



WILLOUGHBY CITY COUNCIL

28 Beaconsfield Road, Chatswood Local Heritage Listing

Prepared by: Willoughby City Council

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Part 1: Objectives and intended outcomes

This planning proposal seeks to amend *Willoughby Local Environmental Plan 2012* (WLEP 2012) to include 28 Beaconsfield Road, Chatswood, as a Local Heritage Item consistent with the findings of the Heritage Assessment undertaken by Edwards Heritage Consultants (Appendix 1) – referred to as the Edwards Report.

Site details

The site is zoned R2 Low Density Residential and approximately 1625 m².

The subject site contains a double-storey Federation house with a lower storey of masonry, expressed in face brickwork to the ground floor on top of a rusticated sandstone base, above which the upper storey is clad in cedar shingles, particularly to the principal façade.

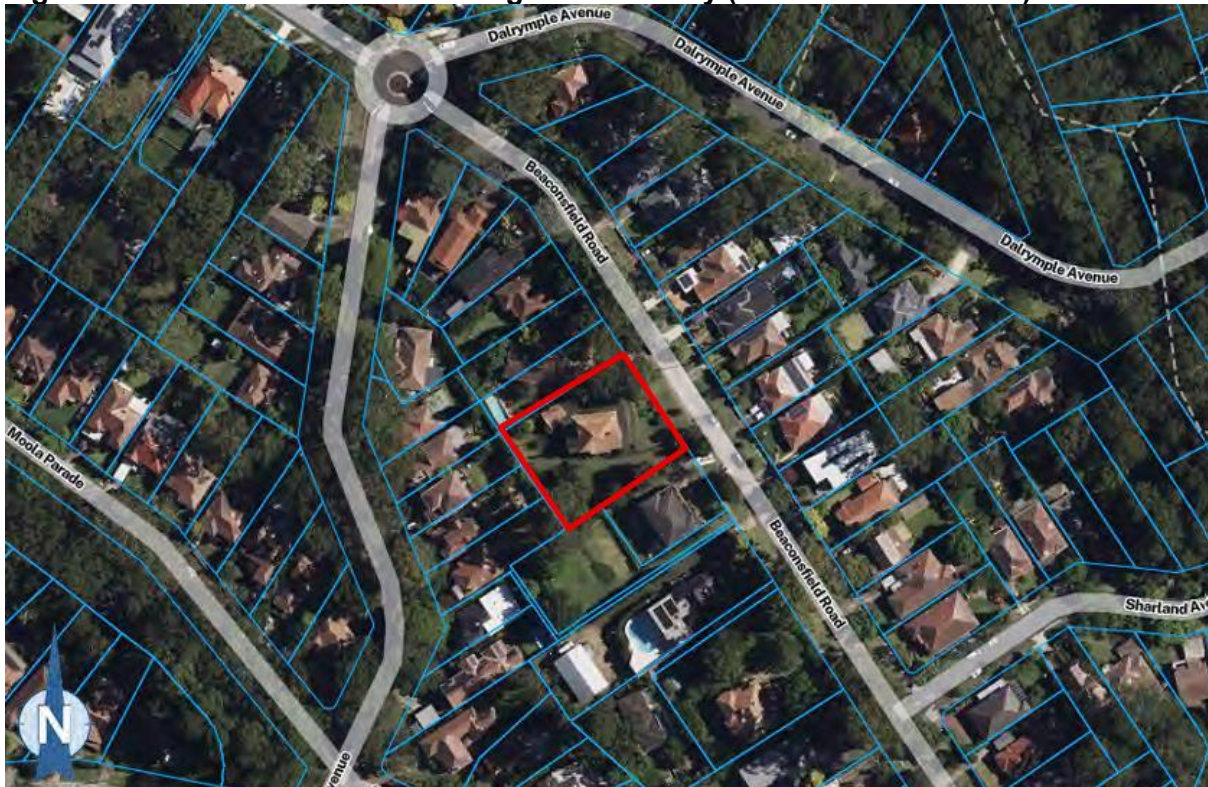
Figure 1: View of front elevation



Location

The site is located at 28 Beaconsfield Road, Chatswood, approximately 650m west of the Pacific Highway. The site is located on the Western side of Beaconsfield Road, approximately 220m north of Mowbray Rd West.

Figure 2: Aerial view of the site and general locality (shown in red outline)



Background

On 24 December 2025, Council received notice of a Complying Development Certificate (CDC) to demolish the dwelling. The CDC did not include a proposal to construct a new dwelling. The CDC was notified to the surrounding residents of the Property, resulting in a handful of residents requesting the Council to intervene.

After considering a Preliminary Heritage Assessment prepared by Council's heritage planner the General Manager resolved under delegated authority to make an Interim Heritage Order (IHO) in respect of the land at 28 Beaconsfield Road, Chatswood.

On 12 January 2026, the IHO was published in the New South Wales Government Gazette (Appendix 4).

An IHO temporarily prevents the dwelling and ground on the site from being demolished for an initial period of 6 months, extending a further 6 months should Council, being of the opinion the item is of local significance, resolve to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item.

Council had undertaken direct engagement with the landowner and their representatives and substantial assistance through site visits and the assessment process has been provided. To date, the landowner has not indicated any intention to appeal the IHO. No advice has been received that the owner has commissioned any independent heritage report or other technical work that may seek to challenge or undermine the merit of the proposed listing.

Council commissioned Edwards Heritage Consultants to undertake a Heritage Assessment of the property. This planning proposal has been prepared to act on the findings of the Edwards Report (Appendix 1), which identified that the dwelling and grounds located at 28 Beaconsfield Road, Chatswood (Property) have local heritage significance.

The subject site has been previously identified in the following studies, however, neither assessed the significance of the property as a potential individual heritage item:

- Study of Proposed Conservation Areas –Beaconsfield Road Chatswood (Appendix 2).
- Study of the Architect Frederick Castleden in the Willoughby City Local Government Area in the context of his major works throughout the state of New South Wales (Appendix 3).

The study of Architect Frederick Castleden recommended “that the Beaconsfield Road group, that is numbers 2a, 2, 6-10, 14,16, and 28 be considered for listing by Council” (Appendix 3 p, 21).

The Study of Proposed Conservation Areas did not assess 28 Beaconsfield Road for significance as an individual item. This study only considered whether Beaconsfield Road should be listed as a conservation area and found that given the “more recently constructed homes have continued to degrade any sense of unity or consistency, either historically or aesthetically” the Beaconsfield Road did not meet the criteria for listing as a Heritage Conservation Area. However, the study did find that numbers 2a, 2, 6-10, 14,16, and 28 should be considered for nomination for listing as a group of buildings.

Listings of non-contiguous buildings as a group is highly unusual, and a more conventional approach, considering each building for individual listing, is preferred by Council. This will ensure each building is appropriately assessed for significance, and should a listing proceed, each building’s significance can be managed appropriately, in line with best-practice heritage protection practice and principles.

6-10 Beaconsfield Road has subsequently been listed as an individual heritage item in Willoughby’s Local Environmental Plan. 2a and 28 Beaconsfield Road are yet to be listed, 2a will be considered for inclusion in Council’s next heritage study, and 28 Beaconsfield Road is the subject of this proposal.

The Edwards report is the first study to consider the property for listing as an individual heritage item, and this proposal seeks an individual listing from the property in accordance with the report’s recommendations.

Presently, the Property contains one single dwelling. The property is in the Low Density R2 zone and the site could theoretically accommodate a range of uses consistent with the objectives and permissible uses identified in the WLEP2012:

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To accommodate development that is compatible with the scale and character of the surrounding residential development.*

- *To retain and enhance residential amenity, including views, solar access, aural and visual privacy, and landscape quality.*
- *To retain the heritage values of particular localities and places and to ensure heritage items and conservation areas are not damaged, demolished or otherwise adversely impacted by new development.*
- *To encourage self sufficiency with respect to energy and food supply.*

2 Permitted without consent

Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Tank-based aquaculture

4 Prohibited

Any development not specified in item 2 or 3

Heritage listing of the property is consistent with the strategic land-use vision for the location. The property is not subject to the NSW Government's Low and Mid Rise Policy, being outside walking distance from a centre. Dual occupancies and secondary dwellings are permitted on the property under WLEP2012, and this planning proposal would not preclude such a development of the site, noting that should the proposal proceed, any development of the site would need to be designed and achieved in a manner that is sympathetic to the site's heritage significance. Similarly, the other land uses permitted under WLEP2012 provide a range of options to ensure the property can remain a relevant and productive contributor to the local area, subject to sympathetic management of the property's heritage significance.

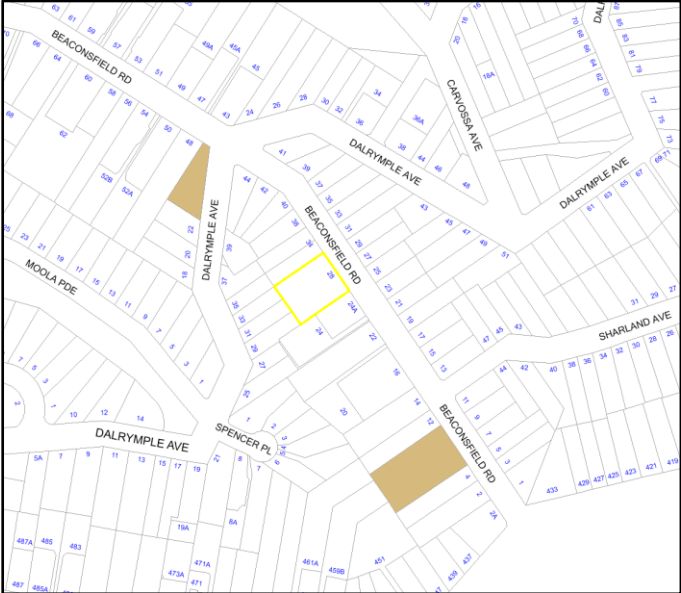
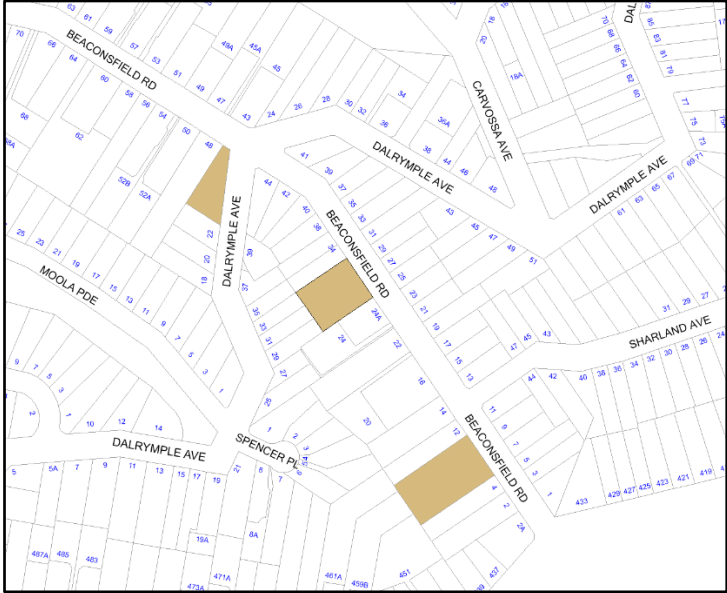
Part 2: Explanation of provisions

The intent of the planning proposal can be achieved by amending WLEP 2012 as follows:

Inserting the following new item into Part 1 of Schedule 5:

Suburb	Item Name	Address	Property Description	Significance	Item No
Chatswood	28 Beaconsfield Road, Chatswood.	28 Beaconsfield Road.	Lot 3 DP 11659.	Local	I266

The Heritage Map will be amended by including the above property.

Existing Heritage Map	Proposed Heritage Map
 The existing heritage map shows a residential street grid. A yellow rectangle highlights the property at 28 Beaconsfield Road, which is currently not designated as heritage. The surrounding area includes streets like Dalrymple Ave, Beaconsfield Rd, and Sharland Ave.	 The proposed heritage map shows the same residential street grid. The property at 28 Beaconsfield Road is now highlighted in brown, indicating it has been added to the heritage map. The surrounding area and street names remain the same.

Part 3 – Justification of strategic and site-specific merit

Section A – Need for the planning proposal

Q1 - Is the planning proposal a result an endorsed LSPS, strategic study or report?

Yes. The need to amend WLEP 2012 has arisen from the recommendations of an independent heritage assessment (see Appendix 1 for a full appraisal). A summary of these findings are as follows:

Following the making of the Interim Heritage Order, Council engaged Edwards Heritage Consultants to carry out an assessment of the local heritage significance of the dwelling and surrounding grounds at 28 Beaconsfield Road, Chatswood.

A Heritage Significance Assessment was prepared by Edwards Heritage Consultants (the Edwards Report).

The Edwards Report has undertaken an assessment of the property against the seven criteria for establishing heritage significance as identified by the Heritage Council of New South Wales (see *Assessing Heritage Significance: Guidelines for assessing places and objects against the Heritage Council of NSW Criteria*, published by the Environment and Heritage Group, Department of Planning and Environment, May 2023). This assessment is discussed below.

Criterion (a) – historical significance

Assessment of significance

- 'Woodlands' at 28 Beaconsfield Road, Chatswood is historically significant at the local level, providing important evidence of the growth and development of Chatswood during the early 20th century period, demonstrating the emergence of middle-class families in the area.
- The dwelling is of historical importance at the local level as it is a good and intact example of an early 20th century Federation period dwelling, and of the Federation Arts and Crafts architectural style. The dwelling has historical significance for its ability to document the early residential growth and development of Chatswood.

Conclusion: 28 Beaconsfield Road, Chatswood satisfies this criterion in demonstrating historical significance at a local level.

Criterion (b) – historical association significance

Assessment of significance

- The site forms part of the original grant of land given to Isaac Nichols in 1810. Part of this land was purchased by Richard Harnett Senior, and by 1871 he had established the first subdivision of the land, known as 'Chatswood Estate'. Whilst this contributes to the historical narrative of the site, the association with Nichols, Harnett or any other early landholders are only evidenced through documentary sources, and there is nothing in the fabric of the building that demonstrates this association.
- The subject dwelling was constructed on the subject site for Ernest Augustus Paige and family. The design of the dwelling is attributed to English-born architect Frederick George Castleden, who was active in Chatswood during the late 1890s and early

1900s. As the built form remains highly intact and forms a part of a small surviving group of residential dwellings attributed to the architect in Chatswood, the dwelling is considered to have historical associations with Castleden.

Conclusion: 28 Beaconsfield Road, Chatswood satisfies this criterion in demonstrating historical associative significance at a local level.

Criterion (c) – aesthetic significance
Assessment of significance

- 'Woodlands' at 28 Beaconsfield Road, Chatswood displays a concerted effort to positively enhance and contribute to the sensory appeal of the streetscape, featuring a fine and intact architectural form, attributed to the Arts and Crafts architectural style. The quality craftsmanship, detailing and material palette contribute to the aesthetic quality of the site.
- The subject site is considered to have landmark qualities as it is a substantial dwelling, prominently positioned within the streetscape, and the architectural qualities of the site are further enhanced by the landscaped garden setting that surrounds the dwelling.

Conclusion: 28 Beaconsfield Road, Chatswood satisfies this criterion in demonstrating aesthetic significance at a local level.

Criterion (d) – social significance
Assessment of significance

- Erected in the early 20th century as a private dwelling house, the dwelling retains its long-established residential use.
- Apart from the esteem and value in which the dwelling is held by current and former owners / occupiers, there is no evidence to suggest that the dwelling has any present direct or indirect associations with a particular community or cultural group for social, cultural or spiritual reasons.

Conclusion: 28 Beaconsfield Road, Chatswood does not satisfy this criterion in demonstrating social significance.

Criterion (e) – technical / research significance
Assessment of significance

- 'Woodlands' displays form and detailing that is typical to the Federation period of the early 20th century, and of the Arts and Crafts architectural style that was frequently used by F.G. Castleden. Overall, the building evidences construction practices that are considered typical of the period and architectural style.
- The building retains a high degree of design integrity externally and internally, with most changes cosmetic in nature. Regardless, the building is not considered an important benchmark and there is insufficient evidence to suggest that the subject dwelling demonstrates a breakthrough in construction techniques or architectural design, as its construction methodology, materiality and style are typical of a private dwelling of the period.
- The construction of the dwelling in c1906 was the first known built improvement and occupation of the site. The site has low potential to yield any substantial archaeological information.

Conclusion: 28 Beaconsfield Road, Chatswood does not satisfy this criterion in demonstrating technical / research significance.

Criterion (f) – rarity
Assessment of significance

- 28 Beaconsfield Road was constructed c1906 and is attributed to the building stock of the early 20th century, and of the Arts and Crafts architectural style. A comparative analysis of other known extant early 20th century Federation period dwellings within the Chatswood locality demonstrates that 'Woodlands' retains a high degree of design integrity, and has not been irreversibly distorted by alterations and additions. There are few examples that display unique architectural features such as the subject site, thus making the dwelling an outstanding and rare example of the style and class.
- In addition, the dwelling forms a part of a small group of surviving houses attributed to architect F.G Castleden, remaining as a rare example of his domestic work in Chatswood.

Conclusion: 28 Beaconsfield Road, Chatswood satisfies this criterion in demonstrating significance through the item's rarity at a local level.

Criterion (g) – representativeness
Assessment of significance

- Built c1906, 'Woodlands' is a two-storey face-brick and shingled building attributed to the designs of architect F.G Castleden. The building displays an overall form and language that distinguishes it as a private residence for a middle-class family, retaining a high degree of architectural integrity, both internally and externally. The degree of integrity and its condition make 28 Beaconsfield Road an exemplar of its style and class within the locality and wider Willoughby local government area.
- The building is representative of the domestic work of F.G Castleden, of which little other surviving examples appear to exist in the Chatswood area. The dwelling is of high architectural interest and value accordingly.

Conclusion: 28 Beaconsfield Road, Chatswood satisfies this criterion in demonstrating representative significance at a local level.

Summary level of significance	
Criterion	What is the assessed level of significance?
Criterion (a) – Historical Significance	Local
Criterion (b) – Historical Association Significance	Local
Criterion (c) – Aesthetic Significance	Local
Criterion (d) – Social Significance	Does Not Satisfy Criterion
Criterion (e) – Technical / Research Significance	Does Not Satisfy Criterion
Criterion (f) – Rarity Significance	Local
Criterion (g) – Representativeness Significance	Local
Overall assessed level of cultural significance	Local

Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The objective of the planning proposal is to list the Property in Schedule 5 of WLEP 2012. The best and only means of achieving this end is through the planning proposal process.

This planning proposal is the best means to provide long term protection to the heritage significance of the item. There are no viable alternatives. Other options, such as adding site-specific controls and objectives in *Willoughby Development Control Plan* or including heritage conservation controls in any relevant development consent, would not provide the appropriate level of heritage recognition and protection, having regard to the findings of the Edwards Report.

Section B – Relationship to strategic planning framework

Q3 - Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Draft Sydney Plan

The Draft Sydney Plan will guide how the NSW Government manages growth in the Sydney region over the next 20 years.

The Plan states that land use planning should “consider built, natural and cultural heritage”, under Response 6: *To make a more vibrant Sydney*. The planning proposal is consistent with the Draft Sydney Plan; the proposal will facilitate the availability of building stock that incorporates and reflects the diverse history of the neighbourhood.

Greater Sydney Region Plan – A Metropolis of Three Cities 2018

Released in March 2018, *A Metropolis of Three Cities* sets the planning framework for growth of Sydney to 2056. The vision seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, The Central River City and the Eastern Harbour City and sets targets of a 725,000 new dwellings and 817,000 new jobs by 2036.

Objective 13 of the *Metropolis of Three Cities* is that “*Environmental heritage is identified, conserved and enhanced.*” In addition, Strategy 13.1 prescribes to:

“Identify, conserve and enhance heritage by:

- *Engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place*
- *Applying adaptive re-use and interpreting heritage to foster distinctive local places*
- *Managing and monitoring the cumulative impact of development on the heritage values and character of places.”*

The planning proposal is consistent with Objective 13 in that it identifies buildings / an area suitable for preserving for future generations.

North District Plan 2018

The *North District Plan* (NDP) was released in March 2018 and provides a 20 year plan to manage growth. It is a guide for implementing *A Metropolis of Three Cities* at a District level and is a bridge between regional and local planning. Willoughby is located within the North District along with Hornsby, Ku-ring-gai, Ryde, Hunters Hill, Lane Cove, North Sydney, Mosman and Northern Beaches Councils.

The NDP provides planning priorities consistent with the Objectives from the Region Plan. The planning proposal will not adversely impact the directions and actions in the District Plan to meet jobs and housing targets.

Planning Priority N6 of the *North District Plan* prescribes “*Creating and renewing great places and local centres, and respecting the District’s heritage.*”

Objective 13 of the *Metropolis of Three Cities* is replicated as Action 21 in the North District Plan.

The proposal to list the property is consistent with this Action as they are considered worthwhile of conserving and heritage listing.

Q4 - Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan

Yes. The relevant local strategies are detailed below.

Our Future Willoughby 2036

Our Future Willoughby 2036 is the Council's community strategic plan, providing a long term vision for the future of the City. *Our Future Willoughby 2036* is used to inform Council's decision making and planning.

The main Priority within *Our Future Willoughby 2036* relevant to this planning proposal is:

2.2 Respect and celebrate our indigenous and non-indigenous history and heritage.

The planning proposal is consistent with this action as it provides for the protection of a property worthwhile of conserving and heritage listing.

Local Strategic Planning Statement 2020

Council prepared and adopted a *Local Strategic Planning Statement* (LSPS), on 10 February 2020 with assurance received from the Greater Sydney Commission on 20 March 2020.

The LSPS provides the basis for strategic planning in the Willoughby Local Government Area (LGA). It is required to have regard to economic, social and environmental matters and identify how the desired outcomes of the Region Plan and NDP will be achieved.

The LSPS acknowledges that Council reviews heritage listings periodically to ensure that significant heritage items are listed and that listings align with community values.

The LSPS contains the following relevant priority:

Priority 5: Respecting and enhancing heritage and local suburban character.

The planning proposal is consistent with this principle as it ensures that an item of local heritage significance is protected and respected.

Willoughby Housing Strategy 2036

The *Willoughby Housing Strategy* discusses planning for the future housing needs of Willoughby City to 2036 in response to a growing and changing population.

The underlying Principles of the Housing Strategy include:

- Respect and promote the heritage and environmental qualities of WCC in planning for new housing.

The planning proposal is consistent with this principle as it protects a building with heritage qualities.

Q5 - Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other specific State or regional studies or strategies to consider specifically for this site.

Q6 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

The table below details how the planning proposal is consistent with the relevant State Environmental Planning Policies and does not contain provisions that would affect the application of these policies.

SEPP Title	Consistency	Explanation
<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	YES	The provision of a new heritage item will affect the ability of the property to carry out exempt and complying development under this SEPP. The planning proposal is consistent with the SEPP as it supports the attainment of the SEPP's aims. Specifically, the proposal is consistent with ensuring that exempt and complying development identifies types of development that are "of minimal environmental impact" (1.3b) by ensuring application of the SEPP will not detrimentally impact and item of heritage significance.
<i>State Environmental Planning Policy (Housing) 2021</i>	YES	The planning proposal supports the principles of this SEPP, particularly 3 (d), (e) and (f). The proposal enables there to be a choice of heritage dwellings to

SEPP Title	Consistency	Explanation
		provide for existing and future housing needs. The property is not included on the Low and Mid-Rise Housing Policy Indicative Map and will best deliver uses commensurate with the available supporting infrastructure under WLEP2012. WLEP2012 permits dual occupancy and secondary dwellings allowing potential for the site to deliver additional, housing provided it minimises heritage impacts (3e) and is designed to reflect and enhance its locality (3f). Heritage listing the site does not prevent sympathetic development on the site and the site can continue to provide for residential and other land uses, consistent with the principles of the SEPP and the objectives of the zone.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
<i>SEPP (Sustainable Buildings) 2022</i>	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Resources and Energy) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Primary Production) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP
<i>State Environmental Planning Policy (Eastern Harbour City) 2021</i>	YES	The planning proposal does not contain provisions that would affect the application of the SEPP

Q7 - Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The following table identifies compliance and/or consistency with Ministerial Directions or key government priorities.

Focus area 1: Planning Systems	
1.1 – Implementation of Regional Plan	The planning proposal is consistent with the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i> and the <i>North District Plan</i> .
1.2 - Development of Aboriginal Land Council land	Not applicable.
1.3 - Approval and Referral Requirements	The planning proposal does not require consultation with State authorities. Consultation and referral requirements will be specified in the Gateway Determination.
1.4 - Site Specific Provisions	The planning proposal does not allow a particular development to be carried out.
1.4A – Exclusion of Development Standards from Variation	Not applicable.
1.5 - Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
1.6 - Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
1.7 - Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.8 - Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
1.9 - Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
1.10 - Implementation of the Western Sydney Aerotropolis Plan	Not applicable.
1.11 - Implementation of Bayside West Precincts 2036 Plan	Not applicable.
1.12 - Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.
1.13 - Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.
1.14 - Implementation of Greater Macarthur 2040	Not applicable.
1.15 - Implementation of the Pyrmont Peninsula Place Strategy	Not applicable.
1.16 - North West Rail Link Corridor Strategy	Not applicable.

1.17 - Implementation of the Bays West Place Strategy	Not applicable.
1.18 – Implementation of the Macquarie Park Innovation Precinct	Not applicable.
1.19 – Implementation of Westmead Place Strategy	Not applicable.
1.20 – Implementation of Camellia-Rosehill Place Strategy	Not applicable.
1.21 – Implementation of South West Growth Area Structure Plan	Not applicable.
1.22 - Implementation of Cherrybrook Station Place Strategy	Not applicable.
Focus area 2: Design and Place	
(blank)	-
Focus area 3: Biodiversity and Conservation	
3.1 - Conservation Zones	The planning proposal does not include any land within an environmentally sensitive areas.
3.2 - Heritage Conservation	The planning proposal is consistent with this direction in that it facilitates the conservation and retention of an item of local significance.
3.3 - Sydney Drinking Water Catchments	Not applicable.
3.4 - Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.
3.5 - Recreation Vehicle Areas	Not applicable.
3.6 - Strategic Conservation Planning	Not applicable.
3.7 – Public Bushland	Consistent - the planning proposal is not located on public bushland
3.8 – Willandra Lakes	Not applicable
3.9 – Sydney Harbour Foreshore and Waterways	Not applicable
3.10 – Water Catchment Protection	Not applicable
Focus area 4: Resilience and Hazards	
4.1 - Flooding	Consistent - the planning proposal does not rezone for additional uses
4.2 - Coastal Management	Not applicable.
4.3 - Planning for Bushfire Protection	The planning proposal does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone lands.
4.4 - Remediation of Contaminated Land	Consistent – the planning proposal does not rezone for additional uses.

4.5 - Acid Sulfate Soils	Consistent
4.6 - Mine Subsidence and Unstable Land	Not applicable
Focus area 5: Transport and Infrastructure	
5.1 - Integrating Land Use and Transport	Consistent – the planning proposal does not introduce new controls that affect transport and infrastructure
5.2 - Reserving Land for Public Purposes	Not applicable.
5.3 - Development Near Regulated Airports and Defence Airfields	Not applicable
5.4 - Shooting Ranges	Not applicable
5.5 High Pressure Dangerous Goods Pipelines	Not applicable
Focus area 6: Housing	
6.1 - Residential Zones	Consistent – the planning proposal will not impact Council's ability to meet its housing targets. The planning proposal is consistent with this Direction in that it enables there to be a choice of dwellings to provide for existing and future housing needs. Maintaining heritage dwellings contributes to the diversity of available housing stock. Heritage listing does not prevent sympathetic development of the site.
6.2 - Caravan Parks and Manufactured Home Estates	Not applicable
Focus area 7: Industry and Employment	
7.1 - Employment Zones	Not applicable
7.2 - Reduction in non-hosted short-term rental accommodation period	Not applicable
7.3 - Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable
Focus area 8: Resources and Energy	
8.1 - Mining, Petroleum Production and Extractive Industries	Not applicable
Focus area 9: Primary Production	
9.1 - Rural Zones	Not applicable

9.2 - Rural Lands	Not applicable
9.3 - Oyster Aquaculture	Not applicable
9.4 - Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.

Section C – Environmental, social and economic impact

Q8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of this proposal?

No. The planning proposal has no impact on critical habitat or threatened species, populations or ecological communities or their habitats.

Q9 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The proposed heritage listing is unlikely to result in any adverse environmental impacts.

Q10 - Has the planning proposal adequately addressed any social and economic effects?

The Edwards Report provides the following statement of cultural significance:

Constructed c1906, 'Woodlands' is a two-storey face-brick and shingled dwelling which provides historical evidence of the growth and development of Chatswood during the early 20th century period. The dwelling at 28 Beaconsfield Road is of historical importance at the local level, serving as a remarkably intact and well-preserved example of a Federation period dwelling.

'Woodlands' displays unique architectural features and an intact form and footprint that contribute to the aesthetic quality of the site. The dwelling displays characteristics attributed to the Arts and Crafts architectural style of the early 20th century period, and its sensory appeal is enhanced by the quality craftsmanship, detailing and material palette. The architectural qualities of the dwelling are also further enhanced by the surrounding landscaped setting. The building retains a remarkable degree of architectural integrity, having been little altered save for cosmetic changes. The degree of integrity makes it an exemplar of its style and class, and its rarity within the Willoughby LGA makes it a highly intact and rare example of a residence attributed to the Arts and Crafts style.

The dwelling was likely designed by architect F.G. Castleden and survives as one of a small group of residences attributed to his works. As the original design intent remains legible, Woodlands has historical associational links to Castleden.

The building displays an overall form and language that distinguishes it as a private residence, as it has been used as such since its construction. The degree of integrity and its condition make 28 Beaconsfield Road an exemplar of its style and class within the locality and wider Willoughby local government area. It is also representative of the domestic work of F.G Castleden, of which little other surviving examples appear to exist in the Chatswood area. The dwelling is of high architectural interest and value accordingly.

Overall, 'Woodlands' at 28 Beaconsfield Road makes an important contribution to the historical narrative of Chatswood and the wider Willoughby area, and has historical, associative, aesthetic, rarity and representative significance at the local level.

Notwithstanding the site significance for the site comprising the building, interior, and curtilage, regard is required to be given to the prioritisation of housing by the NSW State Government and the advice of DPHI in response to the Council prepared Scoping Report that existing development potential under WLEP 2012 should not be reduced as a result of the proposed heritage listing.

The subject site has an area of 1,625m². The Lot Size Map under WLEP 2012 has a minimum lot size of 650m², meaning that a site of 1,300m² would be required to subdivide to create two lots. The subject site is above this minimum requirement by 350m².

It is the view of Council officers that, noting the location of the existing dwelling on the site, the existing WLEP 2012 controls and advice of DPHI, the potential does exist for an additional sympathetic development behind the front building line (on the southern rear section of the site). Sympathetic development would have appropriate regard to the existing building, interior, and curtilage.

It is on this basis that the site is not proposed to be included on the WLEP 2012 Dual Occupancy Restriction Map.

The public exhibition of the planning proposal will provide additional opportunity for the property owners and wider community to consider the proposed heritage listing.

Progression of the planning proposal, will not result in any impact on jobs, existing social infrastructure or existing retail centres.

Section D – Infrastructure (Local, State and Commonwealth)

Q11 - Is there adequate public infrastructure for the planning proposal?

The planning proposal will have no impact on the demand for public infrastructure.

Q12 - What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The planning proposal has not been considered by any State or Commonwealth Agencies. It is unlikely that any Commonwealth Agencies will need to be consulted for this type of planning proposal.

Part 4 - Maps

The planning proposal requires amendment of the WLEP 2012 Heritage Map. The property will be included on the Heritage Map along with the appropriate numbering detailed in Part 2.



Part 5 – Community Consultation

The public exhibition of the planning proposal will be undertaken in accordance with the *Environmental Planning and Assessment Act 1979*, the *Willoughby Community Participation Plan* (Willoughby CPP) and the *Local Environmental Plan Making Guideline*, as well as any conditions of the Gateway Determination.

It is anticipated that the planning proposal is exhibited for a minimum 10 days.

During the public exhibition period, the following material will be available on Council's website:

- the planning proposal, in the form approved by the Gateway Determination;
- the Gateway Determination;
- information relied upon by the planning proposal (such as the Edwards Report); and
- *Willoughby Local Environmental Plan 2012*.

The planning proposal will be available to view on Council's website as well as the NSW Planning Portal. Affected property owners and adjoining landowners will be notified. Local area progress associations will also be notified.

Part 6 – Project Timeline

The following table provides an indicative timeline for the planning proposal:

Plan-making step	Estimated completion
Planning proposal presented to WLPP	12 May 2026
Planning proposal presented to Council	25 May 2026
Planning proposal submitted to Gateway	June 2026
Gateway Determination received by Council	August 2025
Community Consultation	September 2026
Report to Council published	October 2026
Planning proposal submitted to Department of Planning & Environment requesting notification on Government website (if delegated)	November 2026
Notification of Plan on Legislation website	December 2026