

HERITAGE IMPACT STATEMENT

Chatswood Grand Residence Development
849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street,
Chatswood



MARCH 2026



Cover Image: Proposed new Chatswood Grand Residences Development located in Chatswood CBD. (Source: PBD Architects)

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EXECUTIVE SUMMARY

This Heritage Impact Statement has been prepared by Daniel Nabb, Heritage Consultant of **NBRS** to accompany a State Significant Development Application (SSD-93776214) for a mixed use, residential development at 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood. The site is made up of four irregular allotments. The site comprises lots 1-5 in DP1310282.

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for SSD-93776214, specifically focusing on Clause 20: Environmental Heritage, as outlined in the application letter dated 09/08/2024. The assessment of these heritage considerations is detailed in Section 6.0 of this report.

The report concludes that the proposed development would have minimal impact on the heritage significance of the heritage conservation area and heritage items in the vicinity and that the required mitigation measures, incorporated through the design, scale and form, the chosen materials and colour palette, along with its intended placement, setbacks, and overall setting of the development, have been implemented. Therefore, in our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

Yours faithfully,



NBRS
Daniel Nabb
Heritage Consultant

HERITAGE IMPACT STATEMENT FOR CHATSWOOD GRAND RESIDENCES DEVELOPMENT

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for new development at an amalgamated site (the 'site') located in Chatswood CBD. The site comprises: 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood.

The proposed development involves the construction and operation of a new mixed-use building comprising:

- Internal fitout of nine basement levels (+ mezzanine above B1, and lift pits below B9), including driveway access from O'Brien Street, car parking, bicycle and motorcycle parking, waste rooms, loading docks, OSD tank and back-of-house areas;
- A two-storey podium accommodating retail and commercial uses, residential communal open space and amenities, and a new child care centre;
- Two modulated residential buildings above the podium providing a total of 552 residential apartments, including 72 affordable rental housing dwellings, with associated amenities;
- Public domain works including landscaping, street trees and publicly accessible open space; and Reticulation of site services and infrastructure including electricity, telecommunications, gas, water and sewer.

Details of the development proposal have been prepared PBD Architects.

The subject site does not contain any properties that are listed as items of local heritage significance, however it is in the vicinity of several heritage listed items and a heritage conservation area, as identified in Schedule 5 of the *Willoughby Local Environmental Plan (LEP) 2013*. These include:

- I69 - 'House (including original interiors)'
- I70 - 'House (including original interiors)'
- I71 - 'House (including original interiors)'
- I72 - 'House (including original interiors)'
- I108 - 'Boarding house (including original interiors)'
- I129 - 'House (including original interiors)'
- C10 - 'North Chatswood Heritage Conservation Area'

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Willoughby LEP 2013* and the requirements of the *Willoughby Development Control Plan (DCP) 2023*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 09/08/2024 and issued for the SSDA (SSD-93776214). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 – SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
20. Environmental Heritage	Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Section 6.0

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The subject site is in Chatswood CBD on the eastern side of Pacific Highway. The site is bound by the Pacific Highway to the west, Wilson Street to the north, and O'Brien Street to the south. The eastern boundary abuts the railway line. The subject site consists of lots 1-5 in DP1310282. identified by the NSW Land Registry Services.



1.4 PROJECT AND SITE DESCRIPTION

The following project and site description has been provided by Urbis.

Descriptor	Site Details
Proponent / Applicant	Billbergia (BB WILSON PROPERTY PTY LTD)
SSD Reference	SSD-93776214
Street Address	849, 853, and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood
Legal Description	Lots 1-5 DP1310282
Site Area	4,294 sqm (Excluding SP2 zoned land)
Land Configuration	The site has an irregular shaped configuration and an area of 4,294 sqm (excluding the parcel of land zoned SP2 Infrastructure). The site is bound by Wilson Street (to north), O'Brien Street (to south), Pacific Highway (to west) and the T1 North Shore and Western Line, T9 Northern Line, and Metro North-West Line (to east).
Existing Development	All buildings on the site have been demolished in accordance with DA-2024/19 and the site is currently vacant.
Local Context	The site is located within the suburb of Chatswood in the Willoughby Local Government Area. Chatswood is located 6km north of the Sydney CBD within Sydney's Lower North Shore. The site is in proximity and highly accessible to the commercial centres of North Sydney and Macquarie Park. The site is located at the north-western extent of the Chatswood CBD within convenient walking distance of local amenities, facilities, and services. The area is well advanced in its transition from an older style commercial precinct into a thriving mixed-use area characterised by commercial and residential land uses.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site does not contain any properties that are listed as items of local heritage significance, however it is in the vicinity of several heritage listed items and a heritage conservation area, as identified in Schedule 5 of the *Willoughby Local Environmental Plan 2012*. These include:

- I69 - 'House (including original interiors)'
- I70 - 'House (including original interiors)'
- I71 - 'House (including original interiors)'
- I72 - 'House (including original interiors)'
- I108 - 'Boarding house (including original interiors)'
- I129 - 'House (including original interiors)'
- C10 - 'North Chatswood Heritage Conservation Area'

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways or distance, and do not warrant assessment as part of this report.

1.6 AUTHORSHIP

The authors of this report and their credentials are listed in the table below.

Heritage Impact Statement – issued November 2024		
Author	Credentials	Role
Daniel Nabb	Master of Research Bachelor of Business & Commerce	Author – Heritage Consultant
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Revised Heritage Impact Statement – issued March 2026		
Author	Credentials	Role
Sophie Bock	Bachelor of Arts (History) Bachelor of Architecture (Honours) Master of Urbanism (Heritage Conservation)	Author – Heritage Principal
Samantha Polkinghorne	Bachelor of Architecture Master of Cultural Heritage Architect Registration NSW 5962	Reviewer – Heritage Director

1.7 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.8 COPYRIGHT

Copyright of this report remains with the author, **NBRS**. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 LOCAL HISTORY

2.1.1 PRE-EUROPEAN HISTORY

The Cammeraygal (or Gammaraigal) people are the traditional custodians of the North Sydney and Willoughby local government areas, and one of the 29 clan groups of the Eora Nation. Historian, Dr Ian Hoskins, notes their territory 'is now thought to extend from Cremorne in the east, to Woodford Bay in the west, and probably to Middle Harbour'.¹ The Wallumedegal clan was also found on Sydney's north shore; their territory likely extending from Lane Cove to Parramatta.² One of the earliest mentions of the Cammeraygal clan appears in Governor Arthur Phillip's writings in 1790, in which he incorrectly characterises the clan as containing a 'chief'.³

*About the north-west of this harbour there is a tribe which is mentioned as being very powerful, either from their numbers or the abilities of their chief. The district is called Cammerra; the head of the tribe is named Cammerragal....*⁴

David Collins, the colony's deputy judge advocate, also described them in 1798:

*Of this last family or tribe we have heard Ben-nil-long [Woollarawarre Bennelong] and other natives speak (before we knew them ourselves) as of a very powerful people.... We afterwards found them to be by far the most numerous tribe of any within our knowledge. It so happened, that they were also the most robust and muscular, and that among them were several of the people styled Car-rah-dy and Car-rah-di-gang [clever men]....*⁵

The earliest radiocarbon dated material, discovered in today's Cammeray, provides evidence of Aboriginal presence in the area dating 5,800 years. The local government areas of Warringah, Willoughby, Lane Cove and North Sydney contain a combined 1,000 Aboriginal sites including middens, rock engravings, axe grinding grooves, carved trees and stone arrangements.⁶ On Berry Island a sea creature, possibly a fish or whale, has been engraved. At Balls Head an engraving on a sandstone platform depicts a whale with a human figure, while rock paintings and hand stencils can also be found in some rock shelters in the area.⁷

¹ Ian Hoskins, *Aboriginal North Sydney*, Revised edition (North Sydney, NSW: North Sydney Council, 2019), 3.

² Hoskins, 3; Arthur Phillip, 'Governor Phillip to Lord Sydney, 13 February 1790', in *Historical Records of New South Wales*, ed. Alexander Britton, vol. 1, Phillip 1783-1792 (Sydney, NSW: Charles Potter, Government Printer, 1892), 309.

³ Hoskins, *Aboriginal North Sydney*, 3.

⁴ Phillip, 'Governor Phillip to Lord Sydney, 13 February 1790', 309.

⁵ David Collins, *An Account of the English Colony in New South Wales: With Remarks on the Dispositions, Customs, Manners, &c. of the Native Inhabitants of That Country*, vol. 1 (London, UK: Printed for T. Cadell Jun. and W. Davies, 1798), 546.

⁶ Hoskins, *Aboriginal North Sydney*, 2 and 6.

⁷ Hoskins, 6; Sandra Bowdler, 'Balls Head: The Excavation of a Port Jackson Rock Shelter', *Records of the Australian Museum* 28, no. 7 (4 October 1971): 117–28.



Figure 3: Engraving at Balls Head, c1900
(Source: Stanton Library Historical Services, LH REF PF149)

These sites provide evidence of Aboriginal customs and use of the land over time. Midden deposits, of which over half in the Port Jackson catchment are found in the foreshore, offer clues as to how marine life formed the main food source for Sydney's coastal groups.⁸ Traditionally the women fished the harbour aboard bark canoes (nowie) using lines and hooks (carr-e-jun and burra), while from ashore the men used multi-pronged spears or fish-gigs (callarr and mooting). Artworks produced by colonial observers illustrate a harbour which continued to serve Aboriginal people throughout the 19th century.⁹



Figure 4: Fish hooks of New South Wales and a feather of the cassowary, c1789, from *Journal of a voyage to New South Wales: with sixty-five plates of non-descript animals, birds, lizards, serpents, curious cones of trees and other natural productions* by John White, London: Printed for J Debrett, 1790 (Source: State Library of NSW, MRB/ Q991/ 2A2)

⁸ Valerie Attenbrow, 'Archaeological Evidence of Aboriginal Life in Sydney', The Dictionary of Sydney, 2012, https://dictionaryofsydney.org/entry/archaeological_evidence_of_aboriginal_life_in_sydney.

⁹ Grace Karskens, 'Barangaroo and the Eora Fisherwomen', The Dictionary of Sydney, 2014, https://dictionaryofsydney.org/entry/barangaroo_and_the_eora_fisherwomen; Grace Karskens, *The Colony: A History of Early Sydney* (Crows Nest, NSW: Allen & Unwin, 2010), 40.



Figure 5: 'Killprieria', a Cammeraygal woman, E Piper, Nicolas-Martin Petit (London: George Riley, 18 August 1803) (Source: National Library of Australia, PIC Drawer 4042 #S4293)

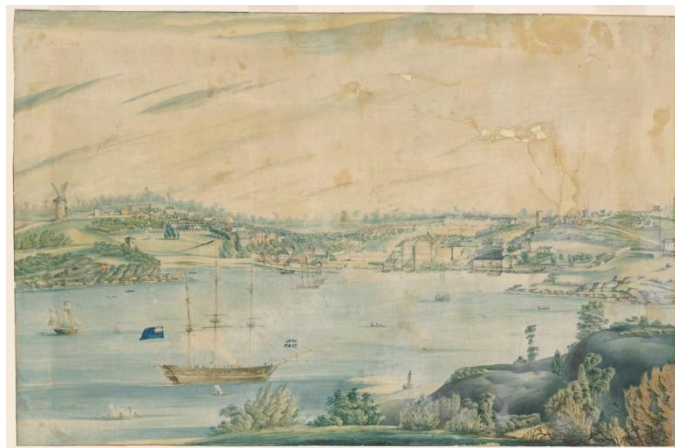


Figure 6: Sydney from the North Shore, 1812, John William Lewin, featuring Aboriginal people fishing the harbour in their nowie (bark canoes) (Source: Dixon Galleries, State Library of New South Wales, DG XV1/27)

Aboriginal presence continued in Sydney well after the smallpox epidemic of 1789, known to Aboriginal people as *gal-gal-la*, killed an estimated half of the Aboriginal population.¹⁰ As historian, Paul Irish, notes in *Hidden in Plain View*, throughout the 19th century Aboriginal settlements formed along Sydney's coastal fringes. From the 1860s Aboriginal people used wooded areas between Lavender Bay and Neutral Bay to camp.¹¹ Livingston Mann, whose family resided in Neutral bay from 1863, described how Aboriginal people would 'forage for miles around and pretty well clean out all the opossums and other matter fit for digestion.'¹²

Today local place names reflect the area's Aboriginal past such as Cammeray and Kirribilli (meaning 'good fishing spot'). Other place names in the Sydney language, though not widely

¹⁰ Karskens, *The Colony*, 374.

¹¹ Paul Irish, *Hidden in Plain View: The Aboriginal People of Coastal Sydney* (Sydney, NSW: NewSouth Publishing, 2017), 109.

¹² Livingston F Mann, 'Early Neutral Bay', *Journal and Proceedings of the Royal Australian Historical Society* 18, no. 4 (1932): 196.

known, have survived in the records and include Warrungarea (Blues Point), Gooerrbahree (Lavender Bay) and Weeyuh Weeyuh (Careening Cove).¹³

2.1.2 DEVELOPMENT OF THE SUBURB

Chatswood is located in one of the oldest settled areas on the North Shore, the Parish of Willoughby, which was defined as the area north from Port Jackson between Middle Harbour in the east and the Lane Cove River in the west.¹⁴ However, it remained sparsely populated for much of the 19th Century and the early 20th Century, being regarded by the early settlers as Sydney's frontier. Although land was granted from 1794 onwards, these grants were mostly located on the lower North Shore and *"those who received them did not take up residence."*¹⁵

The earliest European occupants were largely timber getters and rural settlers who used the area for the profit of the new settlement at Sydney Cove, providing timber and other produce. The only connection to Sydney in the early days was a row-boat from Blues Point. Despite or maybe because of the isolation, there was a strong and early push for self-government, and the Municipality of Willoughby was the first local government to be incorporated on the North Shore, being proclaimed on 23 October 1865. This included the area of the present Willoughby LGA as well as the area which became the separate Municipality of Lane Cove in 1895.

Early industries included tanneries and brickworks established during the 1880s, when the Willoughby Tramway was established (1886) and the North Shore Railway line from Hornsby to St Leonards was opened (1890) and extended to Milsons Point (1893). However, due to the economic depression of the 1890s, development only started during the early 20th Century, when particularly the population in the suburb of Chatswood increased considerably, from 5,100 in 1900 to 24,845 inhabitants in 1915-16.

Early development of Chatswood occurred at the intersection of Mowbray Road and Pacific Highway, initially named Gordon Road or Lane Cove Road, and later near the new station area around Victoria Avenue.¹⁶ The eastern side of the railway line developed earlier because it was flatter and better accessible than the western side which contained gullies and streams.

A small brick chapel was established by the Bush Mission Society on the south-western corner of Mowbray Road and Lane Cove Road by 1864, which was in the 1870s replaced by the South Chatswood Methodist Church.¹⁷ A timber yard was located to the east on Mowbray Road and the Great Northern Hotel opened in 1870 on the north-western corner of the intersection, and a handful of general stores commenced trading there. Chatswood's first police station was constructed in 1884 to the south of the church.

After the opening of the railway in 1890, development shifted to the newly laid out Victoria Avenue, where several shops were constructed on the eastern and western sides of the

¹³ North Sydney Heritage Centre, 'North Sydney's Aboriginal Past', North Sydney Heritage Leaflet 1 (North Sydney, NSW: North Sydney Council, 2016), https://www.northsydney.nsw.gov.au/Library_Databases/Heritage_Centre/Leaflets_Walks_Publications/Heritage_Leaflets; Ian Hoskins, *Sydney Harbour: A History* (Sydney, NSW: UNSW Press, 2009), 4; Valerie Attenbrow, 'Aboriginal Placenames around Port Jackson and Botany Bay, New South Wales, Australia', in *Aboriginal Placenames: Naming and Re-Naming the Australian Landscape*, ed. Luise Hercus and Harold Koch, Aboriginal History Monograph 19 (Canberra, ACT: ANU Press and Aboriginal History Inc, 2009), 33.

¹⁴ This and the following is based on McLean, L., The Golden Jubilee of Chatswood West Ward Progress Association, Chatswood: of Chatswood West Ward Progress Association, 1980, pp3-7; Willoughby District Historical Society Inc., 'Willoughby History & Heritage', <http://willoughbydhs.org.au/History/index.html> (accessed July 2018)

¹⁵ Willoughby District Historical Society Inc., 'Willoughby History & Heritage', <http://willoughbydhs.org.au/History/index.html> (accessed July 2018)

¹⁶ Willoughby District Historical Society Inc., 'Chatswood', <http://willoughbydhs.org.au/History/Suburbs/CHATSWOOD%20Overview.pdf> (accessed July 2018)

¹⁷ Willoughby District Historical Society Inc., 'Chatswood CBD', <http://willoughbydhs.org.au/History/Suburbs/Suburbs-ChatswoodCBD.html> (accessed July 2018)

railway. The Chatswood Post Office was built in 1903, and the first tram arrived at Chatswood Railway Station in 1908.



Figure 7: Chatswood Post Office (1903) as depicted in c1915. It was demolished in 1967. (Source: Willoughby City Council, Picture Willoughby, File 6534670)

With Chatswood being identified as one of 19 District Centres for the Greater Sydney area in July 1951, Council acquired land within today's city centre for a business and commercial centre. The tram line closed in 1958 and was replaced by buses and private cars which led to increased congestion in the central business area. In the early 1960s, the first large retail stores, Grace Brothers and Waltons, opened east of the railway line. With an increase in high-rise residential development in the central business area from the 1990s, the character of the suburb began to change, and Chatswood today is one of Sydney's largest regional commercial and retail centres and a major transport hub.

2.2 SITE SPECIFIC HISTORY

The subject site is located within the 200-acre grant to Isaac Nichols, made on 18 December 1805 (Portion 294 of Parish).¹⁸ They are situated on Lots 1 to 5 and Lot 7, of Deposited Plan 4139, in the Parish of Willoughby, County of Cumberland. In 1903 the builder William Hunter Johnson purchased allotments 1-5, which measured 3 roods and 4 perches. The land was contained within Lane Cove Road (later renamed the Pacific Highway), between Wilson and O'Brian streets, Chatswood.¹⁹

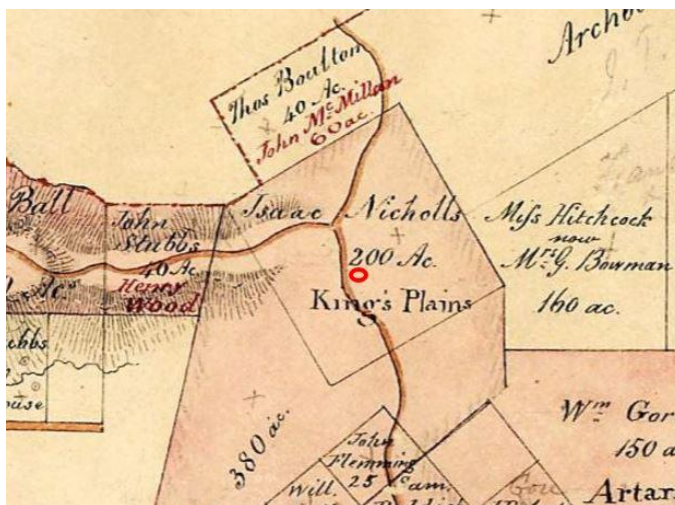


Figure 8: Undated map of the Parish of Willoughby, showing the early land grants, with the approximate location of the subject site indicated by the red circle. (Source: NSW Land Registry Services (LRS), Historical Land Records Viewer (HLRV), Parish Map undated)

In 1907 Johnson sold his land. Lots 3,4,5 and a portion of Lot 2 was purchased by Edwin Grainger, and Lots 1 and the remaining portion of Lot 2 was acquired by Mine owner Thomas

¹⁸ NSW LRS, CT Vol. 2942 Fol. 49; Primary Applications No. 21753 and 7018

¹⁹ NSW LRS, CT Vol. 1490 Fol. 201.

Longworth, estate agent John William Crane, and solicitor William Wells Robinson. Over the next three decades the allotments were further divided and a further allotment to the rear of site, Lot 7, being created.²⁰

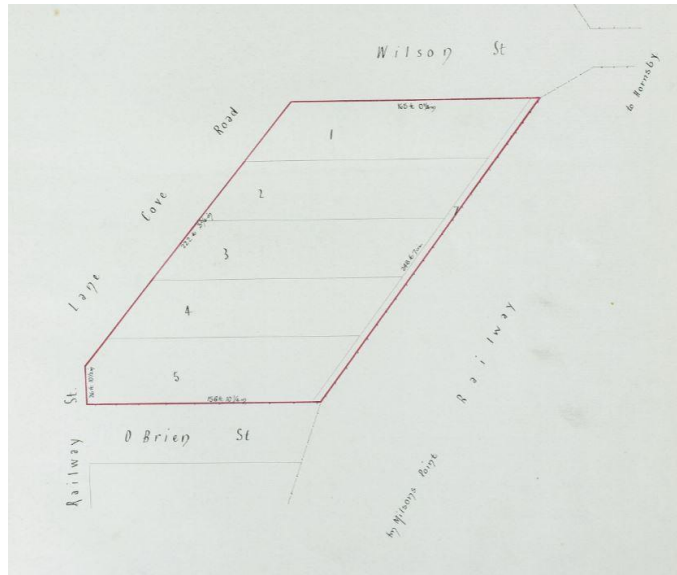


Figure 9: 1902 - Lots 1-5 containing the subject site. (Source: NSW HLRV, NSW LRS CT Vol. 1490 Fol. 201.). (Source: NSW HLRV)

Aerial imagery of the subject sites reveals development from the early-20th century. Initially, the allotments were developed with detached residential dwelling, similar to the surrounding area. As Chatswood densified, these houses were demolished and replaced by apartment blocks. 849 and 859 Pacific Highway were built in the early-1960s; 2 Wilson Street in the late-1990s; and 853 Pacific Highway in the early-2000s. The remaining lot at the rear remained vacant until around 1970, when a light industrial building was erected, which appears to have been extended toward O'Brien Street by 1986.



Figure 10: 1930 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)

²⁰ NSW LRS CT Vol. 1490 Fol. 201; Vol. 1838 Fol.78; Vol. 1751 Fol. 152



Figure 11: 1943 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 12: 1955 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 13: 1965 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 14: 1971 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 15: 1986 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 16: 1994 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)



Figure 17: 2005 Aerial view of the subject site (Source: Six Maps Viewer, NSW Government)

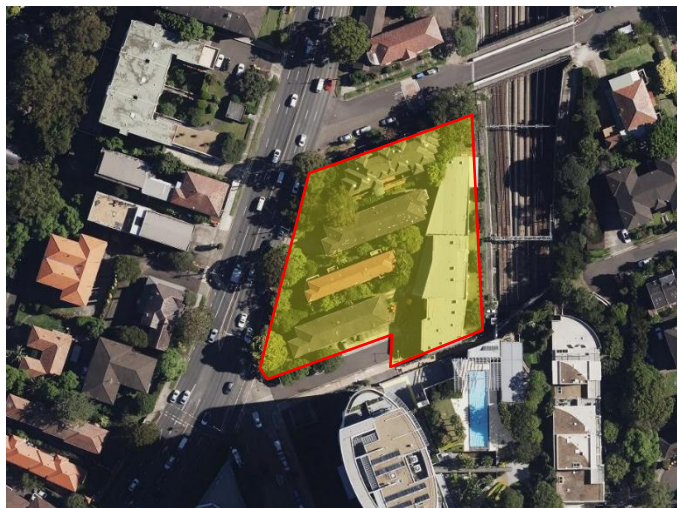


Figure 18: Current aerial map view of the subject site (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT AND SETTING

The subject site is located at 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood within the Chatswood CBD. The site is bounded by Pacific Highway to the west, Wilson Street to the north, and O'Brien Street to the south. The eastern boundary abuts the railway line. The suburb of Chatswood is located approximately 6 kilometres northwest of the Sydney CBD.

The immediate vicinity of the subject site, along the eastern side of Pacific Highway, comprises a mix of high-density commercial and residential apartments concentrated around Chatswood Station. Medium density residential buildings are located north of the site and along the western side of Pacific Highway. The eastern side of the railway line comprises medium density apartment buildings and detached residential dwellings.



Figure 19: External view of the surrounding built context of the area, facing north along Pacific Highway. The subject site is located on the right. (Source: Google Street view)



Figure 20: External view of the surrounding built context of the area, facing north along Pacific Highway. (Source: Google Street view)



Figure 21: External view of the surrounding built context of the area, facing north along Pacific Highway. The subject site is located on the left. (Source: Google Street view)



Figure 22: External view of the surrounding built context of the area, facing north along Pacific Highway. (Source: Google Street view)



Figure 23: External view of the surrounding built context of the area, facing east along O'Brien Street (Source: Google Street view).



Figure 24: External view of the surrounding built context of the area, facing north along Anderson Street behind the subject site. (Source: Google Street view).



Figure 25: External view of the surrounding built context of the area, facing west along Wilson Street behind the subject site. (Source: Google Street view).



Figure 26: External view of the surrounding built context of the area, facing south along Anderson Street behind the subject site. (Source: Google Street view).

3.2 THE SITE

All buildings on the site have been demolished in accordance with DA-2024/19 and the site is currently vacant. Refer to the following descriptions of the pre-existing buildings which occupied the site prior to demolition.

4.0 HERITAGE MANAGEMENT FRAMEWORK

4.1 HERITAGE STATUS

The subject site does not contain any buildings that are listed as items of local heritage significance, however it is in the vicinity of several heritage listed items and a heritage conservation area, as identified in Schedule 5 of the *Willoughby Local Environmental Plan 2012*. These include:

- I69 - 'House (including original interiors)';
- I70 - 'House (including original interiors)';
- I71 - 'House (including original interiors)';
- I72 - 'House (including original interiors)';
- I108 - 'Boarding house (including original interiors)';
- I129 - House (including original interiors); and
- C10 - 'North Chatswood Heritage Conservation Area'.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways or distance, and do not warrant assessment as part of this report.

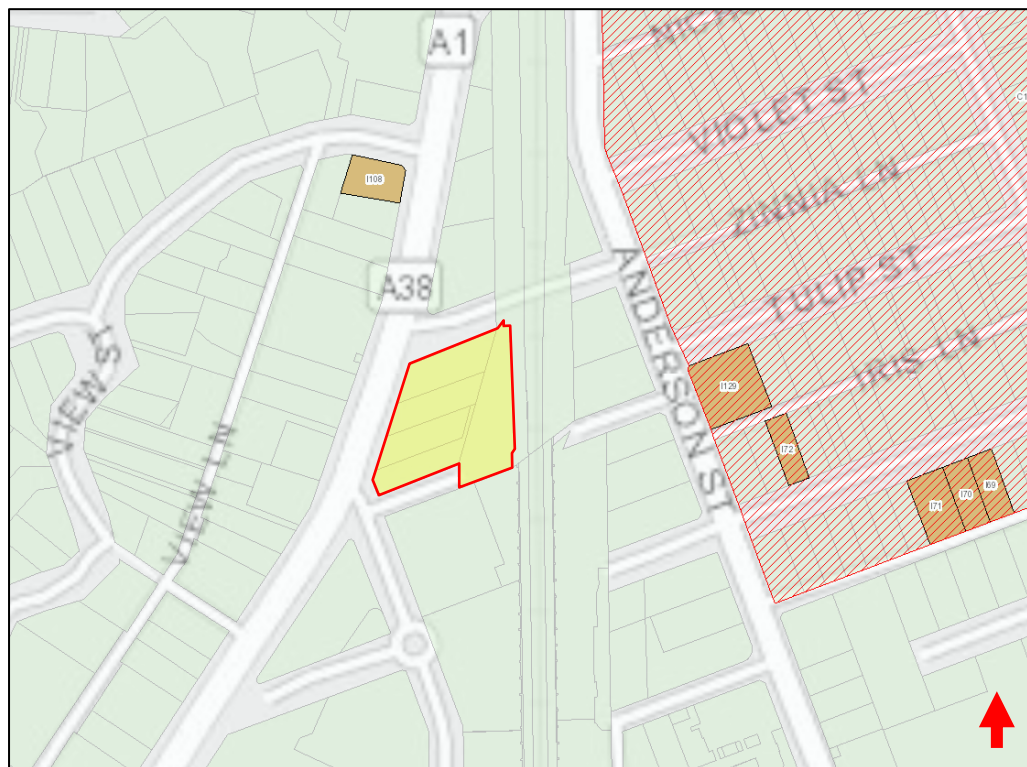


Figure 27: Excerpt from the Willoughby heritage map. Heritage items are shown brown and Heritage Conservation area a hatched red. The subject site is highlighted yellow. (Source: Willoughby LEP 2013, NSW Planning Portal).

4.2 ASSESSMENT OF CULTURAL SIGNIFICANCE OF THE SUBJECT SITE

An assessment of how the subject site relates to the criteria established by the NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage)²¹ is provided below. It takes into account the historical context and physical evidence of the subject site, which have been presented in the preceding sections of this report.

²¹ NSW Heritage Office, *Assessing Heritage Significance*, NSW Heritage Manual 2, 2001

Notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structures located at: 849, 853 and 859 Pacific Highway, 2 and 8 Wilson Street, Chatswood, demonstrates any of the criteria against which heritage significance is assessed.

4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

4.3.1 I69 - 'HOUSE (INCLUDING ORIGINAL INTERIORS)'

The following Statement of Significance for I69 - 'House (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660092:

The group (at No's 4, 6 and 8 Daisy Street) exemplifies the high quality middle class residential development that occurred around Chatswood in the late 19th Century, following the opening of the North Shore Railway in 1890. Through their harmonious scale, materials, details, spacings, setbacks and gardens, the group has aesthetic value in its contribution to the streetscape.

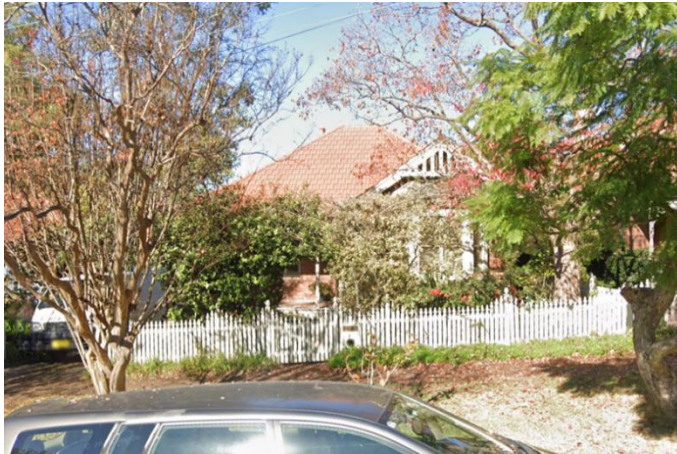


Figure 28: View of heritage item I69 - 'House (including original interiors)' facing south from along Daisy Street. (Source: Google Streetview).

4.3.2 I70 - 'HOUSE (INCLUDING ORIGINAL INTERIORS)'

The following Statement of Significance for I70 - 'House (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660093:

The group (at No's 4, 6 and 8 Daisy Street) exemplifies the high quality middle class residential development that occurred around Chatswood in the late 19th Century, following the opening of the North Shore Railway in 1890. Through their harmonious scale, materials, details, spacings, setbacks and gardens, the group has aesthetic value in its contribution to the streetscape.



Figure 29: View of heritage item 170 - 'House (including original interiors)' facing south from along Daisy Street. (Source: Google Streetview).

4.3.3 171 - 'HOUSE (INCLUDING ORIGINAL INTERIORS)'

The following Statement of Significance for 171 - 'House (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660094:

The group (at No's 4, 6 and 8 Daisy Street) exemplifies the high quality middle class residential development that occurred around Chatswood in the late 19th Century, following the opening of the North Shore Railway in 1890 and 1893. The first rate assessment in Daisy Street was in 1894.

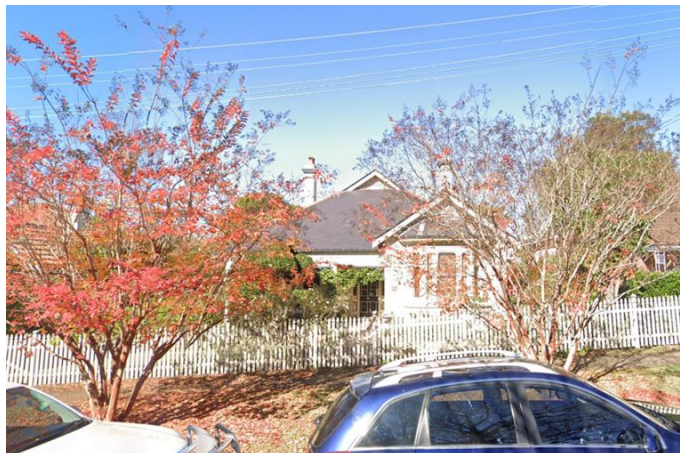


Figure 30: View of heritage item 171 - 'House (including original interiors)' facing south from along Daisy Street. (Source: Google Streetview).

4.3.4 172 - 'HOUSE (INCLUDING ORIGINAL INTERIORS)'

The following Statement of Significance for 172 - 'House (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660095:

The house is outstanding in the street and contributes to the character of the street through its scale, form setback and detail. It is a fine intact example of the Federation style. The house describes the wave of high quality middle class residential development that occurred at the turn of the century in the vicinity of Chatswood Station, following the opening of the railway in the 1890's.



Figure 31: View of heritage item I72 - 'House (including original interiors)' facing north from along Daisy Street. (Source: Google Streetview).

4.3.5 I108 - 'BOARDING HOUSE (INCLUDING ORIGINAL INTERIORS)'

The following Statement of Significance for I108 - 'Boarding house (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660274:

Jillamatong is a two story Federation Queen Ann residence. It is built of red-brown face brick on a foundation of ashlar rock-faced sandstone; slate roofing with prominently featured subsidiary gables, tall chimneys finished in rough cast and brick corbels; a picturesque gablet diagonally positioned above the first-floor verandah; exposed rafter ends with tongue and grooved timber sarking boards; gable ends finished with wall-hung timber shingles which are consistent with the Federation Queen Ann style.

The residence has moderate aesthetic significant, addressing the street as an intact and fair example of a two story Federation Queen Ann residence. Its architectural style, setting and building materials are unique in the streetscape, and give the residence landmark quality.

The item is historically significant at the local level as one of the earliest houses constructed in the West Ward.



Figure 32: View of heritage item I108 - 'Boarding house (including original interiors)' facing west from along Pacific Highway. (Source: Google Streetview).

4.3.6 I129 - HOUSE (INCLUDING ORIGINAL INTERIORS)

The following Statement of Significance for I129 - 'House (including original interiors)' is sourced from the NSW Heritage Database, reference number 2660253:

Built in 1904/5 for William Ford, who discovered the first gold in Coolgardie, WA, 'Wycliffe' is an impressive and finely detailed house of Edwardian/ Federation design, featuring fine joinery,

decorative plasterwork and cast iron trim. Its octagonal turret is a prominent feature that together with its large sweeping roof have created a landmark prominence for the property. An exceptional item of aesthetic and historic importance to the City.



Figure 33: View of heritage item 1129 - 'House (including original interiors)' facing north from along Anderson Street. (Source: Google Streetview).

4.3.7 C10 - 'NORTH CHATSWOOD HERITAGE CONSERVATION AREA'.

The following Statement of Significance for C10 - 'North Chatswood Heritage Conservation Area', is sourced from the *Willoughby DCP 2023*:

North Chatswood Heritage Conservation Area is a good example of early North Shore residential development. The housing stock describes the progressive overlays of development taking place over half a century. The essential scale, form and spacing of the original dwellings is predominant, even where original architectural detailing has been lost, though much of this is still intact in fine residential buildings and as a general townscape impression.

5.0 THE PROPOSAL

The proposed development involves the construction and operation of a new mixed-use building comprising:

- Internal fitout of nine basement levels (+ mezzanine above B1, and lift pits below B9), including driveway access from O'Brien Street, car parking, bicycle and motorcycle parking, waste rooms, loading docks, OSD tank and back-of-house areas;
- A two-storey podium accommodating retail and commercial uses, residential communal open space and amenities, and a new child care centre;
- Two modulated residential buildings above the podium providing a total of 552 residential apartments, including 72 affordable rental housing dwellings, with associated amenities;
- Public domain works including landscaping, street trees and publicly accessible open space; and
- Reticulation of site services and infrastructure including electricity, telecommunications, gas, water and sewer.

5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by PBD Architects, were reviewed as part of the preparation of this report:

Drawing No.	Drawing Title	Revision	Date
HDA001	Project Information Sheet 01	P03	02/03/2026
HDA002	Project Information Sheet 02	P01	02/03/2026
HDA003	Site Analysis	P01	02/03/2026
HDA004	Site Plan	P02	02/03/2026
HDA101	GA Plan – Basement 10	P05	02/03/2026
HDA102	GA Plan – Basement 9	P11	02/03/2026
HDA108	GA Plan – Basement 3–8 Typical	P05	02/03/2026
HDA109	GA Plan – Basement 2	P11	02/03/2026
HDA110	GA Plan – Basement 1	P13	02/03/2026
HDA111	GA Plan – Basement 1 Mezzanine	P12	02/03/2026
HDA112	GA Plan – Ground Floor	P11	02/03/2026
HDA113	GA Plan – Level 1	P09	02/03/2026
HDA114	GA Plan – Level 2	P11	02/03/2026
HDA115	GA Plan – Level 3 Typical (Affordable Housing)	P12	02/03/2026
HDA119	GA Plan – Level 7	P08	02/03/2026
HDA120	GA Plan – Levels 8, 10, 12 Typical	P01	02/03/2026
HDA121	GA Plan – Levels 9, 11, 13 Typical	P01	02/03/2026
HDA126	GA Plan – Levels 14–24 Typical	P11	02/03/2026
HDA127	GA Plan – Levels 15–25 Typical	P01	02/03/2026
HDA138	GA Plan – Levels 26–32 Typical	P05	02/03/2026
HDA139	GA Plan – Levels 27–33 Typical	P01	02/03/2026
HDA146	GA Plan – Level 34 & 36 / Plant	P09	02/03/2026
HDA150	GA Plan – Level 38 & Mid-Rise	P07	02/03/2026
HDA151	GA Plan – Levels 39–53 Typical	P07	02/03/2026
HDA152	GA Plan – Levels 40–54 Typical	P01	02/03/2026
HDA167	GA Plan – Level 55 Sub-Penthouse	P07	02/03/2026
HDA168	GA Plan – Level 56 Penthouse	P09	02/03/2026

Drawing No.	Drawing Title	Revision	Date
HDA169	GA Plan – Level 57 Roof Terrace	P06	02/03/2026
HDA170	GA Plan – Level 58 Roof Plant	P07	02/03/2026
HDA171	GA Plan – Level 59 Roof	P06	02/03/2026

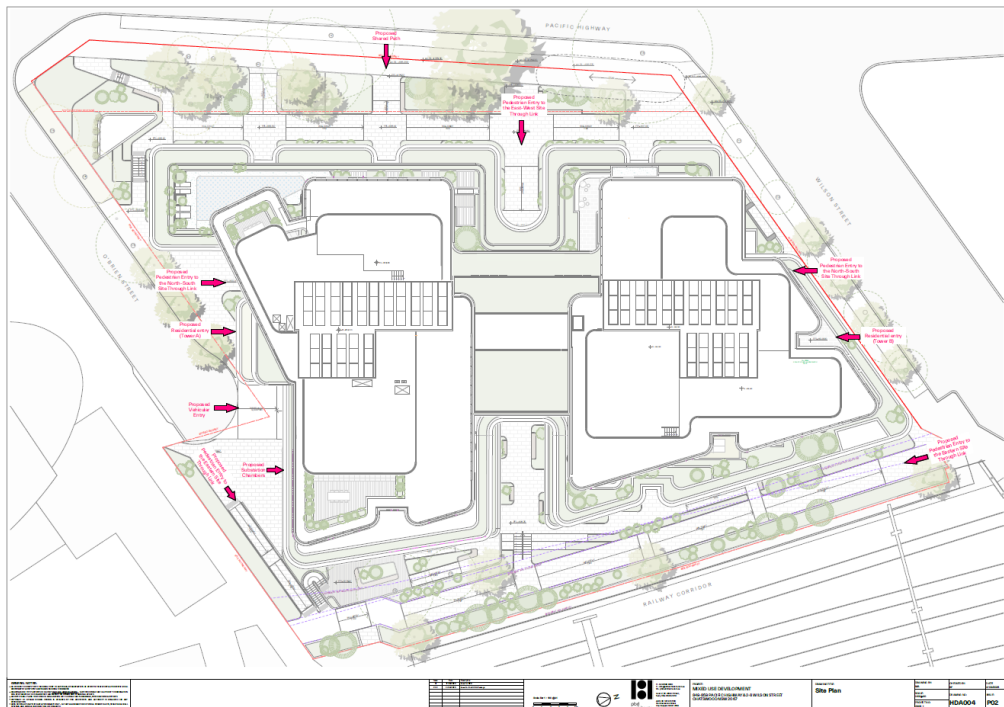


Figure 34: Proposed site plan (Source: PBD)



Figure 35: Proposed ground floor plan (Source: PBD)



Figure 36: Proposed roof terrace and Level 57 plan (Source: PBD)

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Willoughby Local Environmental Plan (LEP) 2013*, the *Willoughby Control Plan (DCP) 2023* and the guidelines prepared by Environment and Heritage – Department of Planning and Environment NSW in their document, ‘Guidelines for preparing a statement of heritage impact’ published in June 2023.

The report would also fulfill the requirement for Clause 20. Environmental Heritage as stated in the SEARs requirements.

6.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out by Environment and Heritage – Department of Planning and Environment NSW in their ‘Guidelines for preparing a statement of heritage impact’ published in June 2023. The standard format has been adapted to suit the circumstances of this application.

6.2.1 MATTERS FOR CONSIDERATION

The following questions, extracted from the above guidelines and reproduced in italics, are considered in relation to the proposed development in the below table.

Matters for consideration	Summary comments on the proposal
<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>	No. Buildings on the site have been demolished in accordance with an existing approval.
<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 proposal would introduce a new development, consisting of two multi-storey towers with associated landscaping to the subject site. The proposal would have an acceptable heritage impact on the heritage items in the vicinity, for the following reasons: • The proposal does not involve any changes to any fabric associated with the heritage items in the vicinity. • The proposal is physically separated from the heritage items in the vicinity. • The new residential development features a high quality contemporary design that would adhere to the guidelines and controls outlined in <i>Willoughby DCP 2013</i> and the desired future developments of the Chatswood DCP. • The visual impact of the new development would be mitigated as they will form part of the wider high density developments found within the Chatswood CBD.
<i>Are the proposed works part of a broader scope of works?</i>	No broader scope of works associated with this project is known to NBRS.

Matters for consideration	Summary comments on the proposal
<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>	No future works associated with this project are known to NBRS.
<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>	Assessment of impacts on Aboriginal cultural heritage values are outside the scope of this report and services provided by NBRS.
<i>Has the applicant checked if any other approvals of a separate process to evaluate the potential for impacts is required?</i>	This report has been prepared to accompany an application for SSDA approval under the <i>Environmental Planning and Assessment Act 1979</i> , to be assessed in accordance with the relevant provisions of the <i>Willoughby LEP 2013</i> . NBRS is not aware of any additional approval processes which may be relevant to the project and which would be pursued by the applicant if applicable.
<i>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?</i>	No change of use classification associated with this project is known to NBRS.
<i>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?</i>	The relevant requirements of the DCP are considered in Section 6.4 of this report.
<i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i>	The significance of the heritage items and heritage conservation area in the vicinity of the subject site will be retained. Heritage impacts are discussed in further detail in Section 6.2.2.

6.2.2 WORKS ADJACENT TO A HERITAGE ITEM OR WITHIN A HERITAGE CONSERVATION AREA

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*

- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

Comment:

As discussed in Section 4.0, the proposed new development is located in the vicinity of heritage items I69 - 'House (including original interiors)', I70 - 'House (including original interiors)', I71 - 'House (including original interiors)', I72 - 'House (including original interiors)', I108 - 'Boarding house (including original interiors)' and I129 - House (including original interiors), as well as the C10 - 'North Chatswood Heritage Conservation Area'.

The proposal does not involve changes to any fabric associated with the heritage items or heritage conservation area in the vicinity. The physical fabric, overall form and setting of the heritage items and the heritage conservation area in the vicinity will therefore be retained.

Legibility/Setting

As detailed in Section 3.0, the subject site is positioned within the Chatswood CBD, an area characterised by high-density commercial and residential developments surrounding Chatswood Railway Station. The site's immediate vicinity also includes medium-density residential apartments and detached housing.

The proposed development would introduce additional high-density structures visible within the context of nearby heritage items and the HCA. However, the Chatswood CBD has already substantially altered the local setting, with the heritage items and the HCA coexisting alongside the established high-density developments that define the area. As such, the new development would be perceived as part of the existing Chatswood CBD setting, aligning with the area's ongoing transformation.

Detailed Design and Materiality

The proposed form and scale of the new development align with design controls and the future expectations as outlined in Part L Section 4 – Chatswood CBD of the *Willoughby DCP 2023*. The design has been meticulously planned to comply with the specified built form controls, spatial parameters, setbacks, and open space requirements established in the DCP.

The new mixed-use development will feature a high-quality contemporary design and aesthetic, with a form, materials, and colour palette carefully selected to create a cohesive response to both the existing and envisioned future character of the area. To reduce the perceived mass and bulk, the design incorporates two slender towers with articulated façades featuring recessed balconies, concrete fins, and soft curves. The towers are positioned with appropriate separation above a podium, which includes an active commercial frontage, enhancing pedestrian engagement and integrating with the surrounding urban area of Chatswood CBD.

The proposal would feature: precast concrete in varied muted colours, aluminium plates and vertical battens, and aluminium framed window and doors. This diverse selection of textures and materials is intended to be sympathetic to the heritage items and North Chatswood HCA in the vicinity as they would appear contemporary and integrate visually with the surrounding high-density landscape of Chatswood CBD.



Figure 37: 3D render of proposed new development as viewed facing the Pacific Highway (Source: PBD Architects)

Views

The proposed development on the subject site would be seen from the heritage items and North Chatswood HCA in the vicinity of the subject site. However, the existing built environment of the Chatswood CBD is already visible from the heritage items and North Chatswood HCA (See Figure 38 to Figure 41). Given the prevailing built context of the Chatswood CBD, the introduction of the proposed development is not expected to substantially alter these existing views and therefore would be acceptable from a heritage perspective.



Figure 38: View towards the subject site from the vicinity of heritage items I69, I70, I71 and I72. The general location of subject site is indicated by the red arrow. (Source: Google)



Figure 39: View towards the subject site from the vicinity of heritage item I108. The general location of subject site is indicated by the red arrow. (Source: Google Street view)

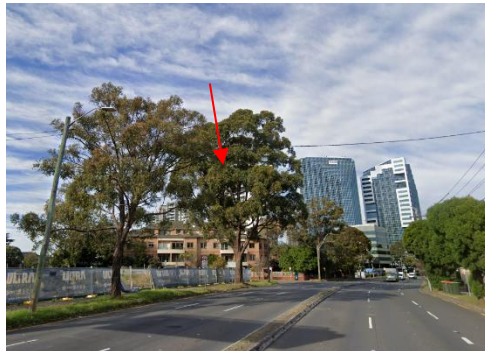


Figure 40: View towards the subject site from the vicinity of heritage item I129. The general location of subject site is indicated by the red arrow. (Source: Google Street view)



Figure 41: View towards the subject site from within the North Chatswood HCA at the intersection of Violet Street and Archer Street. The general location of subject site is indicated by the red arrow. (Source: Google Street view).

Furthermore, there is a general expectation based on Part L – Section 4 of *Willoughby DCP 2023*, that a multiply new large scale mixed-use developments would be added to the area that would alter views from the heritage items in the vicinity.

6.3 HERITAGE OBJECTIVES OF THE WILLOUGHBY LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- Views to and from the heritage items and the North Chatswood HCA in the vicinity of the subject site will remain available from the public domain.
- There will be no change to the appreciation or interpretation of the heritage items or the North Chatswood HCA in the vicinity of the subject site from the public domain.
- There will be no adverse physical or visual impacts on the established heritage significance of the heritage items or the North Chatswood HCA in the vicinity.
- The proposed new development would feature a high-quality contemporary aesthetic with carefully selected form, materials, and colour palette that cohesively respond to both the existing and future character of the area.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Willoughby LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Willoughby,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

6.4 HERITAGE GUIDELINES OF THE WILLOUGHBY DCP 2023

The *Willoughby DCP 2023* supports the *Willoughby LEP 2013* by providing additional objectives and development standards for properties within the vicinity of heritage items. In addition to the general heritage provisions, the *Willoughby DCP 2023*, has additional site-specific guidelines for any potential development of the subject site.

6.4.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *Willoughby DCP 2023* that relate to heritage and are set out in the following DCP Sections:

Section 3

C3 - Development in the vicinity of a heritage item or a heritage conservation area

C3.1 General

C3.2 Scale

C3.3 Siting

C3.4 Materials and Colours

6.4.2 PART L – PLACE BASED PLANS

The subject site is situated within the Chatswood CBD Precinct as outlined within Part L of *Willoughby DCP 2023*.

Part L – Place Based Plans

Section 4 – Chatswood CBD

4.1 Character statement

Chatswood is a strategic centre in the Sydney metropolitan area. The CBD includes a vibrant mix of offices, major retail facilities, health facilities, educational establishments, cultural facilities, and high density residential accommodation.

At its centre is a rail and bus interchange that provides direct connections to the Sydney CBD, other strategic centres, and residential areas across Sydney. Transport connections have been heightened by the opening of the metro northwest in 2019 with a new platform at Chatswood Station. Connections will be further improved by the opening of the metro city and southwest lines in 2024.

The controls in this plan relating to the E2 Commercial Core zone are designed to increase investment confidence in office development and protect these employment hubs from residential incursions.

The MU1 Mixed Use zone provides a mix of commercial and residential around the E2 Commercial Core in line with Map 1 (Chatswood CBD Strategy Land Use Map). This is to help maximise returns on existing and planned investment in public infrastructure and ensure Chatswood remains a major employment centre in metropolitan Sydney.

The controls aim to maintain a compact, walkable city centre, and create exceptional urban design. They support easy pedestrian and bicycle linkages, a quality public domain that embraces the local character and heritage, and the greening of the centre.

4.2 Performance criteria

4.3 Controls for Chatswood CBD

4.3.1 Built form

4.3.2 Greening Chatswood CBD

4.3.3 Links and public realm

4.3.4 Setbacks and street frontage heights

4.4 Additional controls for specific locations

4.4.3 Interface with low density residential conservation areas

Comment:

As discussed in Section 6.2 above, it is the opinion of NBRS that the proposed development has been designed to adhere to the objectives as outlined in Part L – Section 4 of the *Willoughby DCP 2023*. The design of the proposed new development, its scale and form, the chosen materials and colour palette, along with its intended placement, setbacks, and overall setting, all exhibit a contemporary design approach that would be in keeping with the existing built environment of Chatswood CBD, as well being sympathetic to the heritage items and the North Chatswood HCA.

The proposed development on the subject site would be clearly visible from nearby heritage items and the North Chatswood. However, it would not significantly change the existing views from these heritage items or within the HCA. The current built environment of the Chatswood CBD is already observable from these heritage items and the HCA. Consequently, the proposed new development would integrate into the existing and future high-density urban environment of Chatswood, maintaining the overall visual context.

6.5 PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS – INFILL AFFORDABLE HOUSING

This report has been prepared in accordance with the relevant guidelines prepared by Environment and Heritage – Department of Planning and Environment NSW in their document, 'Guidelines for preparing a statement of heritage impact' published in June 2023.

Therefore it fulfills the requirement for Clause 20. Environmental Heritage as stated in the *Planning Secretary's Environmental Assessment Requirements* letter for application SSD-93776214 dated 29 September 2025.

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

NBRS has not identified any additional mitigation measures necessary to manage heritage impacts from the proposed development. The design's scale, form, materials, colour palette, placement, setbacks, and overall setting incorporate the necessary measures to ensure that the proposal would be sympathetic and have a minimal impact on the heritage items and North Chatswood HCA in the vicinity of the subject site.

7.2 CONCLUSION

The proposed redevelopment of the subject site at 849, 853 and 859 Pacific Highway and 2 and 8 Wilson Street, Chatswood would have a minimal impact on the heritage significance of the heritage items and heritage conservation area in the vicinity.

The subject properties are not listed as an item of local heritage significance or located within a Heritage Conservation Area. However, they are in the vicinity of a heritage listed item, identified in Schedule 5 of the *Willoughby LEP 2013*.

The proposal involves construction of a new mixed-use development with associated landscaping.

The proposal does not involve changes to any fabric associated with the heritage items or the North Chatswood HCA. Their physical fabric, overall form and setting will therefore be retained.

The proposal would introduce a new high density mixed-use development to the subject site. However, the careful consideration given to the design of the proposed development ensures its compatibility with the intentional development of the Chatswood CBD and the heritage items and North Chatswood HCA in the vicinity.

The proposed development is consistent with the heritage objectives of *Willoughby LEP 2013* and *Willoughby DCP 2023*. Furthermore, it's important to acknowledge that the new development aligns with the guidelines and controls outlined in Part L – Section 4 of the *Willoughby DCP 2023*.

This report fulfills the requirement as stated in Clause 20. Environmental Heritage as stated in the *Planning Secretary's Environmental Assessment Requirements* letter for application SSD-93776214.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

Yours faithfully,



NBRS
Daniel Nabb
Heritage Consultant