

Heritage Impact Statement

815 Pacific Highway, Chatswood

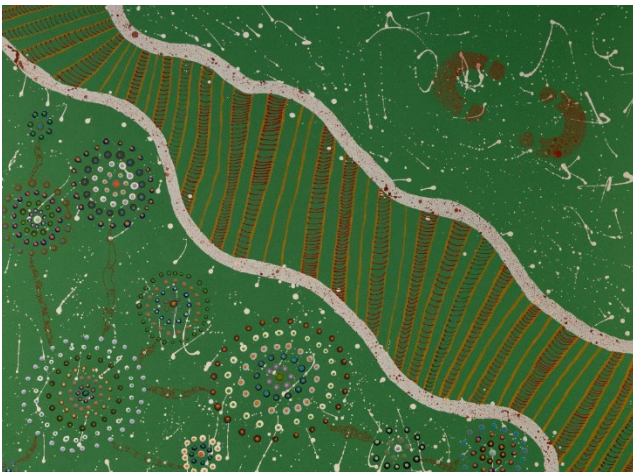
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The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

Urbis has been engaged by Mecone Group Pty Ltd to prepare this Heritage Impact Statement (HIS) for 815 Pacific Highway, Chatswood (the subject site).

This HIS supports the proposed submission of a State Significant Development Application (SSDA) for infill affordable housing. The proposed development (SSD 87033962) seeks consent for a 61-storey shop-top housing development (plus roof plant), incorporating affordable housing. It comprises a podium of ground level plus 10 storeys, with a 50-storey tower above. Further details of the proposal are provided in Section 5 of this report.

The subject site is not a listed heritage item and is not located within a Heritage Conservation Area (HCA). It is, however, situated near the Blue Gum Heritage Conservation Area (C2) and local heritage items, including Chatswood Public School (LEP I106) and the Orchard Tavern (including original interiors) (LEP I239), as identified under Clause 5 of the Willoughby Local Environmental Plan 2012. The Secretary's Environmental Assessment Requirements (SEARs) for infill affordable housing require that, where there is potential for direct or indirect impacts on environmental heritage, a Statement of Heritage Impact and Archaeological Assessment (where relevant) be prepared in accordance with applicable guidelines, assessing impacts and identifying mitigation measures.

In accordance with the requirements of the SEARs this report has been prepared to assess the potential heritage impacts of the proposal on the Blue Gum Heritage Conservation Area (C2) and nearby heritage items. This report does not include assess the significance of or the impacts on the subject site.

A detailed assessment is provided in Section 6 of this report and concludes that the proposal will not result in detrimental heritage impacts on the identified items of environmental heritage in the vicinity of the site.

Key findings are summarised below:

- The proposal would not result in any physical impacts on items of environmental heritage.
- The subject site is separated from the Blue Gum Heritage Conservation Area and nearby heritage items by distance and intervening development, limiting opportunities for shared visual context.
- Views from the Blue Gum Heritage Conservation Area already include prominent high-rise development within the wider urban backdrop.
- Views from nearby heritage items, including Chatswood Public School and the Orchard Tavern, are experienced against an established setting of multi-storey and high-rise buildings.
- The proposed redevelopment, which replaces an existing high-density tower with a high-density tower of the same physical typology, would result in negligible additional visual effects and would not notably alter the scale or typology of setting of the heritage items or the HCA..

For the reasons outlined above, the proposed works are assessed as having no detrimental impact on the heritage significance of the Blue Gum Heritage Conservation Area or nearby heritage items.

1

Introduction

1 Introduction

1.1 Background & Purpose

Urbis has been engaged by Mecone Group Pty Ltd to prepare this Heritage Impact Statement (HIS) for 815 Pacific Highway, Chatswood (the subject site).

The subject site is situated near the Blue Gum Heritage Conservation Area (C2) and local heritage items, including Chatswood Public School (LEP I106) and the Orchard Tavern (including original interiors) (LEP I239), as identified under Clause 5 of the Willoughby Local Environmental Plan 2012.

This HIS supports the proposed submission of a State Significant Development Application (SSDA) for infill affordable housing. The site occupies an irregularly shaped parcel at the intersection of Help Street and the Pacific Highway, Chatswood, and is currently developed with a multi-level commercial building.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the Blue Gum Heritage Conservation Area (C2) and local heritage items within the vicinity.

1.2 Site Location

The subject site is located at 815 Pacific Highway, Chatswood within the Local Government Area (LGA) of Willoughby. The site is legally described as Lot 1 in Deposited Plan 547585. The site is situated on Gamaragal land.



Figure 1 Site map with the subject area outlined in red.

Source: SixMaps

1.3 Methodology and Limitations

This HIS has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

Site constraints, opportunities and impacts have been considered with reference to the relevant controls and provisions contained within the *Willoughby Local Environmental Plan 2012* (Willoughby LEP) and the Willoughby Development Control Plan 2023 (Willoughby DCP).

Urbis has been engaged to provide an assessment of the potential heritage impact on the listed items in the vicinity of the site and not to provide a heritage assessment of the subject site or consider impacts on the subject site.

1.4 Author Identification

The following report has been prepared by Maria Glaros (Heritage Consultant). Alexandria Cornish (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2

Site Description

2 Site Description

2.1 Setting

The site is located on the western fringe of the Chatswood Central Business District, directly fronting the Pacific Highway and adjoining Help Street. The primary commercial core of Chatswood lies approximately 250 metres to the east, centred around the rail corridor and station precinct.

The surrounding area comprises a mix of mid- to high-rise commercial and residential development, reflecting the ongoing intensification of the centre. To the north and west, across the Pacific Highway, development generally presents as lower-rise commercial premises, including car dealerships and older office buildings. Progressing east and southeast, the built form transitions to higher density mixed-use developments and taller tower elements that signify the established commercial heart of Chatswood. The site itself contains a 1960s-era commercial tower of approximately 13–14 storeys with distinctive architectural characteristics, set within a streetscape largely defined by contemporary tower and podium forms featuring active ground floor uses and retail-focused façades typical of this section of the Pacific Highway corridor.

Building heights increase moving eastward from the highway, contributing to the prominent skyline cluster that defines this major metropolitan centre. In topographic terms, the land along the Pacific Highway is relatively level, with a gradual fall westward toward the Lane Cove River valley beyond the urban core. More broadly, Chatswood occupies an elevated ridgeline on Sydney's North Shore. This topography accentuates the visual prominence of the highway corridor in longer views along the centre's spine, with taller built form rising behind it and the terrain descending more noticeably to the west beyond the immediate urban area.

The urban fabric surrounding the site is compact and continuous, characterised by consistent street frontages and limited open space. More substantial civic spaces and retail-oriented public realm areas are concentrated closer to the railway station and the Victoria Avenue precinct to the east.

The subject site is not a listed heritage item and is not located within a heritage conservation area. It is however located in the broad vicinity of heritage-listed items, Chatswood Public School (LEP 1995) and Orchard Tavern (including original interiors) (LEP I239), as well as the Blue Gum Heritage Conservation Area (HCA).

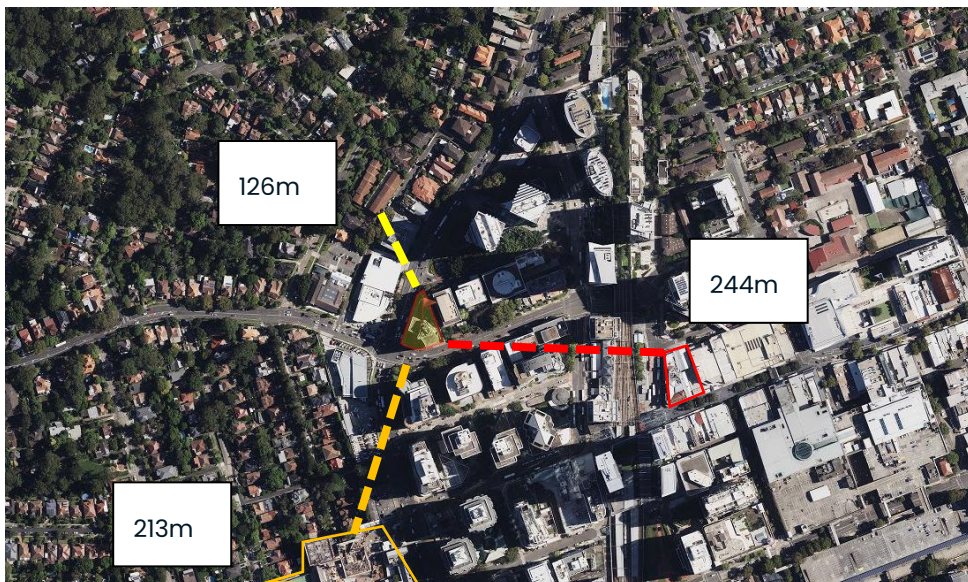


Figure 2 Site map showing the subject site in the centre, and the location of the approximate closest point of the subject site to the Blue Gum HCA (yellow dash); and red dash line indicating the heritage item Orchard Tavern (including original interiors); and the orange line indicating the distance from the subject site to the heritage item Chatswood Primary School.

Source: Six Maps, 2026 Urbis Overlay



Figure 3 View looking north along Pacific Highway from in front of the subject site (subjects site identified by red arrow).

Source: Google Streetview, 2025



Figure 4 View looking east toward Help Street from in front of the subject site (subjects site identified by red arrow).

Source: Google Streetview, 2025



Figure 5 View looking south along Pacific Highway from in front of the subject site (subjects site identified by red arrow).

Source: Google Streetview, 2025

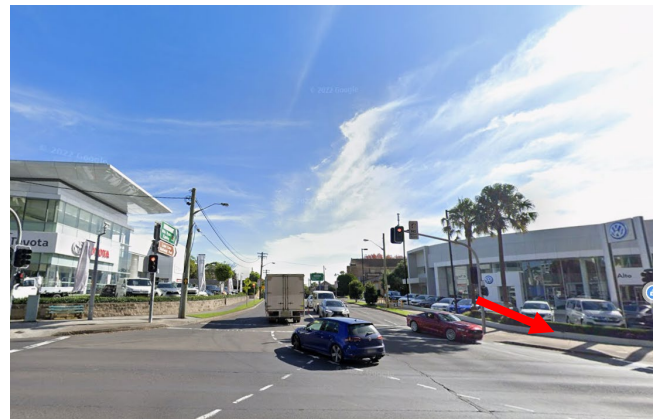


Figure 6 View looking east toward Help Street from in front of the subject site (subjects site identified by red arrow).

Source: Google Streetview, 2025



Figure 7 View looking east from 2 Tessa Street, Chatswood, within the Blue Gum HCA. The view includes existing high-rise development visible from the HCA streetscape, indicating that the proposed development would have a limited additional impact on the HCA due to the presence of established high-rise elements.

Source: Google Streetview 2024



Figure 8 View looking north-east from the Chatswood Public School local heritage item, showing existing high-rise tower development.

Source: Google Streetview 2024



Figure 9 View looking north from the Orchard Tavern heritage item, showing existing high-rise tower development.

Source: Google Streetview 2024



Figure 10 View looking west from the Orchard Tavern heritage item, showing existing high-rise tower development.

Source: Google Streetview 2024

3

Historical Overview

3 Historical Overview

3.1 Area History (Post European Settlement)

The following history of the history of Chatswood has been drawn directly from the *Fact Sheet 8 – Chatswood and Chatswood West*, prepared by the Willoughby City Library Local Studies team, available here <<file:///C:/Users/aroaddan/Downloads/08Chatswood%20Chatswood%20West.pdf>>.

The rocky and barren outcrops at the lower North Shore of the Sydney Harbour were inhospitable and many land grants offered in the late 18th century were not taken up. The earliest European settlers in Chatswood and Lane Cove were John Fleming, a pioneer landowner and an emancipated convict, and William Hall, who each received land allotments of approximately 25 acres.

In the 1860s a small township began to develop at the junction of Lane Cove Road (now Pacific Highway) and Mowbray Road. In 1870 the Great Northern Hotel was built at this intersection, providing a drinking stop and accommodation for people travelling on foot or horseback along the timbered track that led from Blues Point to Hornsby.

The earliest land grants in the area that is now the West Ward, were made in 1794. John Fleming, an emancipated convict, and William Hall each received grants of approximately 25 acres. In 1805 and 1810, Isaac Nichols received grants of 230 and 380 acres, respectively. Isaac Nichols arrived in the colony of NSW in 1791 as a convict and later became a major property owner and postmaster and acquired 900 acres in the Lane Cove district. This later became known as Kings Plains straddling the Pacific Highway including the Chatswood railway station.¹

The subject site is in the vicinity of a 380-land grant issued to farmer, shipowner and public servant, Isaac Nichols by Governor Lachlan Macquarie within the lower north shore of Sydney. After being convicted of stealing and sentenced to seven years transportation at the Warminster Sessions in Wilshire in 1790, he arrived in New South Wales in 1791 and because of his 'diligence and sobriety', Governor John Hunter and his aide-de-camp, George Johnston appointed Nichols as chief overseer of convict gangs in Sydney. By 1797, Governor Hunter granted Nichols land in Concord area, which two years later resulted in a criminal charge—accused of having stolen property. Consequently, Nichols was sentenced to fourteen years on Norfolk Island. Dissatisfied with the sentence, Hunter suspended the sentence and referred the matter to England, where Governor Philip Gidley King granted Nichols a free pardon in 1802.²

Upon his return to the colony, Nichols continued to prosper and continued to be granted early nineteenth century. Further properties were added to the same original grant in areas including Hunters Hill, Petersham, and he established a shipyard and in 1805 built a 33 tons ship called the Governor Hunter which was used in the Newcastle, Hawkesbury and Bass Strait trade.³ Governor Lachlan Macquarie was also impressed with Nichols and appointed him as principal superintendent of convicts. By 1814, Nichols sought his retirement from post and passed on 8 November 1819.⁴

¹ Arthur McMartin, "Nichols, Isaac (1770–1819)," *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, accessed 14 September 2017, <http://adb.anu.edu.au/biography/nichols-isaac-2507>.

² McMartin, A. 2006 Isaac Nichols (1770–1819) – *Australian Dictionary of Biography*, accessed 03 September 2024 from < *Biography – Isaac Nichols – Australian Dictionary of Biography (anu.edu.au)* >.

³ *Ibid.*

⁴ *Ibid.*

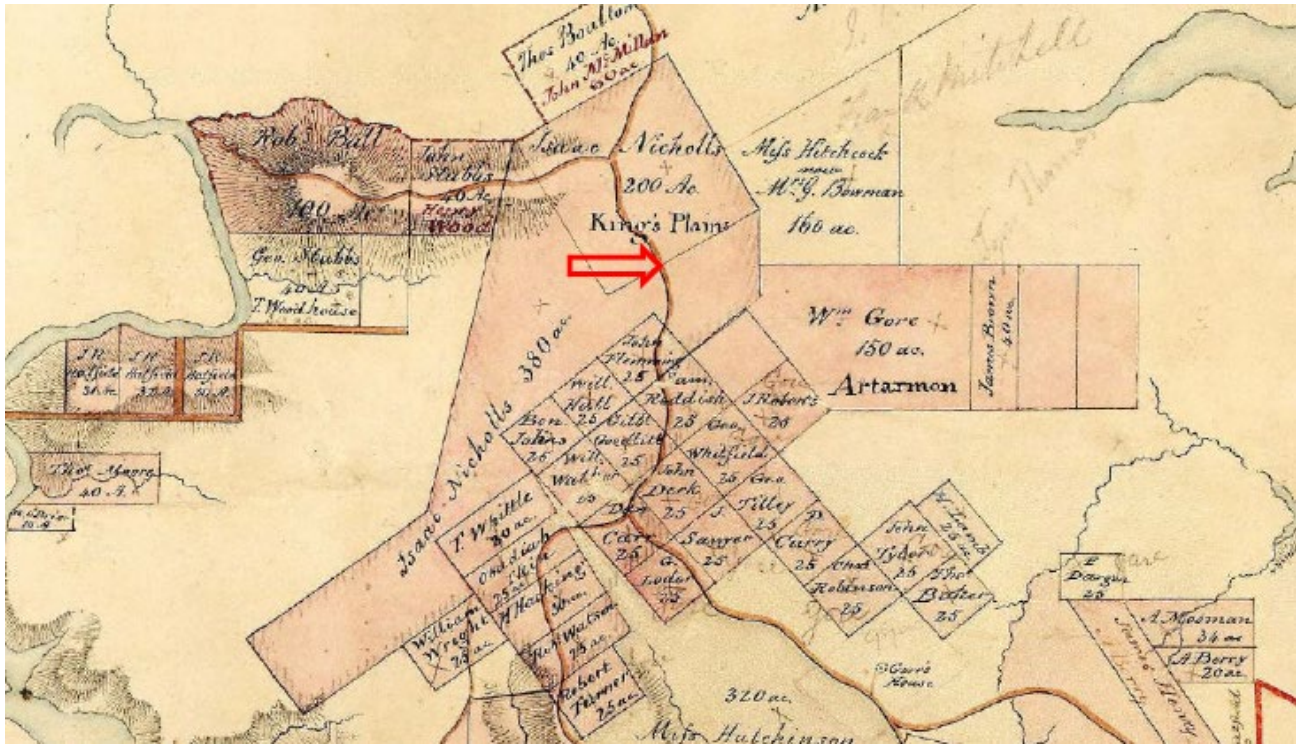


Figure 11 Extract of undated Parish map of Willoughby (Approximate location of subject area identified with arrow)

Source: Land and Property Information, A.O. Map 6205

The timber industry was established in the Chatswood area in the early 1800s. Local timber was transported to Sydney by boat along the Lane Cove River. As land was cleared settlers began to farm the area. By the early 1900s Chatswood had a rural character, with orchards, Chinese market gardens and dairy farms. Other industries operating from the late 1800s until well into the 1900s include brickworks and potteries, tanneries and ice works.

The name Chatswood commemorates Richard Harnett's (former Willoughby Mayor and landowner) reference to his second wife's nickname and his sentimental attachment to the surrounding woodland area of his estate: Chattie's Wood. When the Post Office was established in 1879, Chatswood was adopted as the official name at the suggestion of the Willoughby Municipal Council.⁵

The government for the construction of the North Shore Railway in 1885, ferries were the main mode of transportation across the Parramatta River from the lower NorthShore to Rhodes and Circular Quay. After the completion of the original Gladesville Bridge and Iron Cove Bridge in 1881 and 1882 respectively; as well as the inauguration of the Strathfield-Hornsby Railway line in 1886 and Hornsby-St Leonard line in 1890, Chatswood's connection with the city was improved.

By the early 20th century, Chatswood had a distinctive rural character with orchards, dairy farms and Chinese market gardens. Other industries which operated in the vicinity include tanneries, brickworks, ice works and potteries.

In the 1950s, the Willoughby local government council conceived a blueprint to redevelop the business centre of the municipality at Chatswood as one of Sydney's major commercial centres. In the next five decades, intensive retail development took place at the business district east of the railway station. The municipality was proclaimed as the City of Willoughby in 1996.

⁵ Willoughby District Historical Society Inc, "Harnett, Richard Hayes Snr (1819-1902)," accessed 14 September 2017 from < <http://www.willoughbydhs.org.au/History/People/Harnett.html> >.

4 Heritage Significance

4.1 What is Heritage Significance?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

4.2 Heritage Listings

Table 1 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Willoughby Local Environmental Plan 2015, Schedule 5</i>	N/A	N/A
NSW State Heritage Register under the <i>Heritage Act 1977</i>	N/A	N/A
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	N/A	N/A
Commonwealth Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	N/A
Australia's National Heritage List under the <i>Cwlth Environment Protection and Biodiversity Conservation Act 1999</i>	N/A	N/A
UNESCO World Heritage List (incl Buffer Zones)	N/A	N/A

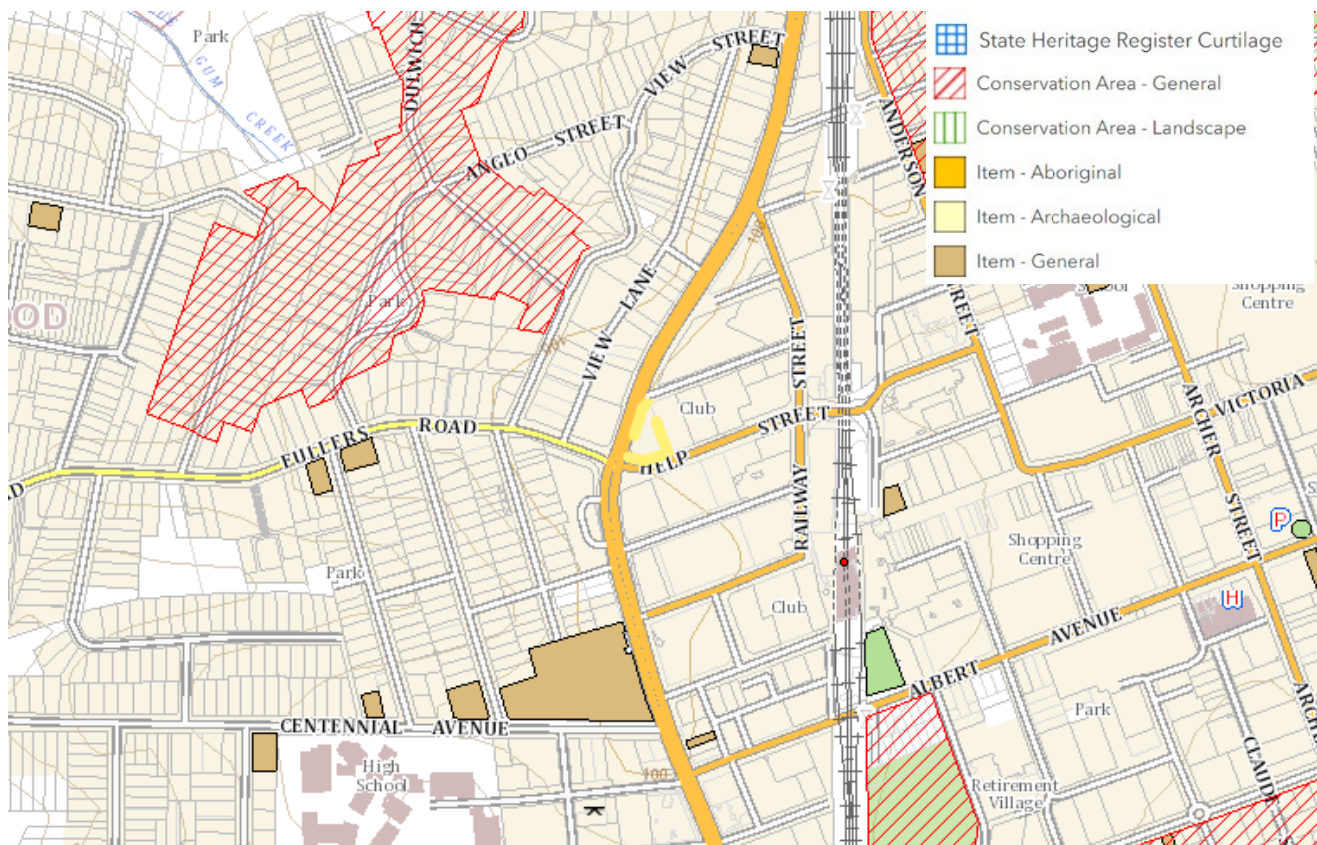


Figure 12 Heritage map showing the subject site outlined in yellow.

Source: NSW Planning Portal eSpatial Viewer

4.3 Heritage Items in the Vicinity

The subject site is located within the vicinity of the following heritage items:

- Blue Gum Heritage Conservation Area (LEP C2)
- Chatswood Public School (LEP 1995) at cnr Pacific Highway and Centennial Avenue, Chatswood
- Orchard Tavern (including original interiors) (LEP I239) at 455 Victorian Avenue, Chatswood

4.4 Statements of Significance

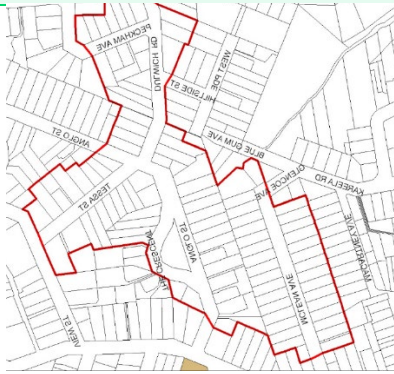
4.4.1 Heritage Items in the Vicinity

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 2 Heritage Items in the Vicinity – Statements of Significance

Heritage Items in the Vicinity	Established Statement of Significance
▪ Blue Gum Heritage Conservation Area (LEP C2)	<i>The area is representative of residential development of the late Federation and Interwar periods. Many streetscapes within the area have a uniformity of housing style including form materials and detailing that gives the area a harmonious appearance. The predominance of the 1920s bungalow type illustrates the important influence of American housing ideals and styles on</i>

Heritage Items in the Vicinity



(Source: Willoughby DCP 2023)

Established Statement of Significance

Australia. The precinct has a strong physical and historical connections with the blue gum high forest and the topography.

Chatswood Public School (LEP 1995) at cnr Pacific Highway and Centennial Avenue, Chatswood



Source: Chatswood Public School, cnr Pacific Hwy & Centennial Ave, Chatswood

Photographer: Willoughby City Council

Copyright owner: Willoughby City Council

Date: 01/12/1988

Chatswood Public School building (built 1883) is locally significant as a grand school building in a setting which gives aesthetic significance to the streetscape. It is socially significant for all the children who attended the school and for its association with the early growth of the area.

Orchard Tavern (including original interiors) (LEP 1239) at 455 Victorian Avenue, Chatswood



Source: Orchard Tavern, 455 Victoria Avenue, Chatswood

Photographer: V.Dineva

The Orchard Tavern has historic significance as a surviving example of commercial development following the opening of the railway line at Chatswood in 1890 and the ensuing demographic commercial/retail shift from Gordon Road (Pacific Highway) to the area surrounding Chatswood Railway Station and tram terminus.

The existing building is a good example of a suburban Inter-war Art Deco period hotel designed by Sidney Warden and has landmark status due to its prominent location and architecture.

The Tavern has both historic and social value in its continued operation as a hotel since 1900.

Heritage Items in the Vicinity	Established Statement of Significance
--------------------------------	---------------------------------------

Copyright owner: Willoughby City Council
Date: 28/08/2009

5

The Proposal

5 The Proposal

The proposed development (SSD-87033962) seeks development consent for a 61-storey (plus roof plant) shop-top housing development including affordable housing. The podium comprises ground floor, plus 10 storeys, with the tower component comprising 50 storeys above.

A rezoning request is made concurrently with the SSDA under the HDA pathway. The rezoning request seeks to amend the Willoughby Local Environmental Plan 2012 (WLEP 2012) as follows:

- Amend Schedule 1 of the WLEP 2012 to enable 'shop top housing' as an Additional Permitted Use (APU) to be permitted with consent at 815 Pacific Highway, Chatswood; and
- Amend the 'Height of Buildings Map' referenced in clause 4.3 of the WLEP to specify a maximum building height for the site of RL 310.28 (increased from the existing RL 246.80 Height of Buildings control).
- Specifically, State Significant Development consent is sought for the following:
 - Site preparation and excavation work, including demolition of all structures on the site and tree removal,
 - Construction of a 61-storey mixed-use shop-top housing development comprising:
 - Retail premises on the ground floor with a frontage to Pacific Highway and Help Street.
 - A residential tower comprising 497 dwellings (including 70 affordable housing units to be managed by an affordable housing provider for a period of 15 years)
 - Construction of a nine-level basement for car parking, storage, waste holding, plant and loading facilities which are to be accessed via Help Street.
 - Residential and retail waste storage on Level 1, including waste holding areas and plant services.
 - Amenities, including communal spaces and shared outdoor spaces.
 - Associated landscaping and public domain work to improve the public domain interface along Pacific Highway and Help Street, and
 - Services and infrastructure upgrades, as required.

Urbis has been provided with drawing documentation prepared by FJC Architects. This HIS has relied on these plans for the impact assessment include in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 3 Proposed Plans

Author	Drawing No.	Drawing Title	Revision/Issue	Date
FJC Architects	DA-1000	Cover Sheet	0	5 November 2024
FJC Architects	DA-1200	Site Plan	0	5 November 2024
FJC Architects	DA-2000	Ground Floor	0	5 November 2024
FJC Architects	DA-2036	Level 12-36 Typical Mid Rise	0	5 November 2024
FJC Architects	DA-3000	Pacific Highway Elevation	0	5 November 2024
FJC Architects	DA-3001	Help Street & Eastern Elevations	0	5 November 2024
FJC Architects	DA-4000	Overall Sections	0	5 November 2024

Author	Drawing No.	Drawing Title	Revision/Issue	Date
FJC Architects	DA-5000	View 1	0	5 November 2024
FJC Architects	DA-5001	View 2	0	5 November 2024
FJC Architects	DA-6000	Overview	0	5 November 2024

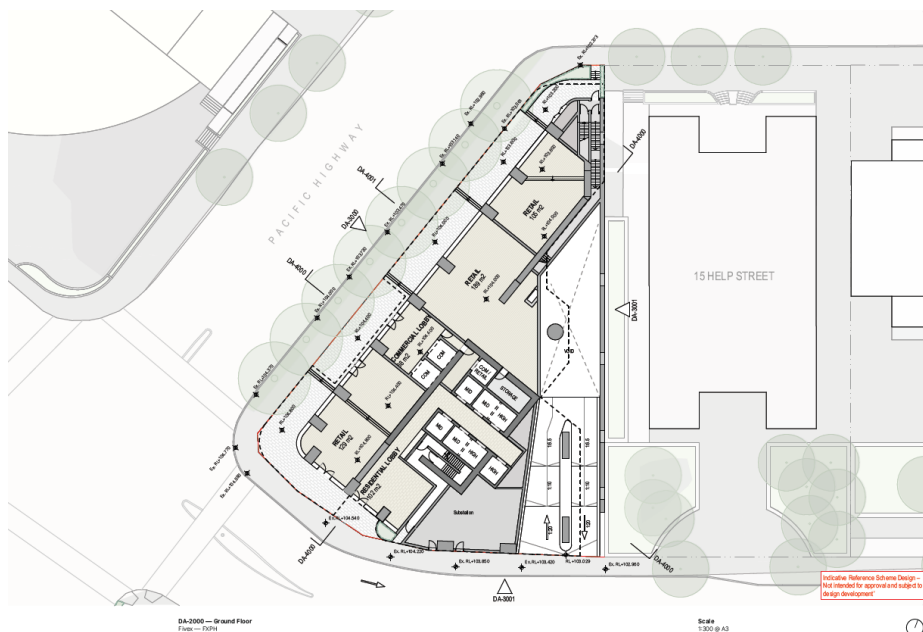


Figure 13 Extract of proposed plans showing the Ground Floor

Source: FJC, 5 November 2026



Figure 14 Extract of proposed plans showing the Levels 12-36 Typical Mid Rise

Source: FJC, 5 November 2026

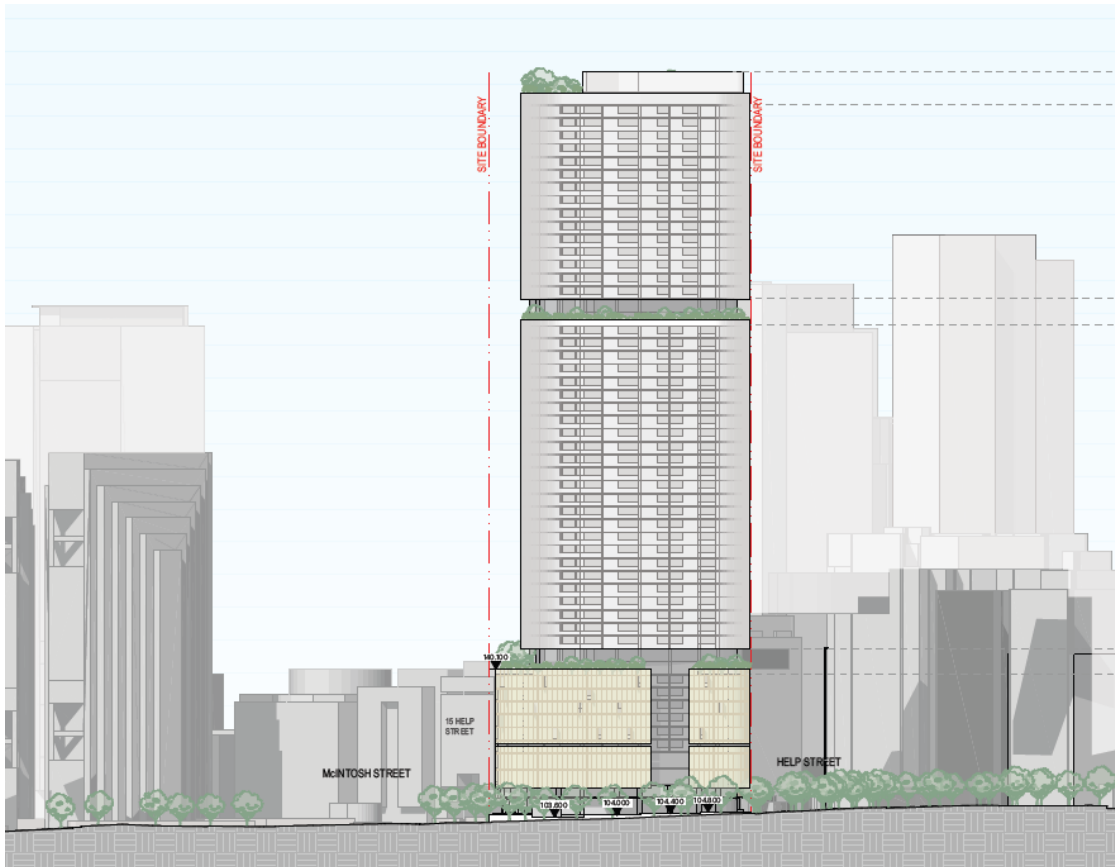


Figure 15 Extract of proposed plans showing the Pacific Highway Elevations

Source: FJC, 5 November 2026

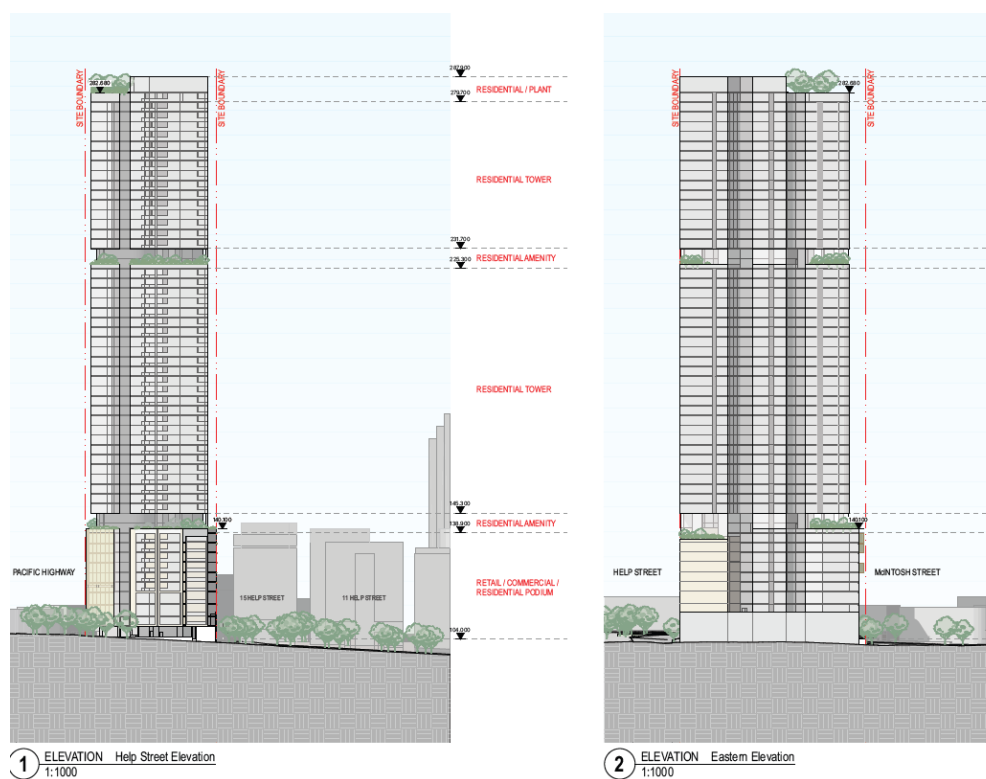


Figure 16 Extract of proposed plans showing the Help Street and Eastern Elevation

Source: FJC, 5 November 2026

6

Impact Assessment

6 Impact Assessment

The following impact assessment has considered the proposed works against the relevant provisions of Council's statutory and non-statutory planning controls, as well as the Heritage NSW Statement of Heritage Impact assessment guidelines.

The subject site is not a listed heritage item and is not located within a heritage conservation area. It is located within the broader vicinity of heritage listed items, including Chatswood Public School (LEP 1995) and the Orchard Tavern (including original interiors) (LEP I239), as well as the Blue Gum Heritage Conservation Area (HCA). Given this broader proximity, the proposal has been assessed in relation to its potential impact on nearby items of environmental heritage, as required by the SEARs.

The proposal involves the replacement of an existing high-density tower with a new high density tower. Importantly, the established scale, built form typology and high-rise character of the site would remain unchanged. As a result, the development would not alter the fundamental urban role of the site or introduce a new or unfamiliar form of development into the locality. Notwithstanding, the proposed its assessed below for its potential to dominate the setting of the HCA and heritage items.

The proposal has been considered within the context of the established and evolving Chatswood CBD. The site is already occupied by a high-density building, and the proposal does not introduce a change in development typology or scale. Rather, it represents a continuation of concentrated CBD development consistent with the Willoughby DCP 2014 and the Chatswood CBD Planning and Urban Design Strategy 2036, which provides a coordinated framework for growth over the next 20 years. The strategy supports expansion of the CBD, increased non-residential development within the E2 Commercial Core zone, and additional residential development within the MUI Mixed Use zone to support a more active and integrated centre.

The subject site is physically and visually separated from the nearby heritage items and the Blue Gum HCA by distance, existing high-rise development, and major road and rail infrastructure. As a result, there is limited opportunity for the site and these heritage elements to be experienced within the same visual context. Therefore, there is limited potential for the proposed development to dominate the context of the items of environmental heritage.

The broader setting of the HCA and nearby heritage items is already characterised by substantial urban development, with tall buildings forming part of long-range views. In this context, the proposal would not result in a perceptible change to the scale or density of the surrounding urban environment and would not adversely affect the setting of the Blue Gum HCA or nearby heritage items.

Views of the proposal from the HCA and heritage items have also been assessed considering the existing built form along the Pacific Highway and surrounding streets, which already contain substantial high-rise development. Where views are available, the outlook from the items is already characterised by an urban backdrop of towers and infrastructure, and the proposal would result in negligible additional visual effect.

Having regard to the above, the proposal is considered a contextually appropriate response that would not adversely affect the heritage significance of nearby heritage items or the Blue Gum Heritage Conservation Area.



Figure 17 Site map showing the subject site outlined with a yellow dashed line and local heritage items outlined with red dashed lines.

Source: SixMaps, Urbis Overlay 2026



Figure 18 The subject site, identified by the green arrow, is located within the Chatswood CBD precinct. The image illustrates that the eastern side of the Pacific Highway is a highly developed area, consistent with the Chatswood CBD Planning and Urban Design Strategy 2036 under the Willoughby DCP 2023. In contrast, the western side of the Pacific Highway remains comparatively underdeveloped, with parts of the area falling within a Heritage Conservation Area, shown approximately by the red dashed outline.

Source: Nearmaps

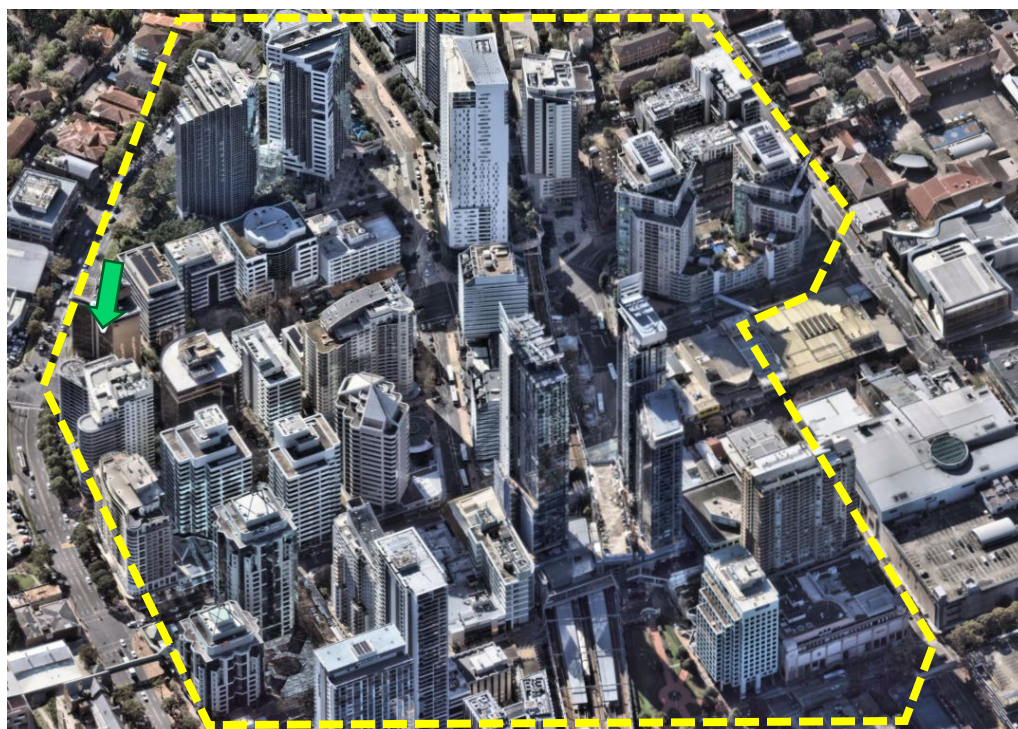


Figure 19 The subject site is identified by the green arrow, with the yellow dashed outline indicating the extent of significant existing tower development on the eastern side of the Pacific Highway.

Source: Nearmaps

6.1 Willoughby Local Environmental Plan 2012

The table below provides an impact assessment of the proposal against the relevant clause for heritage conservation in the Willoughby LEP 2012.

Table 4 Impact assessment against the relevant clauses of the Willoughby LEP 2012

Clause	Response
(1) Objectives <i>The objectives of this clause are as follows:</i> (a) <i>to conserve the environmental heritage of the Willoughby,</i> (b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i> (c) <i>to conserve archaeological sites,</i> (d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i>	The proposal seeks to demolish and replace the existing commercial building with a new mixed-use development comprising a podium-based form, incorporating residential, retail and commercial uses, with a residential tower above. The subject site is not a listed heritage item and is not located within a Heritage Conservation Area. The site sits within a broader context of established commercial tower development and will not result in adverse impacts on the Heritage Conservation Area located to the north-west of the subject site and the local heritage listed items located east and south of the subject site. The replacement of the existing high-density building with a new mixed-use development represents an appropriate response to the established built form of the Chatswood town centre and its planned future character. The proposal retains a podium and tower typology consistent with the existing development on the site and the

Clause	Response
	surrounding CBD, ensuring that the overall scale and urban role of the site remains unchanged. This approach allows the increase in height to be accommodated within the existing high-rise context without introducing a new or inconsistent built form outcome.
(2) Requirement for consent <i>Development consent is required for any of the following:</i> <i>(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> <i>(i) a heritage item,</i> <i>(ii) an Aboriginal object,</i> <i>(iii) a building, work, relic or tree within a heritage conservation area,</i> <i>(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,</i> <i>(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,</i> <i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i> <i>(e) erecting a building on land:</i> <i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i> <i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i> <i>(f) subdividing land:</i> <i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i> <i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i>	The subject site is not located within a Heritage Conservation Area (HCA) nor is it listed as a heritage item within Schedule 5 of the Willoughby Local Environmental Plan (LEP) 2015. However, the site is located within the broad vicinity of the Blue Gum HCA and local heritage items Chatswood Public School (LEP 1995) and Orchard Tavern (including original interiors) (LEP I239). The works have been considered with reference to the requirements and policies of the Willoughby LEP and DCP.
(4) Effect of proposed development on heritage significance <i>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</i>	This HIS has been prepared to assess the proposal regarding the potential impacts to the heritage items located in the vicinity of the site, with the Blue Gum HCA and local heritage items Chatswood Public School (LEP 1995) and Orchard Tavern (including original interiors) (LEP I239).

Clause	Response
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.	This heritage impact statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the proposed works. This heritage impact statement satisfies the requirement under this clause.
(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): (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.	Refer to Urbis' Archaeological Assessment reports.
(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: (a) consider the effect of the 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 (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	

Clause	Response
	<i>response received within 28 days after the notice is sent.</i>

6.2 Willoughby Development Control Plan 2023

The table below provides an impact assessment of the proposal against the relevant controls for heritage conservation in the Willoughby DCP.

Table 5 Impact assessment against the relevant clauses of the Willoughby DCP 2023

Control	Response
Willoughby Development Control Plan Part H: Heritage Items and Heritage Conservation Areas 2023	
2 General conservation controls:	
2.1 Planning and design principles	
2.1.1 Setting	
Development in the vicinity of a heritage item or a heritage conservation area should respect the visual curtilage of that item.	The subject site is not a listed heritage item and is not located within a heritage conservation area, nor is it in close proximity to any heritage listed items. It is, however, located within the broader vicinity of the Blue Gum Heritage Conservation Area and nearby heritage items and, as such, the proposal has been assessed with regard to the surrounding heritage context. Views of the proposed development have been considered in the context of the existing built form. Pacific Highway and the surrounding locality already contain substantial high-rise development, and the nearby heritage conservation area is experienced against an established backdrop of towers to the south and east (refer Figure 31). The area is characterised by a mix of multi-storey and high-rise buildings. In this context, the redevelopment of the subject site would result in negligible additional effect in available views.
New developments must respect the existing significance of the streetscape and the vicinity.	
2.1.2 Scale	
New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.	The proposal satisfies this requirement. While the proposal is within the broader vicinity of the Blue Gum Heritage Conservation Area and nearby heritage items, these are separated from the site by distance, substantial existing development, and major road and rail infrastructure, limiting opportunities for the site and heritage items to be experienced within the same visual context. Importantly, the proposal replaces an existing high-density tower with a new tower of slightly higher density, retaining the established podium and tower

Control	Response
	typology and high-rise character of the site. As a result, the scale and urban role of the site would remain consistent with existing conditions and would not introduce a new or incompatible form of development. The surrounding area, particularly along the Pacific Highway, is already characterised by multi-storey and high-rise buildings, with tall towers forming part of the established backdrop to views from the heritage conservation area and nearby heritage items. In this context, the proposal would not visually dominate or compete with buildings of heritage significance, nor would it alter the broader scale or setting in which those heritage items are experienced. Accordingly, the proposed development is compatible with the scale of existing buildings of heritage significance in the broader vicinity and would not result in adverse heritage impacts.

2.1.3 Massing and form

b. New buildings should not visually dominate, compete with or be incompatible with the form of existing buildings of heritage significance or contributory value on the site or in the vicinity of the proposal.	As outlined above, the proposal is located within the Chatswood CBD and aligns with the Chatswood CBD Planning and Urban Design Strategy 2036, an area characterised by established tower development. The proposal replaces an existing high-density tower with a new mixed-use tower, retaining the established podium and tower typology and high-rise form that already characterises the site and the Chatswood CBD. As such, the proposal does not introduce a new or incompatible built form, nor does it alter the fundamental form of development at the site. Within the surrounding context, heritage items and the HCA are experienced against an established urban backdrop of multi-storey and high-rise buildings. In this setting, the form of the proposed development would not visually dominate, compete with, or be incompatible with buildings of heritage significance in the broader vicinity. Accordingly, the proposal is considered compatible with the form of existing buildings of heritage significance and would not result in adverse heritage impacts.
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6.3 Heritage NSW Guidelines

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 Impact assessment against the relevant Heritage NSW Guideline Considerations

Control	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	The subject site does not contain a heritage item and is not located within a heritage conservation area. The proposal is situated at a distance from nearby heritage items and the Blue Gum Heritage Conservation Area, with substantial intervening development and infrastructure separating them. As a result, the proposed works do not have a direct physical or functional relationship with any heritage item. Given this separation, the proposal is not required to provide a conservation solution for nearby heritage items. Instead, the appropriate test is whether the development avoids adverse impacts on their heritage significance. As outlined above, the proposal replaces an existing high-density tower with a new high-density tower, retains the established built form typology of the site, and would not materially affect the setting, views, or appreciation of heritage items in the broader vicinity. Accordingly, while the proposal does not represent a conservation outcome for nearby heritage items, it is an acceptable and appropriate outcome in heritage terms, as it would not compromise their significance or conservation objectives.
<i>Will the works promote the ongoing use and upkeep of the item?</i>	The works will have no direct impact, positive or negative, on the ongoing use or upkeep of the listed items.
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	N/A.
<i>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?</i>	The proposed works would not adversely affect the setting of any heritage item, including views and vistas to and from those items. The subject site is not located within a heritage conservation area and is situated at a distance from nearby heritage items and the Blue Gum Heritage Conservation Area. This separation, together with substantial intervening high-rise development and major road and rail infrastructure, means there is limited opportunity for the site and heritage items to be experienced within the same visual or cultural landscape. Views from the heritage items and the HCA are already characterised by an established urban backdrop of multi-storey and high-rise buildings, particularly to the south and east along the Pacific Highway. The proposal replaces an existing high-density tower with a new tower of slightly higher density, retaining the established podium and tower typology and high-rise character of the site. In this context, the proposal would not result in a

Control	Response
	perceptible change to the setting of heritage items or to available views and vistas. As no adverse impacts on heritage setting have been identified, specific avoidance or mitigation measures are not required. The proposal has been designed to remain consistent with the existing scale and form of development in the Chatswood CBD, ensuring that heritage settings in the broader vicinity are not affected.
<i>Are the proposed works part of a broader scope of works?</i>	N/A
<i>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?</i>	N/A
<i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i>	Refer to Urbis' Archaeological Assessment reports
<i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i>	Yes. No other approvals are required.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	As outlined in this report the works will not result in adverse heritage impacts.

7 Conclusion and Recommendations

This HIS has been prepared to assess the potential heritage impacts of the proposal on the Blue Gum Heritage Conservation Area (C2) and heritage items within the vicinity. Key findings are summarised below:

Key findings are summarised below:

- The proposal would not result in any physical impacts on items of environmental heritage.
- The subject site is separated from the Blue Gum Heritage Conservation Area and nearby heritage items by distance and intervening development, limiting opportunities for shared visual context.
- Views from the Blue Gum Heritage Conservation Area already include prominent high-rise development within the wider urban backdrop.
- Views from nearby heritage items, including Chatswood Public School and the Orchard Tavern, are experienced against an established setting of multi-storey and high-rise buildings.
- The proposed redevelopment, which replaces an existing high-density tower with a high-density tower of the same physical typology, would result in negligible additional visual effects and would not notably alter the scale or typology of setting of the heritage items or the HCA.

For the reasons outlined above, the proposed works are assessed as having no detrimental impact on the heritage significance of the Blue Gum Heritage Conservation Area or nearby heritage items.

8

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8 Bibliography & References

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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