

21 July 2026

NSW Government
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

By Submission via NSW Planning Portal

**RE: STRATA PLAN 65907 | 14 BROWN STREET, CHATSWOOD, NSW, 2067
BUILDING IMPACT STATEMENT – APPLICATION NO. SSD-87033962**

Dear Sir and or Madam,

As the Strata Managing Agents of Strata Plan No. 65907, we write to you in relation to application no. SSD-87033962 – 815 Pacific Highway, Chatswood.

This Building Impact Statement is submitted on behalf of the Owners of Strata Plan 65907, located at 813 Pacific Highway / 14 Brown Street, Chatswood, immediately south of the subject site and directly opposite Help Street. The purpose of this statement is to outline the direct and material impacts the proposed development will have on our building, its residents, and its public domain interfaces.

1. Mixed-Use Nature and Dual Frontages

SP65907 is an established mixed-use strata scheme comprising:

- a commercial entrance at 813 Pacific Highway, directly facing the subject site, and
- a residential entrance at 14 Brown Street, serving 21 residential levels.

This dual-frontage configuration means the building is uniquely exposed to impacts from both Pacific Highway and Help Street. Any major development on the subject site must therefore consider effects on pedestrian safety, access, wind conditions, and public domain amenity across both frontages.

2. Solar Access – Eastern-Facing Residential Lots

The eastern façade of 14 Brown Street faces the western façade of 12 Help Street, separated only by a narrow laneway. This laneway currently allows limited east-north sunlight to reach the eastern-facing apartments of SP65907.

The subject site sits at the termination point of this laneway. The proposed 61-storey tower will:

- block the remaining east-north sunlight entering through the laneway,
- remove the only source of direct solar access for many eastern-facing apartments, and
- result in zero solar access for most affected lots during midwinter.

This represents a significant and permanent loss of residential amenity. Photographs illustrating the contextual position of the laneway, 14 Brown St, 12 Help St, and the subject site are attached.

3. Northern Façade Impacts – Solar Access, Privacy, Overlooking and Wall Effect

The northern façade of SP65907 directly faces the southern façade of the proposed tower. The scale and proximity of the development will result in:



- substantial overshadowing of northern-facing lots,
- privacy loss due to direct line-of-sight into residential windows and balconies,
- overlooking impacts from a large number of dwellings facing our building, and
- a pronounced “wall effect”, created by the height and massing of the tower immediately adjacent to our northern boundary.

These impacts will materially reduce residential amenity for northern-facing lots and have not been adequately assessed in the EIS. A photograph illustrating the northern façade and Vehicle exit gate on Help Street is attached.

4. Wind Tunnel Effect – Direct Impacts on Entrances, Laneway, Eastern-Facing Lots and Street-Level Garage Areas

The proposed tower will generate significant wind downdraft due to its height and massing. This downdraft will directly affect:

- the commercial entrance at 813 Pacific Highway,
- the laneway between SP65907 and 12 Help Street, and
- the street-level garage areas.

Direct wind impacts on garage and access areas

The garage zone forms a continuous route from the Help Street gate, through the driveway and collection area, to the Brown Street gate and down to P1/P2 of total 8 basements. Wind downdraft from the proposed tower is likely to:

- enter through the Help Street gate,
- move through the driveway and middle collection area,
- reach the Brown Street gate, and
- continue downward into the P1 parking level.

This creates a single, continuous wind-affected zone, exposing pedestrians, vehicles and service users to intensified wind conditions.

Wind impacts on the laneway and eastern-facing lots

The laneway is narrow and already prone to wind acceleration. Increased downdraft will:

- amplify wind conditions within the laneway, and
- directly affect the eastern-facing residential lots, which rely on this laneway for limited sunlight and ventilation.

A site-specific wind tunnel study is required. Photographs illustrating the exit gate, the household collection area and the vehicle entrance on Brown Street are attached.

5. Cumulative Impacts of Approved and Proposed SSDs on the Chatswood Community

Chatswood is currently subject to 1771 dwellings approved and 9376 dwellings proposed State Significant Developments, as listed on Council's website (<https://www.willoughby.nsw.gov.au/Development/State-Significant-Development-Applications-in-the-Willoughby-LGA>). Collectively, these projects represent 11, 147 new dwellings and substantial population growth.

The cumulative impacts of these developments include:

- increased pressure on local infrastructure and services,
- reduced solar access and increased overshadowing across established residential buildings,
- intensified wind conditions within constrained street and laneway environments, and
- erosion of the amenity and character of established communities such as SP65907.



The EIS does not meaningfully address these cumulative impacts, despite their relevance to the assessment of this proposal.

6. Request for Further Assessment

Given the direct impacts on SP65907, we request that the Department require the applicant to provide:

- detailed solar access modelling for eastern- and northern-facing apartments and the rooftop communal open space,
- a site-specific wind tunnel assessment addressing all SP65907 interfaces, and
- revised plans demonstrating how adverse impacts on their neighbouring mixed-use building have been mitigated.

Conclusion

The proposed development will significantly and adversely affect SP65907 through:

- loss of solar access,
- privacy and overlooking impacts,
- wind downdraft effects,
- pedestrian and vehicular safety risks, and
- cumulative impacts from multiple SSDs in Chatswood.

These matters have not been adequately assessed in the EIS. The Owners of SP65907 request that the Department consider these issues in full.

Yours faithfully,
Elizabeth Wang
STRATA TITLE MANAGEMENT

A handwritten signature in cursive script that reads 'Elizabeth Wang'.

SENIOR RELATIONSHIP MANAGER
On behalf of the Owners Corporation of Strata Plan No. 65907

Photographs mentioned in the statement













