willoughby Development Control Plan 2023

As per clause 2.10 of the *SEPP (Planning Systems) 2021*, development control plans do not apply to a state significant development. As the proposal is being assessed as a state significant development, the heritage controls contained within the *Willoughby DCP 2023* are not deemed relevant to the proposal.

5.8 NSW Department of Planning and Environment Guidelines

The following questions to be answered have been extracted from the NSW Department of Planning and Environment's, *Guidelines for Preparing a Statement of Heritage Impact, 2023*. Responses have been provided in relation to the proposed development.

Questions to be answered	This proposal relates to these matters as follows:
Section 1 - The Heritage Item	
Is the location of the proposed works area clearly identified?	As the proposed development is being pursued under the state significant development pathway, the Willoughby Development Control Plan (DCP) 2023 is not applicable for the current development. This means that the heritage controls within Part H - Heritage Items and Conservations Areas of the DCP are not considered relevant and therefore no assessment is made against them.
Section 2 - Significance Assessment	
Is the significance of the heritage item well documented and understood?	The subject site is not identified as a heritage item, nor assessed in this SOHI as having

Questions to be answered	This proposal relates to these matters as follows:
	heritage significance. Heritage items in the vicinity have been identified, with their significance well understood.
Have all the criteria of the heritage item's significance been considered?	No – as the site is not listed as an item no assessment of significance was undertaken.
Section 3 - Proposed Works	
Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance?	The proposal incorporates plans for the site, as well as elevations, shadow diagrams and photomontages/renders that clearly show the sitting of the proposed tower in context with the existing high-rise skyline of Chatswood and the heritage items in the vicinity.
Will the proposed works be the best conservation solution for the heritage item?	N/A, the subject site is not identified as a heritage item.
Section 4 - Heritage Impact Assessment	
Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?	N/A, the subject site is not a heritage item.
Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?	<p>The proposed 28-storey tower will be visible in the background of some heritage items and the HCA when viewed from the east. However, its impact will be minimal, as numerous multi-storey towers to the south and west of Chatswood are already present in the background without diminishing the heritage value of these sites. The new development will integrate into this evolving skyline, adding no further disruption to the already modified backdrop of these heritage items.</p> <p>It is acknowledged that the setting of the area will be impacted by the proposed mixed-use shop-top tower; however, this will be in keeping with the said emerging high-rise development to the south and west within the Chatswood CBD.</p> <p>Additionally, the setting of Archer Street is proposed to be altered with the Chatswood CBD Planning and Urban Design Strategy 2026 enabling the future development of high-rise buildings along Archer Street.</p> <p>The tower has been designed to reduce</p>

Questions to be answered	This proposal relates to these matters as follows:
	visual dominance and bulk over the nearby heritage items. The building's articulation adds interest to the podium structure and therefore creates a positive view and vista within the streetscape. Likewise, the setback of the podium from Bertram Street makes the site less visually dominant and overwhelming from the HCA. Though the new development may be visible in the background of some heritage items, the proposed building has been designed to be sympathetic and visually.
Are the proposed works part of a broader scope of works?	Proposal accommodates affordable housing within the higher tower in accordance with recent NSW state policy and the SEPP (Housing) 2021.
Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?	No additional works are proposed on this site.
Are the proposed works to a heritage item that is also significance for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?	N/A. Subject site is not a heritage item nor identified as having Aboriginal cultural heritage values.
Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?	There are several planned towers in the immediate vicinity for the site along Archer Street. This is discussed in the submitted EIS.
Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?	N/A
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	N/A, subject site is not a heritage item. Additionally, under Section 2.10 of the SEPP (Planning Systems) 2021, local development control plans do not apply to state significant development.
Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	The works will not result in adverse heritage impacts that detrimentally affect the heritage significance of the nearby heritage items. The 28 storey mixed use shop top tower will be in keeping with the high-rise tower skyline to the south and west of the site at Chatswood.

Questions to be answered	This proposal relates to these matters as follows:
	This skyline is currently not deemed to be adversely impacting the heritage significance of these proximate heritage items. The proposed tower will also be in keeping with the potential emerging skyline along Archer Street in accordance with the Chatswood CBD Planning and Urban Design Strategy 2026.

The following table addresses the proposal in relation to relevant 'questions to be answered' relating to works adjacent to a heritage item or within the heritage conservation area (listed on an LEP).

Questions to be answered	This proposal relates to these matters as follows:
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?	<p>The development of the subject site to accommodate a 28-storey tower will not significantly impact the heritage significance of nearby heritage items or the South Chatswood HCA.</p> <p>While some residences along Neridah Street within the HCA will experience overshadowing from approximately 3pm onwards during the winter solstice (as indicated by overshadowing diagrams prepared by Fuse Architects), they will receive ample sunlight for the majority of the day, ensuring no substantial loss of amenity.</p> <p>Importantly, no heritage items will be fully overshadowed by the development, preserving their structural integrity and visual prominence. The surrounding heritage items and contributory residences within the HCA will continue to reflect the early 20th-century residential development of South Chatswood, maintaining their historical significance within the evolving urban landscape.</p>
Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?	Most of the significant views to and from the heritage items in the vicinity of the current mixed use tower face north and south based on the orientation of the streetscape, whereas the proposed tower is located to the west. As such, many of the significant views will not be overwhelmed or impacted by the proposed tower, particularly as there already exists multiple

Questions to be answered	This proposal relates to these matters as follows:
	high-rise towers to the south and west of the area which do not detriment the heritage significance / significant views of the heritage items.
Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?	The subject site is situated adjacent to the South Chatswood heritage conservation area. None of the contributory buildings within the HCA will have their significant views overwhelmed or adversely impacted by the proposed development, as the proposed tower will be similar to the existing high-rise towers that are in proximity within Chatswood.

6 CONCLUSIONS

The proposed 28-storey tower, developed in accordance with the in-fill affordable housing SEPP, is considered acceptable from a heritage perspective and aligns with the heritage objectives and provisions of the *Willoughby LEP 2012*.

The works are confined to a site that holds no assessed heritage significance and is currently occupied by late modern townhouses. The demolition of these structures to facilitate and construction of the proposed mixed-use shop-top housing development is deemed appropriate from a heritage standpoint.

While there may be minor impacts on the setting and views of the South Chatswood HCA and nearby heritage items, these are negligible and will not compromise their heritage significance. This is due to the existing high-rise developments within the Chatswood CBD that already define the area's skyline without affecting heritage values, as well as the considered design of the new building, which responds appropriately to its heritage context.

With regard to nearby heritage items and the assessment of impacts set out above, the proposal is considered acceptable for the following reasons:

- The impact of the transition to a tower form will be mitigated by the use of a podium level of appropriate height and the proposed articulated tower form to improve solar access to heritage items and relationship to the existing context.
- Proposed design will provide the opportunity to increase the performance of the building in relation to the public domain (in terms of streetscape presentation, light, views and connectivity) which will be improved when compared to existing buildings.
- No significant view corridors to or from the items or the HCA will be blocked, impeded or unreasonably disrupted by the proposed design. It is acknowledged that the new built form will be highly visible behind items, particularly those with their primary orientation to Neridah Street.

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- Views *from* the site are not considered to have heritage significance.
 - Introduction of podiums with lower street wall heights and greater on street setbacks as part of the proposal to increase the separation and perceived massing of development directly adjacent to HCAs.
 - While the proposal results in a breach of the height standard under Clause 4.6, the additional height will not compromise the heritage significance, character, or setting of the South Chatswood HCA or adjoining heritage items.

The proposed development, while considerably larger in scale than the existing residential properties on site will still facilitate the retention of the South Chatwood HCA and individual items located within and on the periphery of the HCA to be retained where it will be acknowledged that they are residential remnants within an emerging CBD context. The proposal is compatible with the relevant heritage controls and adequately addresses environmental impacts and mitigation measures as required by Section 19.1 of the SEARs.

7 Documentary Evidence

7.1 Heritage Listing Sheets

South Chatswood Heritage Conservation Area. (C11) State Heritage Inventory Database No.: 2660320

House (including original interiors), 34 Neridah Street Chatswood. (I103). State Heritage Inventory Database No.: 2660185

House (including original interiors), 28 Neridah Street Chatswood. (I102). State Heritage Inventory Database No.: 5001467

House (including original interiors), 17 Johnson Street Chatswood. (I79). State Heritage Inventory Database No.: 2660149

House (including original interiors), 15 Johnson Street Chatswood. (I78). State Heritage Inventory Database No.: 2660148

House (including original interiors), 27 Archer Street Chatswood. (I56). State Heritage Inventory Database No.: 2660074

House (including original interiors), 34 Albert Avenue Chatswood. (I52). State Heritage Inventory Database No.: 2660069

7.1.1 Planning Documents

Willoughby Local Environmental Plan 2012.

State Environmental Planning Policy (Housing) 2021

Willoughby City Council, Chatswood CBD: Planning and Urban Design Strategy to 2036, Chatswood,

New South Wales: Willoughby City Council, 2018.