

8.1 PLANNING PROPOSAL - LOCAL HERITAGE LISTING - 28 BEACONSFIELD ROAD, CHATSWOOD**RESPONSIBLE OFFICER: DYLAN PORTER, DIRECTOR, PLANNING****AUTHOR: CRAIG O'BRIEN, SENIOR STRATEGIC PLANNER**

1. EXECUTIVE SUMMARY

A Planning Proposal has been prepared to seek the listing of 28 Beaconsfield Road, Chatswood in Schedule 5 of the *Willoughby Local Environmental Plan 2012* as an item of local heritage significance.

The site is currently subject to an Interim Heritage Order, which commenced on 12 January 2026 in response to notice that a Complying Development Certificate had been sought for the demolition of the building, representing. After considering a Preliminary Heritage Assessment prepared by Council's heritage planner and noting the threat of demolition, 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 (refer to **Attachment 1 - Appendix 4**).

A further heritage assessment and now been completed and Council officers now seek endorsement to forward the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

2. RECOMMENDATION

That Council:

1. Upon consideration of the report prepared by Edwards Heritage Consultants, titled "Heritage Significance Assessment, 'Woodlands', 28 Beaconsfield Road, Chatswood, April 2026", finds that the property at 28 Beaconsfield Road, Chatswood (Lot 3 DP 11659), including the building, interiors, and curtilage, is of local heritage significance.
2. Place the property at 28 Beaconsfield Road, Chatswood (Lot 3 DP 11659), including the building, interiors, and curtilage, on Schedule 5 of the *Willoughby Local Environmental Plan 2012*, and identify the site on the Heritage Map of the *Willoughby Local Environmental Plan 2012*;
3. Forward the Planning Proposal provided as Attachment 1 to the Minister administering the Environmental Planning and Assessment Act 1979 for a Gateway Determination under section 3.34 of the Act;
4. Endorse the Planning Proposal provided in Attachment 1 for public exhibition, which is to be undertaken in accordance with the requirements of any Gateway Determination from the Minister;
5. Request that the Minister nominate Council as the local plan-making authority pursuant to section 3.31 of the Environmental Planning and Assessment Act 1979;

- 6. Delegate the General Manager of Willoughby City Council authority to make minor amendments to the Planning Proposal, which do not alter its policy intent.**
- 7. Require that a further report will be provided to Council after the public exhibition of the Planning Proposal.**

3. DISCUSSION

Site details

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

The 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.

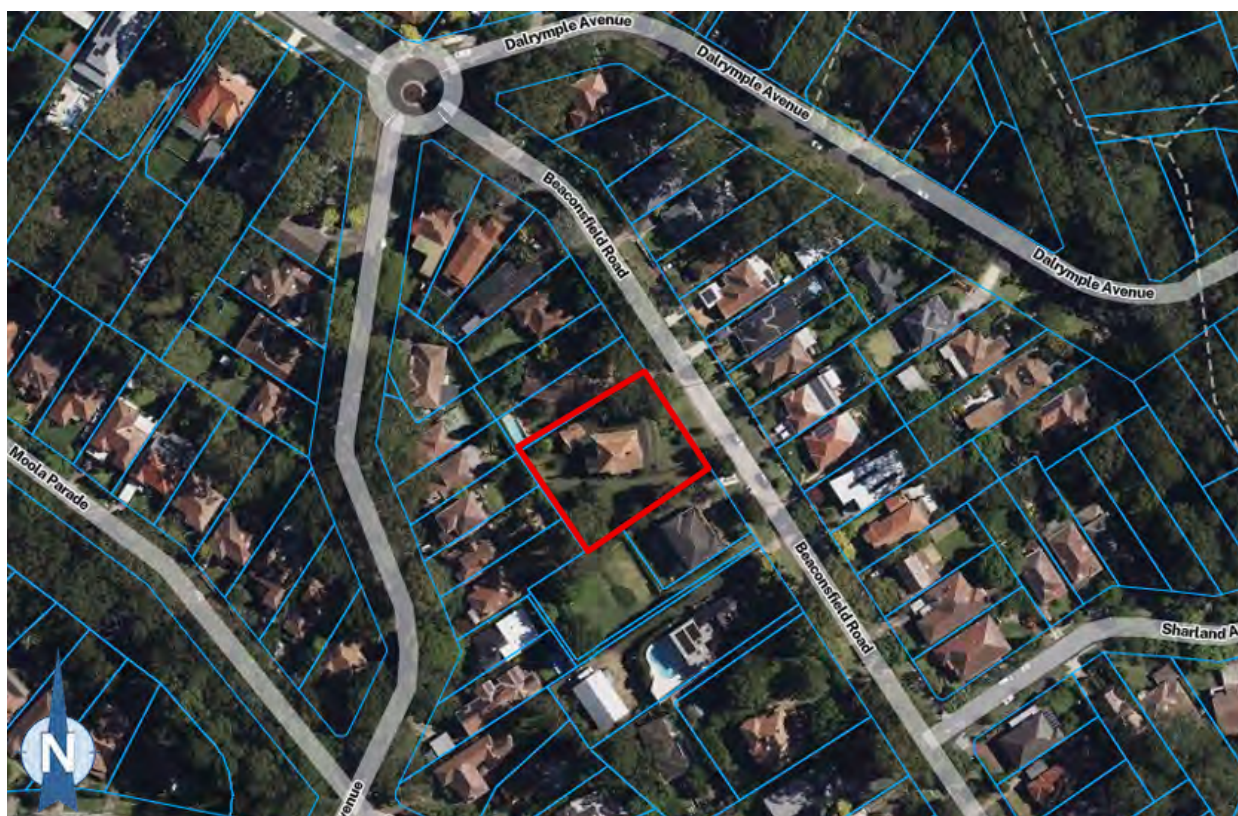
Figure 1: View of front elevation



Location

The site is located at 28 Beaconsfield Road, Chatswood, accessed from Mowbray Road (being to the west of the Great Northern Hotel located on the Pacific Highway).

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 at 28 Beaconsfield Road, Chatswood from EK Certifiers – the Private Certifying authority for the site.

Shortly after notification, Council received correspondence from residents concerned about the impact on local heritage. The property was not currently listed and is not currently part of a listed heritage conservation area. In response, a Preliminary Heritage Assessment was undertaken by Council which confirm the likely heritage significance of the property.

Based on Preliminary Heritage Assessment and noting the threat of demolition, an Interim Heritage Order (IHO) in respect of the land at 28 Beaconsfield Road, Chatswood was issued by Council under delegated authority. On 12 January 2026 the IHO was published in the New South Wales Government Gazette (**Attachment 1 - Appendix 4**) and the owners of the Property were notified and provided with a copy.

Importantly, the IHO temporarily prevents the dwelling and ground on the site from being demolished but it will lapse on 12 July 2026, unless Council has passed a resolution before that date either:

- "1. in the case of an item which, in Council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and*
- 2. In the case of an item which, in Council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register."*

If Council resolves to place the item on the heritage schedule, as is recommended by this report, a further 6 months is provided (extending the IHO to 12 January 2027). This will afford time to seek a Gateway Determination from the Department of Planning and

Infrastructure, publicly exhibit the Planning Proposal, report the exhibition results to Council, and to finalise the placement of the item on the heritage schedule.

Heritage Significance Assessment

To support the preparation of the Planning Proposal, Edwards Heritage Consultants have been engaged to carry out an independent assessment of the local heritage significance of the dwelling and surrounding grounds at 28 Beaconsfield Road, Chatswood.

The report titled "Heritage Significance Assessment, 'Woodlands', 28 Beaconsfield Road, Chatswood, April 2026" (referred to as the Edwards Report). is included in **Attachment 1 - Appendix 1**.

The Edwards Report has undertaken an assessment of the property based on the seven criteria for establishing heritage significance as identified by the Heritage Council of New South Wales. A property is considered appropriate for heritage listing if it meets one or more of the criteria.

Table: Summary of level of significance based on the seven criteria for establishing heritage significance as identified by the Heritage Council

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

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.

In summary, the Edwards Report:

- Concludes that '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.
- Recommends that the property (historically known as Woodlands) be placed on the heritage schedule (Schedule 5) of the *Willoughby Local Environmental Plan 2012* (WLEP 2012), based on the following findings.

Planning Proposal

Consistent with the conclusion and recommendation of the Edwards Report, a Planning Proposal has been prepared to amend WLEP 2012 to add 28 Beaconsfield Road, Chatswood (Lot 3, DP11659) as a local heritage item under Schedule 5 Environmental Heritage. The "Property description" of the item, for the purposes of Schedule 5 of the WLEP 2012, is defined by reference to lot boundaries, having regard to the Edward Report's recognition of the importance of the spatial and landscaping relationship between the building and its curtilage. The identification of the site on the WLEP 2012 Heritage Map is also proposed noting that the Edward Report indicates that the site significance comprises the building, interior, and curtilage.

- The Planning Proposal can be viewed at **Attachment 1 - Appendix 1**.
- The proposed amendments to the Heritage Map can be viewed in **Attachment 2**.

The Planning Proposal outlines how it aligns with the strategic objectives of the *Draft Sydney Plan 2025*, the Greater Sydney Commission's *A Metropolis of Three Cities – The Greater Sydney Region Plan* (March 2018) and the *North District Plan* (2018). The Planning Proposal also details its consistency with the relevant heritage-related aims contained within *Our Future Willoughby 2032* as well as Council's *Local Strategic Planning Statement 2020*.

The Planning Proposal has been prepared in accordance with the Department of Planning & Environment's Local Environmental Plan Making Guideline and the requirements of section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

In accordance with the relevant requirements, the Planning Proposal was provided to the Willoughby Local Planning Panel for advice on 12 May 2026. The advice will be circulated under separate cover and published with the WLPP minutes (the WLPP minutes were not finalised at the time of publication of this report).

Conclusion

The Planning Proposal is considered to be consistent with the relevant requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

It is, therefore, recommended that Council forward the Planning Proposal to the Department of Planning, Housing and Infrastructure seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

It is further recommended that Council request that the Department of Planning, Housing and Infrastructure delegate Council to be the local plan-making authority pursuant to section 3.31 of the Act, and that Council delegate to the General Manager of Willoughby City Council authority to make any required minor amendments to the Planning Proposal that do not alter its policy intent.

4. COMMUNITY STRATEGIC PLAN OUTCOME

2.2 Respect and celebrate our history and heritage sites.

5. GOVERNANCE, RISK AND COMPLIANCE IMPLICATIONS

Should Council defer consideration of this matter or resolve not to proceed with the listing, the IHO preventing demolition of the building will lapse. Should Council proceed, a Gateway Determination will need to be issued by the NSW Department of Planning, Housing and Infrastructure before the required public exhibition process can be undertaken.

6. FINANCIAL / RESOURCE IMPLICATIONS

The listing of the site as a local heritage item can be undertaken within Council's existing budget allocated to the maintenance of Council's land use planning framework.

7. CONSULTANT USED IN PREPARATION OF THIS ITEM

Edwards Heritage Consultants was used in this preparation the Heritage Significance Assessment at **Attachment 1 - Appendix 1**.

ATTACHMENTS:

- 1. ATTACHMENT 1 AND APPENDICIES - PLANNING PROPOSAL 28
BEACONSFIELD ROAD**

2. ATTACHMENT 2 - PROPOSED WLEP 2012 MAPPING CHANGES