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To whom it may concern,

## **REVISED HERITAGE IMPACT STATEMENT – 845 PACIFIC HIGHWAY, CHATSWOOD PLANNING PROPOSAL**

### **1. BACKGROUND**

Urbis has been engaged to prepare this letter of heritage impact to accompany a Planning Proposal for the site at 845 Pacific Highway, Chatswood (the subject site). This Planning Proposal is submitted to Willoughby City Council (Council) to support a request by HYG (the Proponent) to initiate an amendment to *Willoughby Local Environmental Plan 2012* (WLEP 2012) consistent with the recommendations Chatswood CBD Planning and Urban Design Strategy to 2036 (CBD Strategy).

### **2. SITE DESCRIPTION**

The site is located at 845 Pacific Highway, Chatswood and is within the Willoughby Local Government Area (LGA). The site is located approximately 9km north of the Sydney CBD and is located within the Chatswood CBD Core, west of the North Shore Rail Line in an area commonly referred to as the Chatswood Office Core.

The site is located on the eastern side of the Pacific Highway. The site is an irregular shaped allotment with street frontages to the Pacific Highway, Railway Street and Day Street. A small portion of the boundary abuts a small Council owned park on the corner of Railway and Day Street. This park is anomalous with the surrounding development and has extremely poor amenity.

Day Street is closed to traffic west of the vehicular access to the site. This area is landscaped and linked to the ground floor of the adjacent Zenith Commercial Towers. A separated footpath runs parallel to the southern boundary of the site connecting Day Street to the Pacific Highway.

Existing buildings on the site includes a 7-storey commercial office building and commercial car wash. The existing building currently accommodates 4,109sqm of NLA which includes 3,165 sqm of office and 944sqm of retail (car wash). Vehicle access to the site is currently provided from Day Street to single level carpark which can accommodate 55 vehicles.

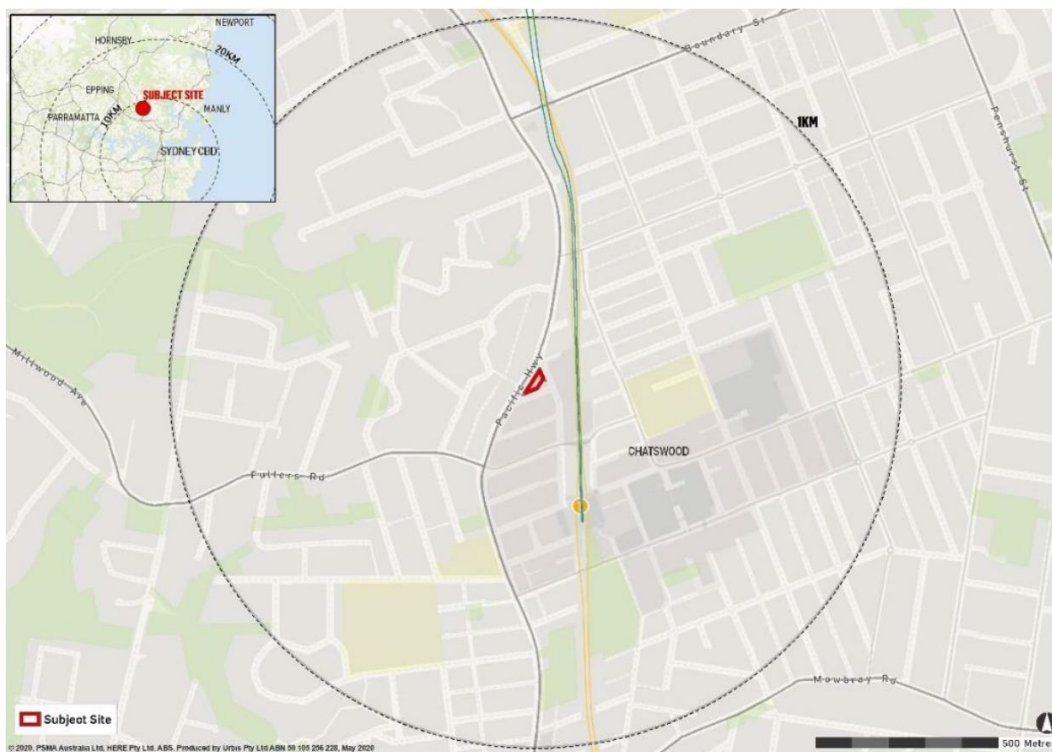






Figure 3 Aerial context looking south

Source: PTW Architects



Figure 4 Corner of Pacific Hwy & Railway St

Source: Google Streetview



Figure 5 Main Entrance fronting Railway St

Source: Google Streetview

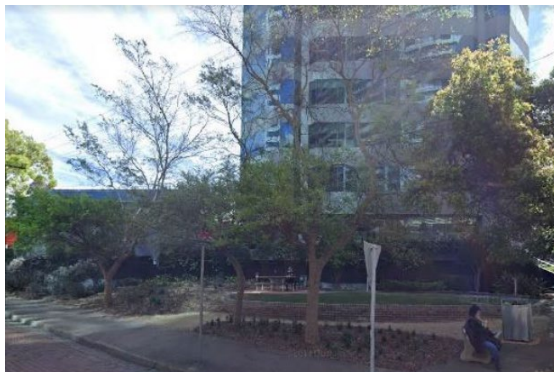


Figure 6 Council Park – Cnr Day & railway Streets

Source: Google Streetview

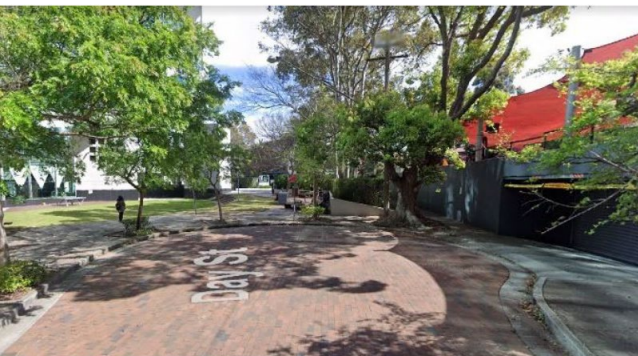


Figure 7 Day Street looking west

Source: Google Streetview



Figure 8 Existing vehicle entrance to site

Source: Google Streetview

### 3. HERITAGE CONTEXT & SIGNIFICANCE

The subject site is not identified as a listed heritage item under the WLEP 2012. However, the site is located in the broader vicinity of the following heritage conservation areas:

- C2 Blue Gum heritage conservation area
- C10 North Chatswood heritage conservation area

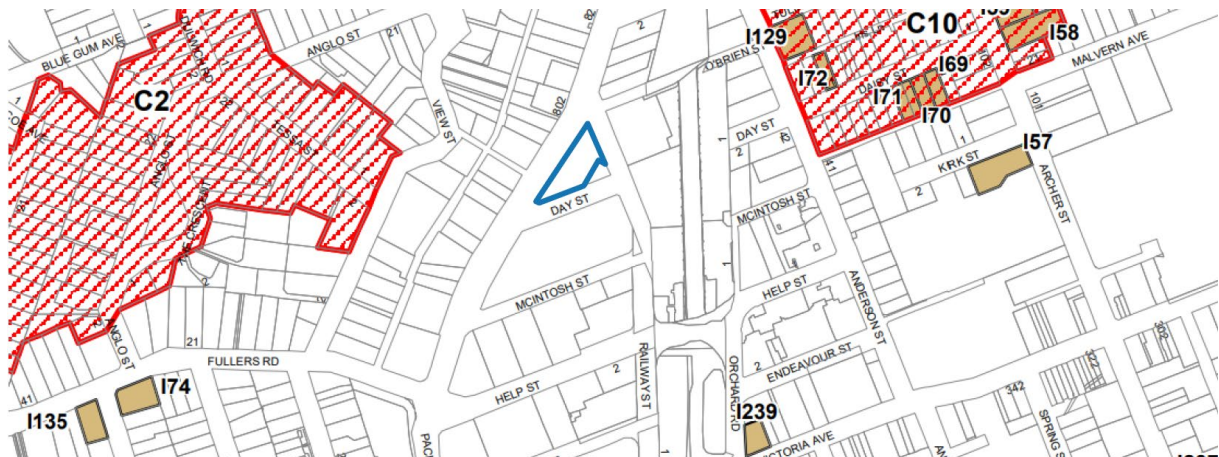


Figure 9 Extract of heritage map showing the subject site outlined in blue  
Source: WLEP2012

### 4. THE PROPOSAL

The objective and intended outcome of the proposed amendments to the WLEP 2012 and site specific DCP is to facilitate the redevelopment of the site for a new commercial office tower. The revised Planning Proposal intends to deliver a commercial office development in a location envisioned for density uplift by Council and the DPIE as outlined within the endorsed Chatswood CBD Strategy.

The future development will create an A-Grade commercial office building which will achieve design excellence and higher sustainability standards. The development will provide approximately new jobs in a strategically significant location within the Chatswood CBD.

To facilitate the objective and intended outcome of the revised Planning Proposal, a building envelope is proposed which establishes the built form parameters for which future consent will be sought through a DA process.

This revised Planning Proposal seeks to establish a site-specific building height and FSR provision included in Part 4.3 and 4.4 of the LEP, which are consistent with the comprehensive LEP amendment being pursued by Willoughby City Council. The Planning Proposal also provides key built form and design principles of the scheme facilitated by a site-specific provision in the DCP.

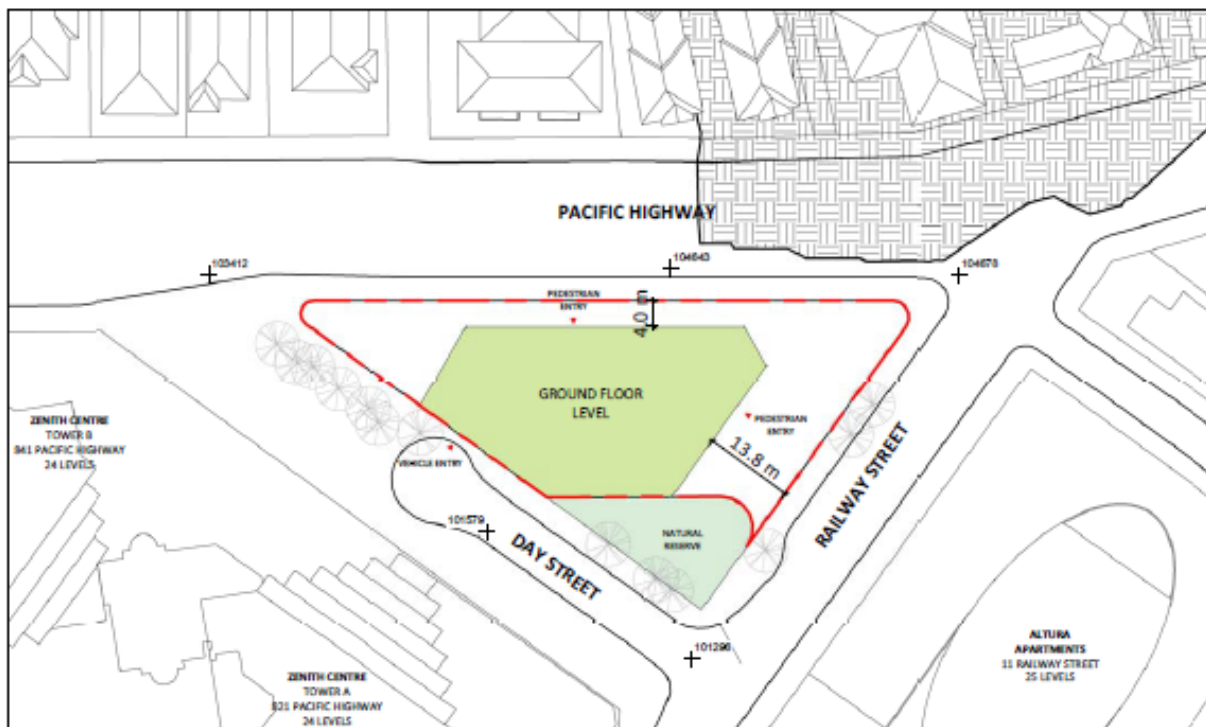
To establish the site-specific FSR provision, a concept reference scheme has been prepared which sets the maximum GFA achievable within the building envelope. This calculation has excluded certain area from the GFA calculation in accordance with the applicable LEP definition including building plant, circulation area, car parking, and servicing area. It also excludes design measures including building articulation zones, building core, and floor to floor heights.



The revised reference scheme is indicative only and the final detailed design of the scheme will be the subject of a design excellence process and detailed DA.

The future redevelopment of the site is expected to deliver the following key components:

- A 37-storey commercial office tower capable of achieving approximately 41,330.26 m<sup>2</sup> of total GFA indicatively comprising:
  - 39937.25 m<sup>2</sup> of office GFA
  - 477.06 m<sup>2</sup> of retail GFA
  - 565.62 m<sup>2</sup> lobby, and
  - 350.33 m<sup>2</sup> for end of trip facilities.
- A basement car park with capacity for 260 parking spaces, loading areas, plant areas and end of trip facilities accessed via Day Street;
- Activated building frontages to Railway and Day Street; and
- An new expansive public domain fronting Railway Street including an upgrade to existing public park on the corner of Railway and Day Street.



**1 ENVELOPE GF PLAN**  
1 : 500

Figure 10 Proposed Ground Floor Envelope Plan for Reference Scheme  
Source: PTW 2021

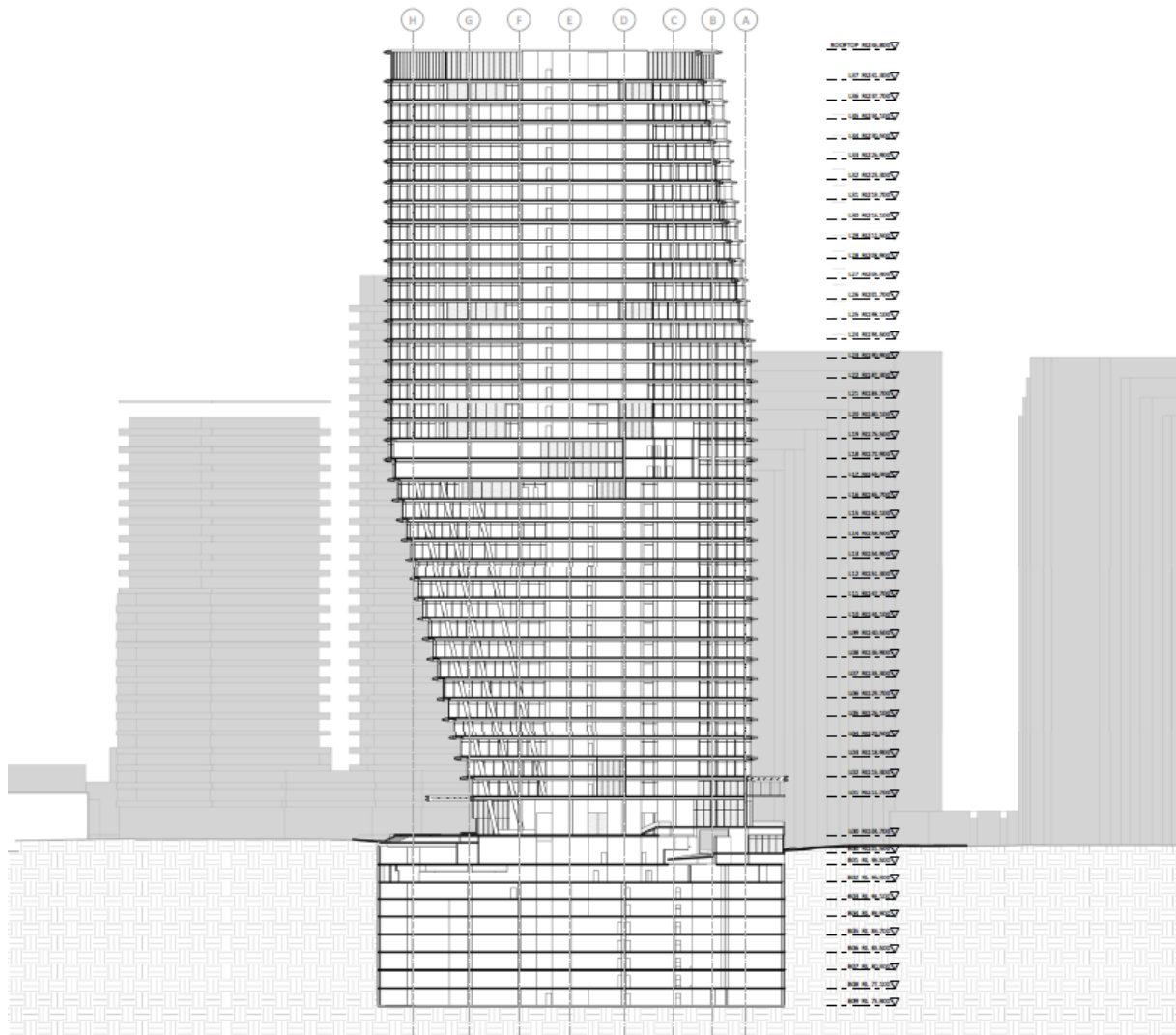


Figure 11 Proposed Section Plan for Reference Scheme  
Source: PTW 2021

## 5. HERITAGE IMPACT ASSESSMENT

The Planning Proposal as outlined herein, and the concept reference scheme that demonstrates the potential future outcome of this Planning Proposal, has been assessed to have no adverse heritage impacts for the following reasons:

- The subject site is not a listed heritage item and is not located within a conservation area. The existing built improvements on the subject site are limited to contemporary office buildings of no historic value. The existing buildings are not required to be retained on heritage grounds. The Planning Proposal will facilitate the future redevelopment of the site including demolition of the existing buildings. As the buildings have no heritage value and are not required to be retained, the future demolition which will occur due to the Planning Proposal is not considered to have an adverse heritage impact. There are no elements of heritage significance on the subject site which require retention.

- All of the heritage items and conservation areas in the broader vicinity of the subject site are substantially distanced from the site and do not have any significant visual interface with the site. There are no existing significant views to or from the vicinity heritage items and conservation areas that would be affected by the Planning Proposal or by the future built form it would facilitate.
- The Planning Proposal will not alter any of the existing heritage listings under Schedule 5 of the WLEP 2012. All of the heritage items in the vicinity of the subject site and the heritage conservation areas in the vicinity will be retained as is and protected. All heritage items will continue to have the existing level of statutory heritage protection prescribed under the WLEP 2012.
- The concept envelope and reference scheme outline herein, which has been prepared to demonstrate a potential built form outcome of the Planning Proposal, is clearly contemporary in design and materiality and the overall form and scale is consistent with the rise in urban density occurring throughout the Chatswood area. There are no heritage items located within the immediate vicinity of the subject site which need to be specifically referenced in the future design of the new building, and therefore the proposed contemporary design approach is appropriate and will not have any adverse heritage impacts on any heritage items or conservation areas in the vicinity.

## **6. CONCLUSION**

The Planning Proposal as outlined herein, and the concept reference scheme that demonstrates the potential future outcome of this Planning Proposal, has been assessed to have no adverse heritage impacts. The Planning Proposal is recommended for approval from a built heritage perspective.

Yours sincerely,



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