

# urbaine design group

Date: 11.11.2025

**VISUAL IMPACT ASSESSMENT:  
STATE SIGNIFICANT DEVELOPMENT APPLICATION AT: SP 38065.  
37, Archer Street, CHATSWOOD**

This letter has been prepared by John Aspinall. I am a Director of Urbaine Design Group Pty Ltd and a UK Qualified Architect.

This letter has been prepared in response to a request from the Applicant, in relation to the SSDA (SSD-73456206) for the development of a mixed-use residential tower with infill affordable housing at 37 Archer Street, Chatswood, NSW, 2067 (the site).

The original proposed development comprised the 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. DPHI and Willoughby Council subsequently requested the removal of two levels from the podium facing Bertram Street, to reduce the height of this component of the development in line with the height control applicable under the Willoughby Local Environmental Plan. To maintain the total floorspace accommodated within the development, the tower has been increased to 30 storeys (2 additional levels).

Urbaine produced a Visual Impact Assessment to accompany the original SSDA, submitted in May, 2025. I have now been provided with the revised design drawings, including 3d photorealistic views of the updated building.

Having reviewed the updated design, I can confirm that the values assigned for visual impact, within the original VIA, will remain valid for the updated proposal, since no additional visual impact relating to high value elements will be experienced. The lower podium height will assist in slightly improving the visual impact at low levels and the view impacts of the additional height proposed to the tower will be indiscernible in comparison to the previously proposed 28 storey development.



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