

HERITAGE IMPACT STATEMENT

**12-14 MALVERN AVENUE,
5-7 HAVILAH STREET
AND 354 VICTORIA
AVENUE (CHATSWOOD
CHASE)**

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Report Number	SA6145

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EXECUTIVE SUMMARY

Urbis has been engaged by Vicinity Centres to prepare the following Heritage Impact Statement (HIS) to accompany a planning proposal for proposed redevelopment works to the subject site known as 12-14 Malvern Avenue, 5-7 Havilah Street and 354 Victoria Avenue (Chatswood Chase Shopping Centre).

The subject site is located on the eastern edge of Chatswood Central Business District (CBD). It covers most of the block bound by Archer Street, Victoria Avenue, Malvern Avenue and Havilah Street and comprises of three separate allotments. The majority of the site is occupied by Chatswood Chase Shopping Centre, a major regional shopping centre, and the other two allotments comprise of two storey commercial buildings. All extant site development is entirely contemporary.

The subject site falls within the area covered by Willoughby Local Environment Plan (LEP) 2012 and Willoughby Development Control Plan (DCP) 2006. The subject site does not contain any heritage listed items and is not within a Heritage Conservation Area (HCA) on Willoughby Local Environment Plan (LEP) 2012. However, it is located in the vicinity of the Local heritage listed *“North Chatswood”* Heritage Conservation Area (HCA) (item C10), located to the north and the east of the subject site, as well as *“Our Lady Dolours Church” including original interiors* (item I57), located to the west of the subject site (94A Archer Street, Chatswood).

The proposed works subject to this planning proposal seek the future expansion and internal refurbishment of Chatswood Chase Shopping Centre, which includes amalgamation of the three sites and an increase in overall building heights (of between 34-40m) and Floor Space Ratio (FSR).

This HIS primarily concerns the potential impact of the proposed building envelope on the significance and visual setting of the HCA and the heritage item in the vicinity and the following conclusions have been made:

- The proposed new development will not have an adverse heritage impact on the significance and visual setting of the proximate HCA and heritage item as it is recognised that there is both a physical and visual separation between these items and the subject site.
- Whilst it is acknowledged that the proposed new development will be apparent in the wider setting of the HCA, and primarily in the backdrop of dwellings on the western side of Blakesley Street, the existing contemporary larger scale shopping centre on the subject site and existing tower developments in the wider vicinity, already forms a part of the visual backdrop and setting of the streetscape.

Further, the proposal will not impact on the cohesive character, special features and dominant roof forms of dwellings on Blakesley Street or detract from principal views to these dwellings.

- Intensification of development and density is anticipated in CBD contexts and a considered response is required to mitigate impacts on streetscape and heritage conservation areas/heritage items in the vicinity. It is recognised that the proposed building envelope will be subject to further detailed design which will address this accordingly.

The subject proposal is recommended to Willoughby City Council for approval.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Vicinity Centres to prepare the following Heritage Impact Statement (HIS) for proposed redevelopment works to the subject site known as 12-14 Malvern Avenue, 5-7 Havilah Street and 354 Victoria Avenue (Chatswood Chase Shopping Centre), which seeks the future expansion and internal refurbishment of Chatswood Chase Shopping Centre

The subject site does not contain any heritage listed items and is not within a Heritage Conservation Area (HCA) on Willoughby Local Environment Plan (LEP) 2012. However, it is located in the vicinity of the Local heritage listed “North Chatswood” Heritage Conservation Area (HCA) (item C10), located to the north and the east of the subject site, as well as “Our Lady Dolours Church” including original interiors (item I57), located to the west of the subject site (94A Archer Street, Chatswood).

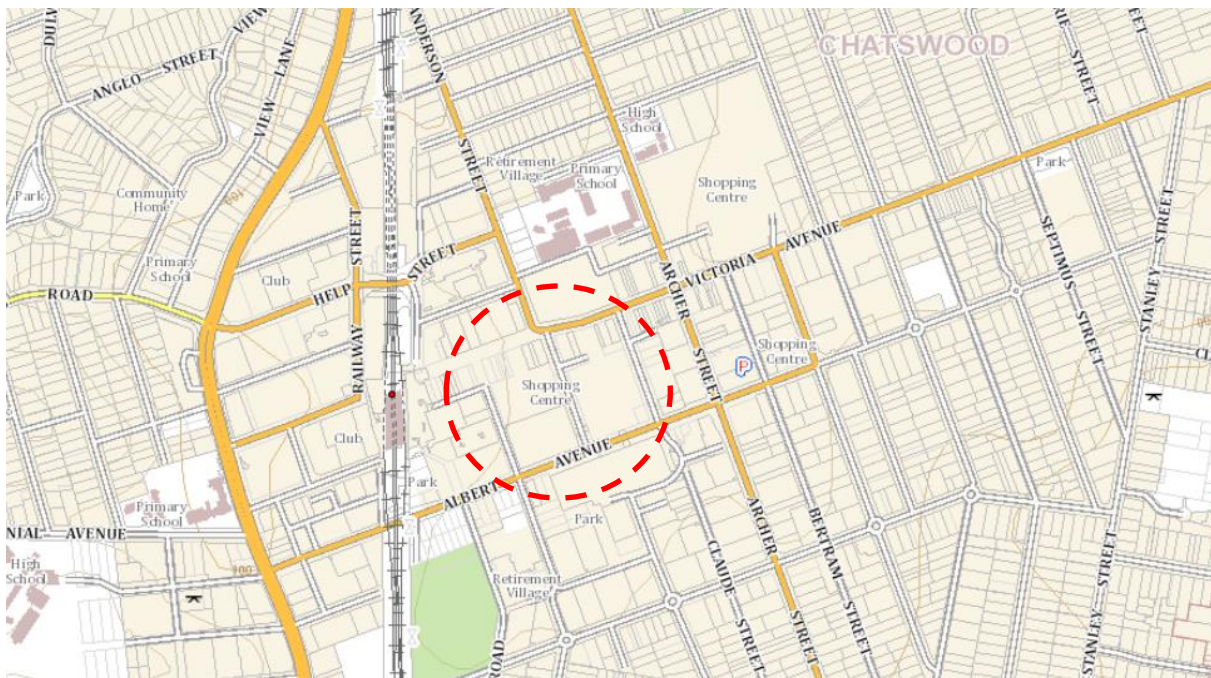
This HIS primarily concerns the potential impact of the proposed building envelope on the significance and visual setting of the HCA and the heritage item in the vicinity

1.2. SITE LOCATION

The subject site is located in the North Shore suburb of Chatswood and covers a large block on the eastern edge of Chatswood CBD.

The subject site comprises of three separate allotments with a street address of 12-14 Malvern Avenue (SP 36362), 5-7 Havilah Street (SP 33860) and 354 Victoria Road, Chatswood (DP 1143909) (Figure 1), the latter being Chatswood Chase Shopping Centre.

Figure 1 – Locality Map



Source: Six Viewer

1.3. METHODOLOGY

This HIS has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

The proposal has been considered against the relevant controls and provisions contained within the Willoughby Local Environmental Plan (LEP) 2012 and the Willoughby Development Control Plan (DCP) 2006.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alicia Vickers (Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

Concept plans have been prepared by the Buchan Group Pty Ltd. On a broad level the planning proposal will allow for:

- Increasing the overall building heights on 12-14 Malvern Avenue and the northern portion of the Chatswood Chase shopping centre site to a maximum of 40m;
- Increasing the overall building height on 5-7 Havilah Street to a maximum of 34m;
- Increase the Gross Lettable Area (GLA) within the shopping centre by approximately 17,000m² to provide new retail stores, promoting greater activation and services within the existing Chatswood Chase Shopping Centre; and
- Increase car parking capacity on the site in line with the required rate of provision for the increased GLA (approximately 680 required based on additional GLA).

As shown on the concept plans the Havilah Street site will be used mainly for the future expansion of the retail area while the Malvern Ave site is intended to be used for ancillary car parking.

The plans are indicative only and are not committing to a final design and yield, but do however provide a conceptual redevelopment plan for the shopping centre site.

The following HIS primarily concerns the impact of the proposed building envelope on the significance and visual setting of the HCA and heritage item in the vicinity.

Figure 2 – Havilah Street looking south



Source: Buchan Group Pty Ltd

Figure 3 – Malvern Avenue looking south east



Source: Buchan Group Pty Ltd

2. SITE DESCRIPTION

2.1. AREA DESCRIPTION

The subject site is located in Chatswood, on Sydney's North Shore, approximately 11km north of Sydney Central Business District (CBD).

The subject site is located on the eastern edge of Chatswood City Centre, a major regional mixed-use centre in Sydney. Chatswood comprises of large scale retail shopping centres, traditional 'main street' two storey retail and commercial development and newly constructed mixed use commercial/residential buildings. The city centre is bisected by the North Shore Railway Line.

Land uses immediately to the north and east of the subject site consist mainly of low and medium density residential development, as well as Mercy Catholic College, which is located on the north western corner of the block (101 Archer Street, Chatswood).

Large scale tower developments to the west of the subject site form part of the visual backdrop and wider setting of Chatswood CBD.

2.2. SITE DESCRIPTION

The subject sites being 12-14 Malvern Avenue, 5-7 Havilah Street and 354 Victoria Avenue, Chatswood, are presently developed as follows:

- 2-14 Malvern Avenue is developed as a 2 storey commercial building that is strata titled and legally known as SP36362. This site has an area of approximately 2,605m²;
- 5-7 Havilah Street is developed as a 2 storey commercial building that is legally known as Lot 2 DP 785149. This site has an area of approximately 1,195m².
- 354 Victoria Avenue (Chatswood Chase Shopping Centre) is a major regional shopping centre and legally known as Lot 10 DP 1143909. The site has an area of 35,334m².

Chatswood Chase Shopping Centre occupies the majority of the block and is a major four level regional shopping centre. The shopping centre site has main frontages to Archer Street to the west and Victoria Avenue to the south. Vehicle access to the Centre is via Malvern Avenue to the north, Archer Street to the west and Victoria Avenue to the south.

Chatswood Chase has operated on the site since 1983 and underwent major refurbishment in 2009 and comprises of entirely contemporary fabric. The centre currently accommodates three major retail tenants, including David Jones, Kmart and Coles and is a major employer in the region.

The presentation of the building to Archer Street comprises of a large rectangular building with flat roof with reinforced concrete panels (c1983 fabric). The presentation to Victoria Avenue, Malvern Avenue and Havilah Street comprises of more contemporary fabric (c2009 fabric) and has vertical fin walls, different types of cladding, glazing, louvered screen finishes and awning canopies.

The other commercial buildings which make up the subject site comprise of smaller scale and non-descript contemporary buildings.

Figure 4 – The subject site



Source: Six Viewer with Urbis overlay

2.3. HERITAGE CONTEXT

The subject site does not contain any heritage listed items and is not within a Heritage Conservation Area (HCA) on Willoughby Local Environment Plan (LEP) 2012. However, it is located in the vicinity of the Local heritage listed “North Chatswood” Heritage Conservation Area (HCA) (item C10), located to the north and the east of the subject site, as well as “Our Lady Dolours Church” including original interiors (item I57), located to the west of the subject site (94A Archer Street, Chatswood).

The following descriptions of the heritage listed items are provided below:

2.3.1. North Chatswood Heritage Conservation Area (c1880-1930)

“North Chatswood’s original dwelling stock is predominantly single storey detached housing in Federation or Interwar bungalow styles. However, there are a few two storey Federation mansions, the occasional late Victorian house and some semidetached “bungalows”.

Lot sizes vary, although most streets have similar width frontages. Buildings are usually consistently spaced and of similar scale and bulk within each streetscape even where this is composed of varied styles. Mature landscaped gardens are an important quality of this area.

The grid pattern subdivision is laid over gentle to moderate slopes. Most streets have well established street trees, notably brush box and canary island palms, which enhance the high residential amenity of the orderly streetscapes. The “square” formed by Beauchamp Park is a focus in the townscape.

The form of original development in streetscapes near Chatswood CBD is generally maintained where rear lanes accommodate separate access to off-street car parking. Otherwise, on-site parking facilities are usually unobtrusive, since the spacing of houses typically allows side access to rear parking.”¹

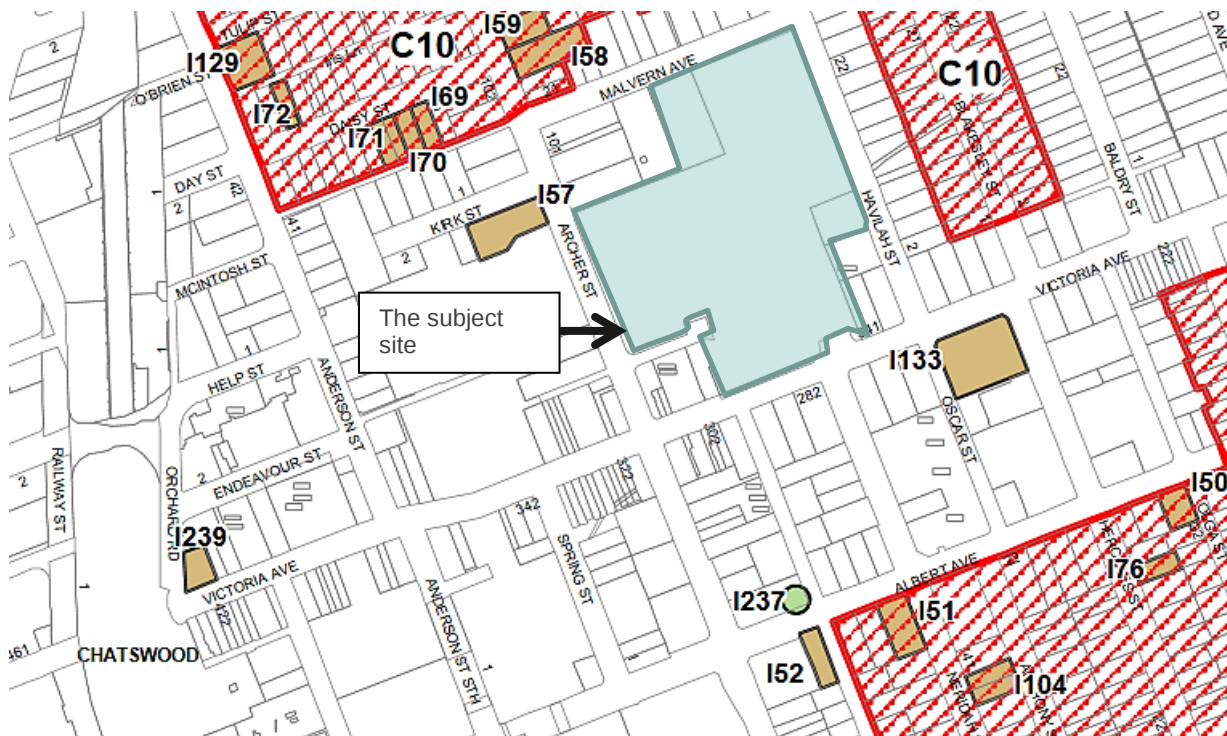
¹ Willoughby Development Control Plan (DCP), Part H.3.11, p37.

2.3.2. Our Lady Dolours Church (c1897-1920)

"A monumental interwar Romanesque Church building prominently sited on a corner allotment located on a major route at the edge of the CBD. The scale of the church and its bold design give it landmark qualities.

*The church has an asymmetrical composition with a massive gabled nave and square tower which addresses the corner. The construction of its face brickwork with contrasting stucco detail including banding, columns, cornices, decorative panels and figures. The square tower is topped with a copper clad dome. The east door features Ionian columns surmounted by statues. The Presbytery adjacent is a two-storey brick stucco building with gabled slate roof and 2 storey bay frontage. The building appears to have been modernised."*²

Figure 5 – Heritage Context



Source: Willoughby LEP Heritage Map (Heritage Map 004)

² NSW Office of Environment and Heritage Database Listing Form.

Figure 6 – Existing Site Development



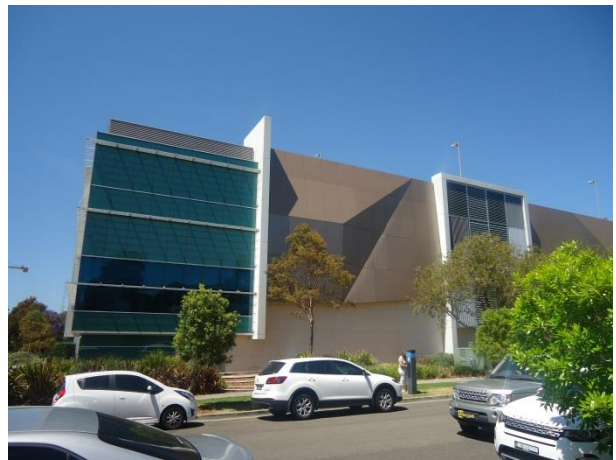
Picture 1 – Archer Street frontage.



Picture 2 – Archer Street frontage.



Picture 3 – Cnr Havilah Street and Malvern Avenue frontage.



Picture 4 – Malvern Avenue frontage.



Picture 5 – Victoria Avenue frontage.



Picture 6 – Victoria Avenue frontage.

Figure 7 – Existing view from north along Archer Street (subject site is not visible). Heritage listed Church on the right (indicated)



Source: Urbis

Figure 8 – Existing view from north west from cnr of Archer and Wattle Street (subject site is not visible).



Source: Urbis

Figure 9 – Mercy Catholic College on cnr of Malvern Avenue and Archer Street, which screens development to the subject site, along with canopy of streetscape trees.



Source: Urbis

Figure 10 – Daisy Street (part of Heritage Conservation Area) showing single storey Federation and Inter-War period cottages. Note backdrop of large scale development along western fringe of Chatswood CBD.



Source: Urbis



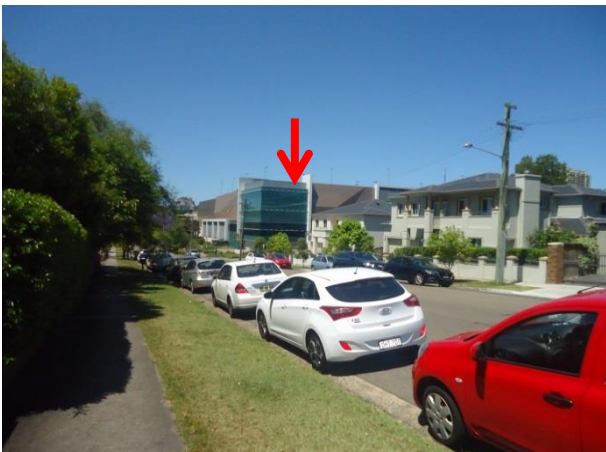
Source: Urbis

Figure 11 – Blakesley Street (part of Heritage Conservation Area).



Source: Urbis

Figure 12 – Frontage of Chatswood Chase corner of Havilah Street and Malvern Ave (indicated).



Picture 7 – View to Havilah Street.

Source: Urbis



Picture 8 – View to Havilah Street.

Source: Urbis



Picture 9 – View of higher scale development in backdrop to HCA (view from Blakesley Street). Chatswood Chase shopping centre visible beyond houses (indicated)



Picture 10 – View of higher scale development in backdrop to HCA (view from Havilah Street).

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

In 1825, Richard Archibald was granted 600 acres of Crown Land approximately bounded by Victoria Avenue, Boundary Street, Anderson Street and High Street. The land reverted to the Crown and lay dormant until 1850 when it was sold to John Stirling of the Bank of Australasia. William Lithgow, retired Auditor General of Colonial Accounts and a shareholder of the Bank, purchased and subdivided the land, and put 400 acres up for sale in 1854 as part of the "Township of North Sydney" plan. Sales were slow and it was not until the later decades of the nineteenth century, following the opening of the North Shore railway line, in 1890, that development progressed in the suburb.³

The 1880's was a decade of vigorous land subdivision in Chatswood, and with the arrival of the railway in 1890, high class building activity flourished in the area. The subject site formed part of the subdivision of the Havilah Estate.

In 1887, the first local Catholic Church was established in Archer Street (site of present St Dolours Church, which was constructed in c1920). Beauchamp Park was proclaimed in 1899, and was named after the Governor of NSW, William Lygon, the 7th Earl of Beauchamp. After World War I, a further wave of subdivisions and building activity added to this with a large stock of grand Federation homes set on large allotments.

In 1943, the subject site primarily contained small scale residential development and the Former Willoughby Council Depot. It was not until Post World War II that major changes occurred in Chatswood. Under the County of Cumberland Planning Scheme, it was decided in 1948 that Chatswood be developed as a district centre, with the western side of the railway designated for commercial development. In the early c1960s, the first large retail stores opened in area.⁴

In the 1950's Boundary Road was realigned and properties fronting the road were reduced. At this time the Chatswood CBD was proposed to extend east to Neridah Street and north almost to the alignment of Kirk Street. The National Trust of Australia (NSW) recognised the importance of the area by classifying it as an Urban Conservation Area in 1982."

Chatswood was declared a town centre in 1983 and a city in 1989. It is now one of Sydney's largest retail and commercial centres and a major transport hub.

3.2. SITE HISTORY

In c1981, the Former Willoughby Municipal Council Depot was demolished to make way for Chatswood Chase Shopping Centre which officially opened in 1983 and was the first large scale shopping centre to be built in Chatswood followed by the opening of Wallace Way and Lemon Grove. In 2003, Chatswood Chase was purchased by Centro (now Vicinity Centres).

Major refurbishment works and expansion occurred to the shopping centre in 2009.

³ NSW Office of Environment and Heritage Database Listing Form.

⁴ Willoughby District Historical Society Inc, Chatswood City Centre, <<http://www.willoughbydhs.org.au/History/Suburbs/Suburbs-ChatswoodCBD.html>>

Figure 13 – c1854 township of North Sydney plan



Source: National Library of Australia (Map F 772).

Figure 14 – Victoria Avenue showing small scale shops and development, c1900



Source: State Library of New South Wales

THE HAVILAH ESTATE

CHATSWOOD

J.Y. MILLS. Auctioneer.

161 PITT ST.

(Hoffnung's Buildings)

Messrs Laurence & Rich
SOLICITORS
Bligh Chambers
BLIGH ST.

THE GOVERNMENT MEDICAL ADVISER
and his Leading Physician strongly recommend
CHATSWOOD AS A SANATORIUM
Its spacious climate and invigorating air having a
REMARKABLY RECUPERATIVE EFFECT.
The beautiful HAVILAH ESTATE, in a well known
that the good wine it needs to drink. It has CITY WATER
and the problem is unsolved, the soil first-class
formation good, drainage perfect. Owing to the natural
level and excellent climate CHATSWOOD now
occupies the PREMIER POSITION as a rapidly developing
habitable estate. Rightly called an expensive health and
daily rise to value. No more RENT AND RENT INVEST
MENT after than the purchase of a residence in the
HAVILAH ESTATE.
Landings necessary should happen before day of sale and judge
for themselves the wonderful progress of this Estate.

TITLE TORRENS

TERMS
VERY EASY

viz. £10 per lot deposit,
and the balance in 1, 2 and 3 years at 6%;
or cash will be received with interest to date
of payment, & transfer completed at any time.

NICHOLSON

S.T.

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HAVILAH

BLAKESLEY

BALDRY

VICTORIA

AVENUE

VERITAS JUL 6198

015/27

W.M. Millard & Co. Printers 82 Pitt St.

H.E.C. Robinson. Litho: Wentworth Court, Elizabeth St. Sydney.

Figure 16 - The subject site originally part of the Havilah Estate.



URBIS
CHATSWOOD CHASE SHOPPING CENTRE, HERITAGE IMPACT STATEMENT,
NOVEMBER 2016.

Figure 17 – 1943 aerial



Source: Six Viewer

Figure 18 – Chatswood Chase Construction



Picture 11 – Former Willoughby Municipal Council Depot prior to its demolition for Chatswood Chase.

Source: Willoughby Library

Figure 19 – Construction of Chatswood Chase, c1982



Picture 12 – Chatswood Chase under construction.

Source: Willoughby Library



Picture 13 – Chatswood Chase upon completion.

Source: Willoughby Library

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The subject site comprises of a late 20th century buildings of contemporary fabric with no identified heritage significance. The purpose of this report is to review the potential heritage impacts with regard to the proximate HCA and heritage item. Therefore, the relevant Statements of Significance are provided below.

4.2. STATEMENT OF SIGNIFICANCE

The following Statements of Significance have been sourced from the NSW Office of Environment and Heritage Database listing forms for the heritage items as follows:

4.2.1. North Chatswood Heritage Conservation Area (c1880-1930)

“North Chatswood Heritage Conservation Area is a good example of early North Shore residential development. The housing stock describes the progressive overlays of development taking place over half a century. The essential scale, form and spacing of the original dwellings is predominant, even where original architectural detailing has been lost, though much of this is still intact in fine residential buildings and as a general townscape impression.”

4.2.2. Our Lady Dolours Church (c1897-1920)

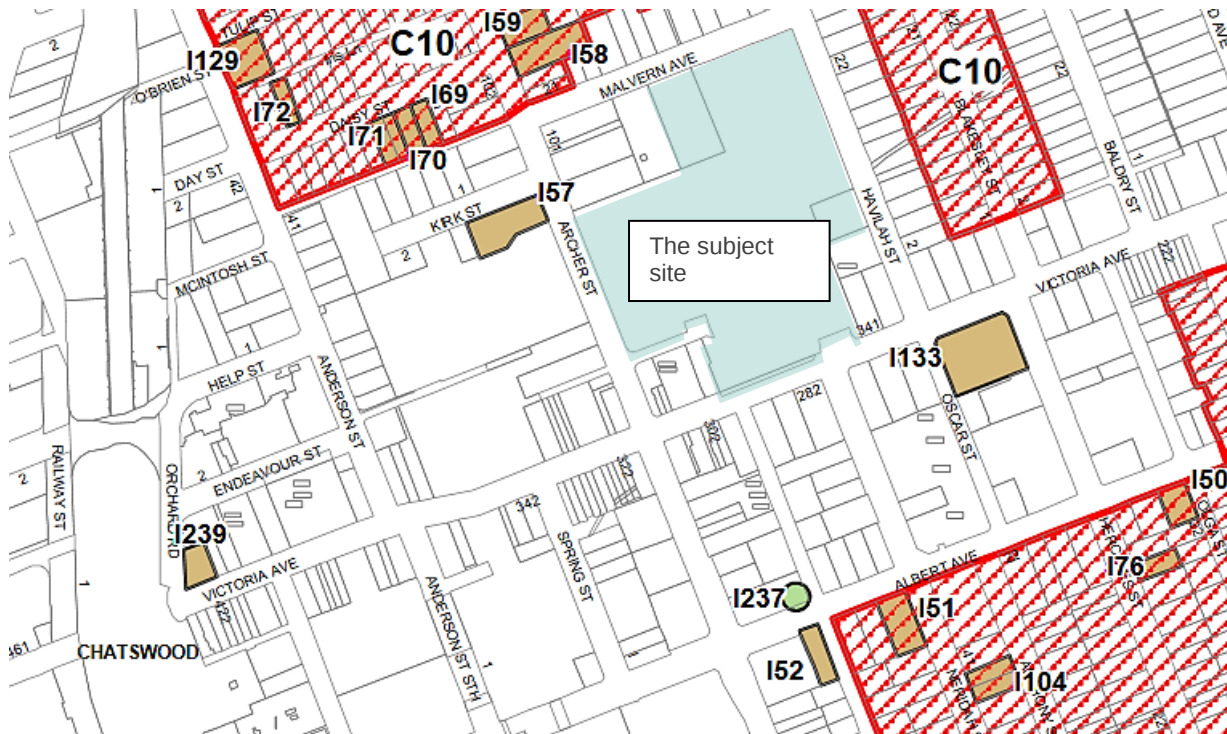
“Our Lady of Dolours Church is considered to have historic and aesthetic significance in its architectural qualities and representativeness, social significance due to its focal role in the life of the local and Diocesan Catholic community and a rarity value derived from its architectural features and design. It is a major landmark within the City and Chatswood.”

5. HERITAGE AND VISUAL IMPACT ASSESSMENT

5.1. HERITAGE LISTING

The subject site does not contain any heritage listed items and is not within a Heritage Conservation Area (HCA) on Willoughby Local Environment Plan (LEP) 2012. However, it is located in the vicinity of the Local heritage listed “North Chatswood” Heritage Conservation Area (HCA) (item C10), located to the north and the east of the subject site, as well as “Our Lady Dolours Church” including original interiors (item I57), located to the west of the subject site (94A Archer Street, Chatswood).

Figure 20 – Heritage Context



Source: Willoughby LEP Heritage Map (Heritage Map 004)

5.2. STATUTORY CONTROLS

5.2.1. Willoughby Local Environmental Plan (LEP) 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 1 – Local Environmental Plan

CLAUSE	DISCUSSION
(1) Objectives The objectives of this clause are as follows: (a) to conserve the environmental heritage of Parramatta, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric,	1) The proposal includes redevelopment works to the subject site, for the expansion of refurbishment of Chatswood Chase Shopping Centre. Extant site buildings are not listed heritage items and have no identified heritage significance. Integral aspects of the design development (specifically the building envelope—massing and

CLAUSE	DISCUSSION
settings and views.	heights) have considered the sites context, including its relationship to the HCA and heritage item in the vicinity and the proposal will not result in an adverse heritage impact for the reasons outlined in greater detail below. The proposal will allow for an intensification of development on the eastern edge of Chatswood CBD, which is already subject to larger scale commercial and retail development and forms a part of the visual setting of its surrounds.
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	This HIS constitutes the heritage management document required by Council for the purposes of this Planning proposal.
(5) Heritage assessment The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	As discussed above, the proposal is noted as being in the vicinity of heritage listed items, including the Local heritage listed “<i>North Chatswood</i>” Heritage Conservation Area (HCA) (item C10), located to the north and the east of the subject site, as well as “<i>Our Lady Dolours Church</i>” including original interiors (item I57), located to the west of the subject site (94A Archer Street, Chatswood). The following is considered: HCA—north of subject site (north of Malvern Avenue) It is considered that the portion of the HCA to the north of the subject site (north of Malvern Avenue) has a substantial physical and visual separation and the subject site will not be or be barely visible in views from the north (along Archer Street) due to the existing larger scale Mercy Catholic College school block on the corner and large streetscape trees with wide canopies, which screen the development site. Further, on Malvern Avenue, the boundary of the HCA is to the rear of existing dwellings on the Northern side of Malvern Street, and there is

CLAUSE	DISCUSSION
	therefore additional physical and visual separation. It is noted that these dwellings fronting Malvern Street appear to be predominately mid-late twentieth century and do not form part of the key period of development as those which comprise the HCA. HCA—east of subject site (Blakesley Street) It is considered that the portion of the HCA to the east of the subject site (Blakesley Street) also has a physical and visual separation from the subject site, with Havilah Street located immediately east of the subject site, which does not form part of the HCA. Although the proposal will be larger in scale than the existing on the subject site, it is recognised that the extant development on the subject site and larger scale tower development already form part of the visual setting and backdrop of the western side of Blakesley Street and the established character of Chatswood City Centre is that of large scale shopping complexes and development. The proposal will be more visible from Blakesley Street, notwithstanding the separation of a lot and a road from the dwellings in the conservation area, however the street is one of the streets that adjoin the Chatswood commercial area and the existing development in the greater area is very visible from these streets. The visibility in density to date has not been a consideration in the listing of the areas as they are judged on their merit. The proposed increase in height will not diminish the appreciation of the streetscapes nor impact on the fabric of the dwellings that contribute to the area. Visibility is not usually a criterion for diminishing significance unless it has a direct and overwhelming impact. In the case of the subject proposal the proposed envelope will not overwhelm the contributory items due to the distance to the dwellings and the proposed scale of the development. Overall, contributory dwellings in the HCA will continue to form part of cohesive streetscapes of lower-scale residential development and their special features, character and roof forms will continue to be appreciated.

CLAUSE	DISCUSSION
	Heritage item—St Dolours Church The heritage listed church site has both a physical and visual separation from the subject site, which has a commanding presence on the western side of Archer Street. The visual setting of Church would not be impacted upon, as it is appreciated in a larger site setting and in its immediate streetscape context, with principal views from Archer Street and cnr Kirk Street wholly retained.

5.2.2. Willoughby Development Control Plan (DCP) 2006

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 2 – Development Control Plan

PROVISION	DISCUSSION
Part H—Heritage Items and Conservation Areas H.2.1 Planning and Design Principles A. Setting i) The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street in the particular locality, such that the rhythm of buildings in the streetscape is retained. ii) Except as allowed by “car parking” and “fences” in Clause H.2.2 below, no new structures should be built forward of the established street building line. iii) An adequate curtilage including landscaping, fencing and any significant trees, are to be retained. iv) The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development; (v) Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item; (vi) New developments must respect the existing significance of the streetscape and the vicinity; and (vii) View protection of vistas.	The physical curtilage of the proximate heritage conservation area and heritage item will be wholly retained by the proposed development. The visual setting and curtilage of the proximate heritage conservation area and heritage item will be minimally impacted, as there are physical and visual separations between the subject site and these items. Although the new development, with a proposed building height of 34-40m, will be visible in the backdrop of buildings on the western side of Blakelsey street, their setting has already been comprised by larger scale development to the west and the contributory dwellings in this streetscape will continue to be read, interpreted and appreciated as a cohesive low-scale streetscape of Federation and Inter War period dwellings.

PROVISION	DISCUSSION
B. Scale i) The scale (including height, bulk, density and number of storeys) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development; ii) Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered; and (iii) New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal. C. Massing and Form (ii) New buildings should not visually dominate, compete with or be incompatible with the form of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal; and (iii) New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area.	The envisaged development will comprise of additional with a proposed building height of 34-40m. It is recognised that the Chatswood Chase Shopping Centre site is located on a large corner block on the eastern edge of Chatswood CBD which has been subject to more intense and contemporary development and surrounding residential blocks to the north and west form part of a transitional zone in height. The proposed new development is not intended to dominate the scale of low-scale residential development in the vicinity. The subject site is an established block of larger scale development in the Chatswood CBD, which already forms a part of the visual setting of the area. The scale of the proposed new development is cognisant of the streetscape and HCA in the vicinity, with varied height and upper level setbacks in the built form and will address the corner site, along the Havilah Street frontage, which will help reduce the overall proposed mass and scale of the new development as viewed from the streetscape. Further, future detailed design development of the facades, materiality and landscaping, will also help to mitigate impacts of scale by providing articulation and screening.
North Chatswood Heritage Conservation Area Retain the scale, form, massing and detailing of original buildings and the typical scale, rhythm and character of individual streetscapes; Retain the predominant single storey scale of the Heritage Conservation Area by preventing visible two storey additions or intrusive two storey infill development; Retain landscaped settings by minimising hard surfaces forward of the building line, locating carparking structures behind the building alignment, and maintaining the existing patterns	Overall, the proposed development will not have an adverse heritage impact on the North Chatswood Heritage Conservation Area, with contributory dwellings continued to be read, interpreted and appreciated as cohesive low-scale streetscapes of Federation and Inter War period dwellings.

PROVISION	DISCUSSION
of low/semitransparent fencing to the street; Infill development must respect existing patterns of development including the spacing, rhythm and siting of built forms, the landscaped settings, and the scale massing, form and materials of the general development.	

5.3. HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

Table 3 – Heritage Office Guidelines

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	▪ The proposed new building envelope will taper in size with setbacks at the upper levels, across the site (i.e. to address corners and street frontage), which will be of visual interest and will help mitigate the effects of mass and scale. It is recognised that the extant shopping centre already forms a part of the visual setting of the eastern edge of Chatswood CBD, and the eastern edge comprises of a variety of building styles with diverse heights and scale and is a transitional zone in height to the western edge of the CBD, which comprises of larger scale commercial and residential towers. ▪ The proposed development will be a high quality contemporary design (and will provide high quality materials), which will revitalise the existing shopping centre (subject to further design development).
New development adjacent to a heritage item How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects? How is the impact of the new development on the heritage significance of the item or area to be minimised? Why is the new development required to be adjacent to a heritage item?	▪ As discussed under the LEP and DCP controls above.

QUESTION	DISCUSSION
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? Will the additions visually dominate the heritage item? How has this been minimised? Will the public, and users of the item, still be able to view and appreciate its significance?	

6. CONCLUSION AND RECOMMENDATIONS

Extant buildings on the subject site are entirely contemporary and have no identified heritage significance.

The subject planning proposal has been assessed against the relevant provisions and controls contained in the Willoughby LEP 2012 and Willoughby DCP 2006 and the following conclusions have been made:

- The proposed new development will not have an adverse heritage impact on the significance and visual setting of the proximate HCA and heritage item as it is recognised that there is both a physical and visual separation between these items and the subject site.
- Whilst it is acknowledged that the proposed new development will be apparent in the wider setting of the HCA, and primarily in the backdrop of dwellings on the western side of Blakesley Street, the existing contemporary larger scale shopping centre on the subject site and existing tower developments in the wider vicinity, already forms a part of the visual backdrop and setting of the streetscape.

Further, the proposal will not impact on the cohesive character, special features and dominant roof forms of dwellings on Blakesley Street or detract from principal views to these dwellings.

- Intensification of development and density is anticipated in CBD contexts and a considered response is required to mitigate impacts on streetscape and heritage conservation areas/heritage items in the vicinity. It is recognised that the proposed building envelope will be subject to further detailed design which will address this accordingly.

6.1. RECOMMENDATIONS

- A further Development Application (DA) must require heritage advice for detailed design development. This will include but is not limited to detailed design advice regarding scale, façade treatment, articulation, and materials, and a subsequent HIS should be prepared to accompany any future DA.

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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