

DATE OF ADVICE	12 May 2026
PANEL MEMBERS	Elizabeth Kinkade (Chair), Jason Perica, Juliet Suich and Annelize Kaalsen
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 12 May 2026.

PLANNING PROPOSAL

The proposal **PP-2026/1** seeks to amend *Willoughby Local Environmental Plan 2012 (WLEP 2012)* to include 28 Beaconsfield Road, Chatswood (building, interiors and curtilage), as a Local Heritage Item consistent with the findings of the Heritage Significance Assessment undertaken by Edwards Heritage Consultants (Appendix 1) – referred to as the Edwards Report.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework,
- heritage significance of the existing site, particularly in terms of its historical, aesthetic, rarity, and representative importance,
- development potential of the site under the existing planning framework,
- matters that may assist the public in understanding the background and context of the Planning Proposal.

PANEL ADVICE

The Panel is satisfied that the planning proposal is worthy of being forwarded to the DPHI for a Gateway consideration having demonstrated strategic and site-specific merit as it will ensure the continued protection of a locally significant heritage building and grounds.

The Panel is of the view that the Planning Proposal demonstrates alignment with the NSW Strategic Planning framework and is not contrary to current government housing priorities.

The Panel recommends:

1. **The Planning Proposal assess potential impacts, or otherwise, on housing supply, including by outlining the existing planning controls applying to the site and surrounds and clarifying the site's location within a 'LMR' area within the terms of SEPP (Housing) 2021;**
2. **The Planning Proposal documentation include further information on how this building and surrounds were considered in previous heritage studies;**
3. **The Council consider a more systematic and efficient process for heritage review in the future, to try to avoid inefficient 'one-off' heritage changes as far as possible, and in this regard consider the heritage significance and listing potential of the remaining building's attributed to Castleden including the dwelling at 2a Beaconsfield Road, Chatswood.**

PANEL MEMBERS	
 ELIZABETH KINKADE (CHAIR)	 JASON PERICA
 JULIET SUICH	 ANNELIZE KAALSEN