

1A-29 BOWEN STREET AND 6-18 MORIARTY ROAD, CHATSWOOD

HERITAGE IMPACT STATEMENT

URBIS

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EXECUTIVE SUMMARY

Platine Property has engaged Urbis to prepare the following Heritage Impact Statement in conjunction with a planning proposal for the site. The proposal seeks to: to initiate an amendment to the *Willoughby Local Environmental Plan 2012 (WLEP 2012)*. The amendment relates to 1A-29 Bowen Street and 6-18 Moriarty Road, Chatswood (**the site**) and would result in the following:

- A proposed maximum height of building control to 30m (equivalent of 9 storeys for the northern building, and 8 storeys for the southern building);
- Maximum floor space ratio (FSR) for the site of 2.85:1;
- **Retention of the heritage item (I147) on the site and propose its adaptive reuse for residential use;**
- The planning proposal will be accompanied by site-specific development control plan (DCP) provisions, including (though not limited to) the following design requirements:
 - Requirement of lot amalgamation across the site;
 - Introduction of a landscaped space fronting Bowen Street;
 - Revision to the surrounding traffic configuration; and
 - Consideration of setbacks and modulation/ articulation of new development in response to the siting of the heritage item on the site.

This report assesses the planning proposal envelopes in the context of proximate heritage items and the retained heritage listed terrace pair (Item 417).

With regard to the proximate heritage items, which include the Great Northern Hotel at 522 Pacific Highway, the Chatswood South Uniting Church, on the corner of the Pacific Highway and Mowbray Road, and the Stratford Manor Private Hotel at 24 Goodchap Road, it is considered that the proposed envelopes will have no significant heritage impacts. The proposal has sought to mitigate impacts through a transition of heights and building envelopes – with the lower height nearest to the items, to mitigate impacts of scale. This is able to be further mitigated through sensitive design and façade articulation in subsequent applications.

The heritage significance of the terrace pair is assessed in section 4.2 and 4.3 of this report. The report has determined that the terraces do not meet the threshold for listing, nevertheless the heritage items have been retained in response to Council feedback.

With regard to the retained heritage listed terraces, the proposed envelopes and massing as set out in the PP are supported in principle. The proposal specifically responds to the heritage item in the creation of the two storey street podium to Moriarty Road. The podium has been developed in consultation with Urbis Heritage and particularly responds to the terrace typology as a row house, which is characteristically not viewed in the round. Massing is reduced to 4 storeys behind the heritage item, and setback approximately 1m from the rear of the principal form (and 9m from the street frontage) to mitigate impacts of scale in views to the heritage item.

The planning proposal has therefore been supported and is recommended to council for approval subject to the following recommendations:

1) The site specific DCP must include provisions to ensure that the heritage listed terrace pair is sympathetically incorporated in the redevelopment. DCP provisions should include (but are not limited to):

- *Consideration of setbacks and modulation/ articulation of new development in response to the siting of the heritage item.*
- *Detailed design of podium elements to specifically respond to the bulk, materiality and street wall height of the heritage item.*
- *Conservation of the principal form and facades of the terraces.*
- *Inclusion of soft landscaping.*

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1. INTRODUCTION

1.1. BACKGROUND

Platine Property has engaged Urbis to prepare the following Heritage Impact Statement in conjunction with a planning proposal for the site. The proposal seeks to: to initiate an amendment to the *Willoughby Local Environmental Plan 2012 (WLEP 2012)*. The amendment relates to 1A-29 Bowen Street and 6-18 Moriarty Road, Chatswood (**the site**) and would result in the following:

- A proposed maximum height of building control to 30m (equivalent of 9 storeys for the northern building, and 8 storeys for the southern building);
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- The planning proposal will be accompanied by site-specific development control plan (DCP) provisions, including (though not limited to) the following design requirements:
 - Requirement of lot amalgamation across the site;
 - Introduction of a landscaped space fronting Bowen Street;
 - Revision to the surrounding traffic configuration; and
 - Consideration of setbacks and modulation/ articulation of new development in response to the siting of the heritage item on the site.

The planning proposal does not seek approval for any physical works at this stage. Consent will be sought in the future for works including any alterations and additions to the terrace pair.

The amendment to WLEP 2012 is proposed to facilitate the redevelopment of the site for a residential development that is well connected to employment, public transport, retail and community services at Chatswood CBD.

This site includes heritage items included in Schedule 5 of the Willoughby Local Environmental Plan (LEP) 2012, located at 8 and 10 Moriarty Road, Chatswood and identified as I147. The site is also within the vicinity of the following items:

- The Great Northern Hotel (including interiors), 522 Pacific Highway – I107
- House (including original interiors), now the Stratford Manor Private Hotel - 24 Goodchap Road – I145

In addition, the site is also within the vicinity of the following item listed in Schedule 5 of the Lane Cove LEP 2009:

- Chatswood South Uniting Church, cnr Pacific Highway and Mowbray Road - I209.

The report is required to assess the heritage significance of the terrace pair 8-10 Moriarty Road, and further to assess the heritage impact of the scheme, and redevelopment of the precinct.

1.2. SITE LOCATION

The subject site is located on the southern side of Moriarty Road, and the eastern side of Bowen Street, Chatswood (see Figure 1 below).

The subject site can broadly be sub-categorised as follows:

- 8-10 Moriarty Road – locally listed item (two terrace dwellings);
- 6 Moriarty Road (terrace dwelling adjoining the heritage item) & 12-18 Moriarty Road (two pairs of semi-detached heavily altered Federation era dwellings);

- 1A&1B-29 Bowen Street – being a mix of heavily altered Federation and Interwar era detached dwellings.

Figure 1 – Subject site location.



Source: Six Maps

1.3. METHODOLOGY

This Heritage Assessment and Impact statement is 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 is considered against the relevant controls and provisions contained within the Willoughby Local Environmental Plan (LEP) 2012, Willoughby Development Control Plan (DCP) 2012, Lane Cove Local Environmental Plan (LEP) 2009 and Lane Cove Development Control Plan (DCP) 2009.

The following guiding documents have been referenced in the preparation of this report:

- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013.
- Office of Environment and Heritage State Heritage Register

This report is also based on:

- Site visits in July and August 2017 (including interior inspection of the terrace pair at 8-10 Moriarty Road, Chatswood;

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Associate Director) and Stephen Davies (Director). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

Stephen Davies has 40 years' experience in the heritage conservation field. Stephen Davies is experienced in all aspects of heritage management. He is a member of Australia ICOMOS and is an accredited environmental mediator. He has been an expert member of a number of government and local government committees and boards with responsibility for heritage items, including the Heritage Council of NSW. Stephen is the current Chair of the NSW Heritage Council. His work extends across small and major projects and as a former member of Woollahra Council, he has a unique understanding of the political and administrative decision-making process and is a skilled negotiator.

Fiona Binns is an Associate Director in the Urbis Heritage practice and has more than 10 years' experience in heritage management and consultancy. She is skilled in the assessment of local, state and nationally listed heritage properties and in the resolution of matters relating to the conservation, interpretation and adaptation of heritage sites. She has a comprehensive knowledge of heritage processes and legislation for all levels of government and has managed numerous significant projects across a variety of sectors including residential, commercial, education, health, government, industrial, rural and master planning projects. Fiona has a Masters in Museum Studies and a strong interest in the promotion of cultural heritage through interpretation. She is a former member of the National Trust (NSW) Curatorial Committee.

CVs have been attached for your consideration.

1.5. THE PROPOSAL

This proposal seeks an amendment to the existing planning controls for the site not only to be consistent with the existing controls for surrounding properties, but to provide a zoning and future residential development that is commensurate with the high accessibility of the site, opportunities resulting from site amalgamation, and the future needs of the Willoughby community. The proposed zoning for the site is recommended as a true representation of the future needs of the community.

This Report seeks to facilitate the construction of a new residential development that responds to the changing needs of the Chatswood area, whilst ensuring the desired future character of the area is achieved. This proposal will provide greater housing choice and additional supply of housing within proximity of the Chatswood CBD and transport nodes, connecting the development to the Greater Sydney area. The intended development outcome in terms of approximate building envelopes is illustrated at Figure 2.

Urbis lodged a previous planning proposal (reference: PP5/2017) with the Council on behalf of the proponent on 23 October 2017. That proposal sought to amend the LEP to achieve the following:

- A change in zoning to R4 High Density Residential;
- A maximum allowable height of buildings control of 40m (13 storey equivalent);
- A maximum allowable floor space ratio (FSR) control of 3.4:1;
- Removal of a local heritage item (I147) from Schedule 5 of the WLEP 2012; and
- Removal of any minimum subdivision lot sizes for the site.

Since this time the proponent and their consultant team have been working with Council staff to refine the details of the planning proposal in response to comments received on the ultimate development outcome sought by the proposed planning controls. In summary, the proposal has been amended as follows:

- Reduction in the proposed maximum height of building control from 40m (13 storey equivalent) to 30m (equivalent of 9 storeys for the northern building, and 8 storeys for the southern building);
- Reduction in the proposed maximum floor space ratio (FSR) for the site from 3.4:1 to 2.85:1;

- **Retention of the heritage item (I147) on the site and propose its adaptive reuse for residential use;**
- The planning proposal will be accompanied by site-specific development control plan (DCP) provisions, including (though not limited to) the following design requirements:
 - Requirement of lot amalgamation across the site;
 - Introduction of a landscaped space fronting Bowen Street;
 - Revision to the surrounding traffic configuration; and
 - Consideration of setbacks and modulation/ articulation of new development in response to the siting of the heritage item on the site.

Figure 2 – Perspectives showing indicative height and envelope (and indicative concept)



Source: PBD Architects



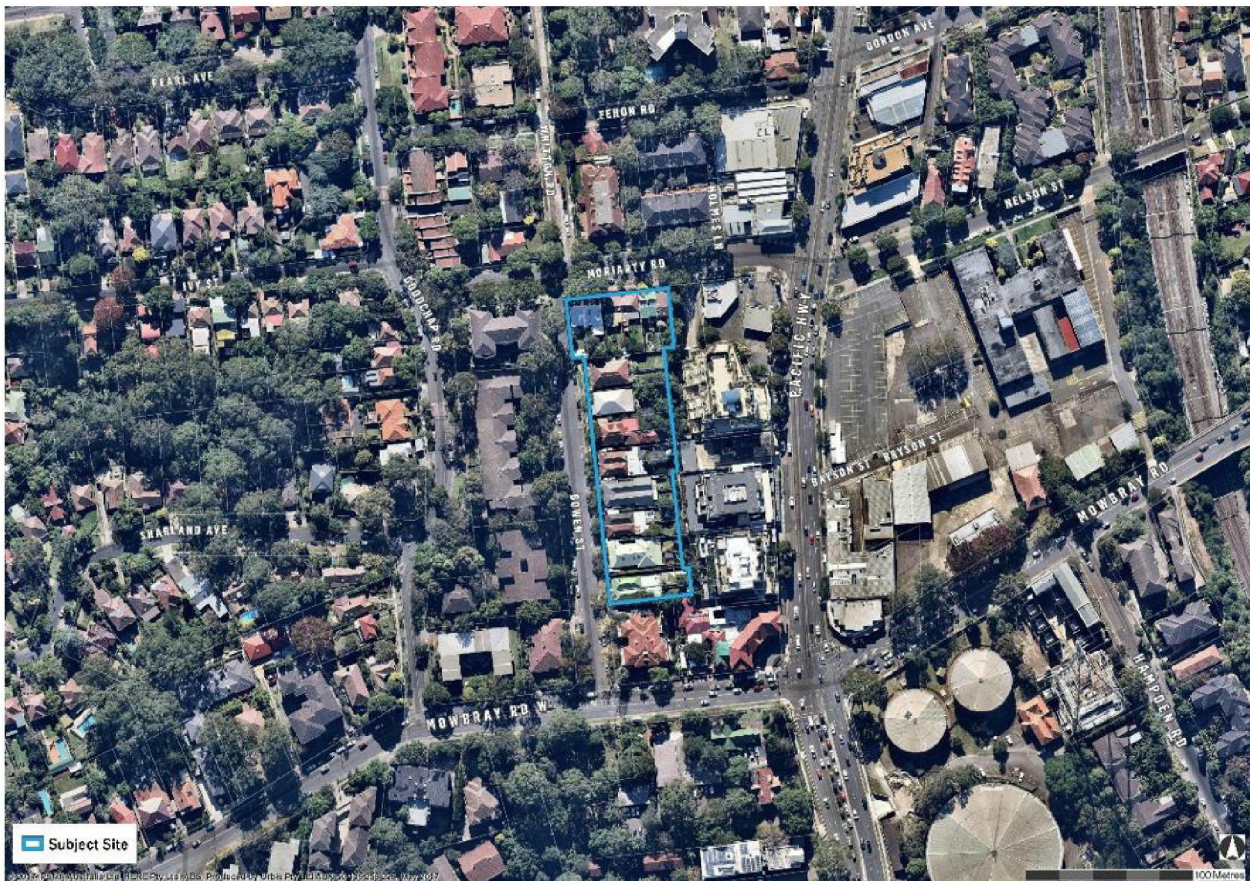
Source: PBD Architects

2. SITE DESCRIPTION

2.1. THE SITE

The subject site is located at 1A-29 Bowen Street and 6-18 Moriarty Road, Chatswood. The site has an approximate 58m frontage to Moriarty Road, and a 128m frontage to Bowen Street. The site has an area of approximately 6,716sqm and encompasses 22 individual allotments. The site was previously under separate ownership; however, the proponent is in the process of amalgamating the sites to deliver a more coordinated development across the site.

Figure 3 – Aerial view of the subject site

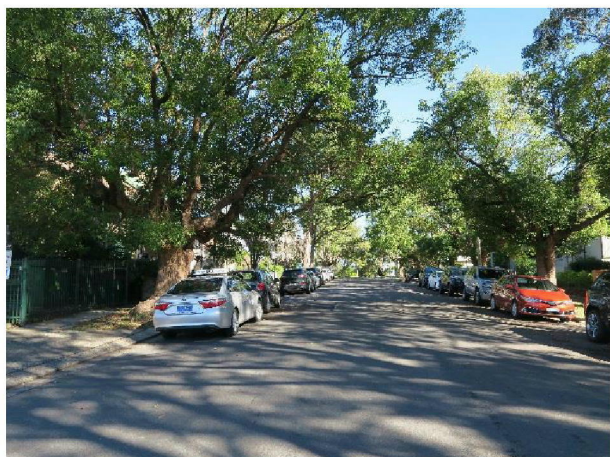


Source: Urbis

Moriarty Road runs east west and intersects with the Pacific Highway to the east and Goodchap Street to the west. The street comprises a variety of residential apartments and houses, as well as a Caltex service station at its eastern end. These dwellings were constructed in different periods (generally late 19th and early 20th century) and designed in different architectural styles. Bowen Street runs north south and is characterised by a similar mix of altered late 19th and early 20th century single storey dwellings.

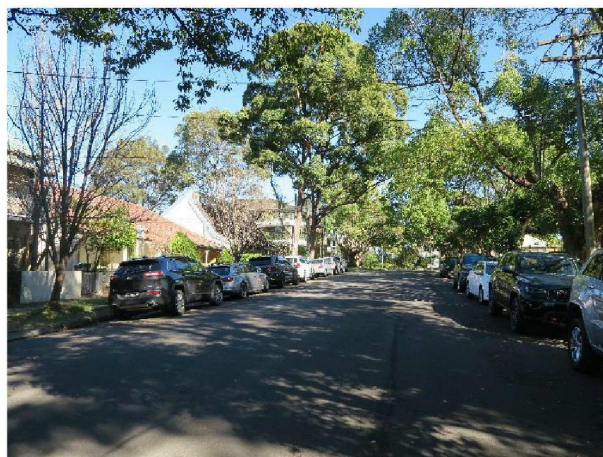
The street is situated within the City of Willoughby local government area, approximately 1 kilometre south of the Chatswood town centre and 9.3km from Sydney CBD. Situated near the southern fringe of the suburb of Chatswood, the street is not located within any conservation area under the Willoughby Local Environment Plan (LEP) 2012.

Figure 4 – Streetscape images



Picture 1 – Moriarty Road (view east)

Source: URBIS




Picture 2 – Moriarty Road (view west)

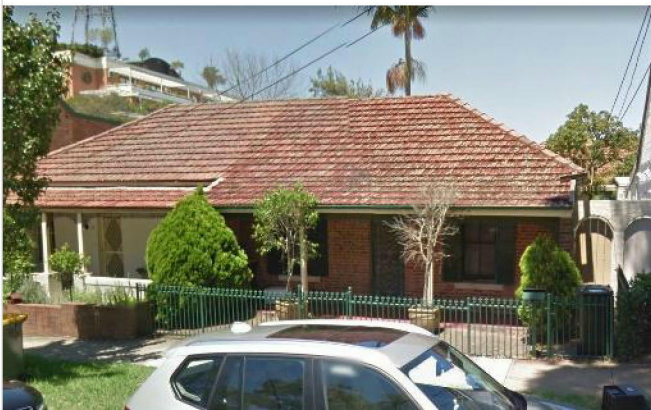

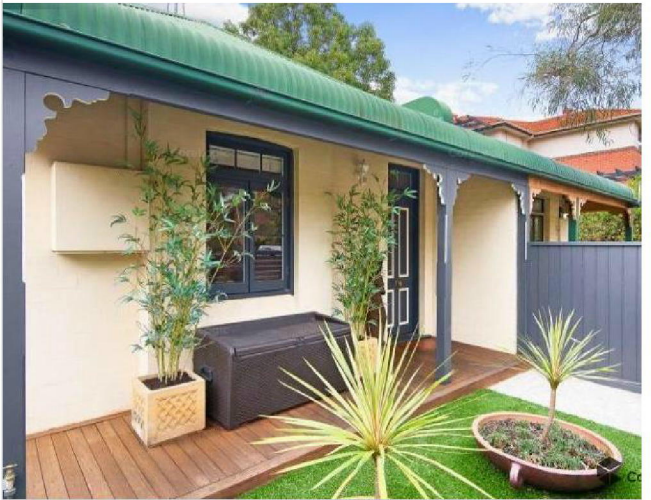
Source: URBIS

As detailed above, the subject site comprises 22 individual dwellings. The following table provides a description of the subject dwellings (excluding the terraces which are separately addressed in section 2.2). None of the dwellings below are subject to heritage listings. The existing built stock on the various lots that make up the consolidated site can be described as a variety of semi-detached houses, terrace houses and detached houses. Most houses are only one storey tall. Most houses date from the early-mid 1900's, however, they have typically been altered over the years. Very few remain as intact examples of their era.





Many properties along Bowen Street have significant front fences and/or dense landscaping that screen the main facades from the street.

Table 1 – Surrounding properties included within the proposal (*all images Google Streetview*)

Address	Description	Images
6 Moriarty Road Chatswood.	Late 20 th century 2 storey brick terrace style dwelling	 <p>Source: Google Maps 2017</p>

Address	Description	Images
<p>12-14 Moriarty Road</p> <p>Chatswood</p>	<p>Pair of modified late Victorian attached dwellings</p>	 <p>Source: Google Maps 2017</p>
<p>16 & 18 Moriarty Road</p> <p>Chatswood</p>	<p>Pair of late Victorian/ late 19th century attached dwellings. The dwellings have been modified and feature a loft/ attic addition and modified roofs.</p>	 <p>Source: RP Data</p>
<p>1A & 1B Bowen Street</p> <p>Chatswood</p>	<p>Federation semi-detached pair of dwellings (refurbished).</p> <p>(1B of the semi-detached pair is pictured)</p>	 <p>Source: RP Data</p>

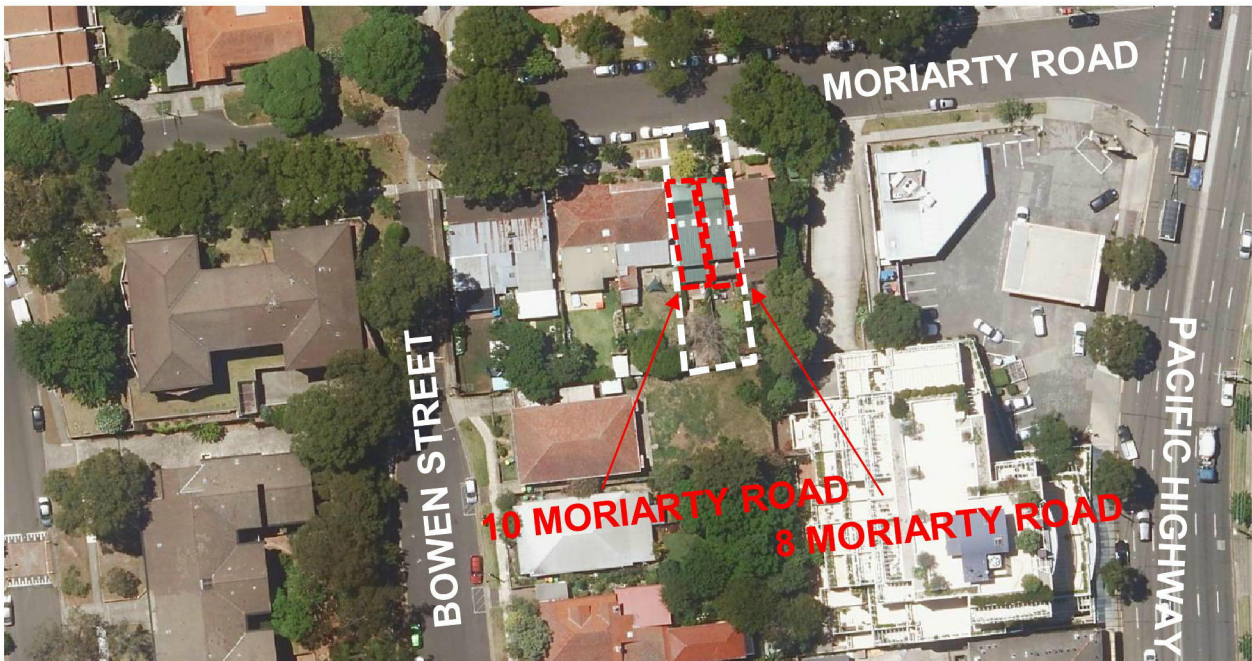
Address	Description	Images
3 & 5 Bowen Street Chatswood	Modified (likely) Federation semi-detached pair of dwellings (#3 pictured).	 <p>Source: Google Maps 2017</p>
7 & 9 Bowen Street Chatswood	Modified semi-detached pair of dwellings (#7 pictured).	 <p>Source: Google Maps 2017</p>
11 & 13 Bowen Street Chatswood	Heavily modified detached dwellings (#11 pictured)	 <p>Source: RP Data</p>

Address	Description	Images
15 & 17 Bowen Street Chatswood	Modified late 19 th early 20 th century semi-detached pair of dwellings (#15 pictured).	 <p>Source: RP Data</p>
19 & 21 Bowen Street Chatswood		 <p>Source: RP Data</p>
23 & 25 Bowen Street Chatswood	Modified early 20 th century semi-detached pair of dwellings	 <p>Source: Google Maps 2017</p>
27 & 29 Bowen Street Chatswood	Mid-20 th century semi-detached pair of dwellings	 <p>Source: Google Maps 2017</p>

2.2. 8-10 MORIARTY ROAD, CHATSWOOD

The subject site also incorporates a heritage listed terrace pair at 8 & 10 Moriarty Road. The proposal retains the heritage items, albeit allowing for alterations and additions.

Figure 5 – Aerial view of 8 and 10 Moriarty Street and their surrounding streets and buildings



Source: <https://maps.six.nsw.gov.au/>

Figure 6 – Principal façade of 8 and 10 Moriarty Road



Source: URBIS

The interior of the terraces have been modified, with refurbished kitchens and bathrooms. Some fireplaces remain intact, and the stair within number 8 has been refurbished.

Source: URBIS

The terrace dwelling has been modified internally. The ground level of the dwelling comprises a small front bedroom and open plan kitchen, dining and living area, with the rear façade opening onto a deck and a small courtyard.

Figure 10 with interior images at Figure 9 and Figure 11.

Figure 8 - Existing ground floor plan

The diagram shows the existing ground floor plan of a house. The layout includes a Front Yard on the left, a Living Room at the front right, a Kitchen and Dining area in the center, and a Bedroom 3 at the rear left. Outdoor spaces include a Courtyard at the rear right and an Entertainment Deck at the rear left. The plan also shows a central hallway, a bathroom, and a garage. Dimensions for several rooms are provided: Living Room (12' x 11'), Kitchen (10' x 11'), Dining (10' x 11'), Bedroom 3 (10' x 11'), and a central hallway (10' x 11'). The plan is oriented with Moria Road to the left.

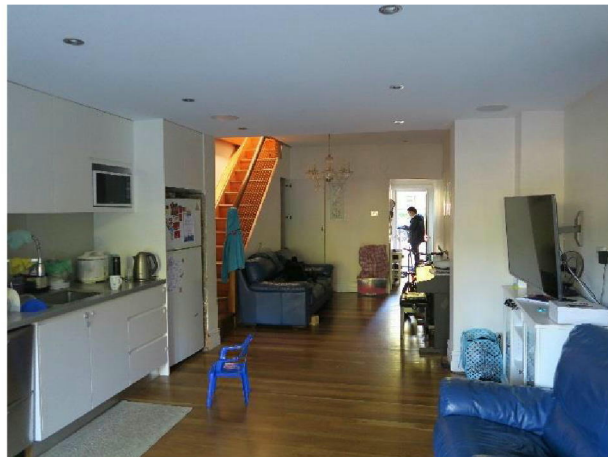
Labels and dimensions shown in the plan:

- Front Yard
- Bedroom 3
- Living Room (12' x 11')
- Courtyard
- Kitchen and Dining (10' x 11')
- Entertainment Deck
- Garage (10' x 11')
- Hallway (10' x 11')
- Bathroom (5' x 7')
- Front Porch (10' x 11')
- Back Porch (10' x 11')
- Moria Road

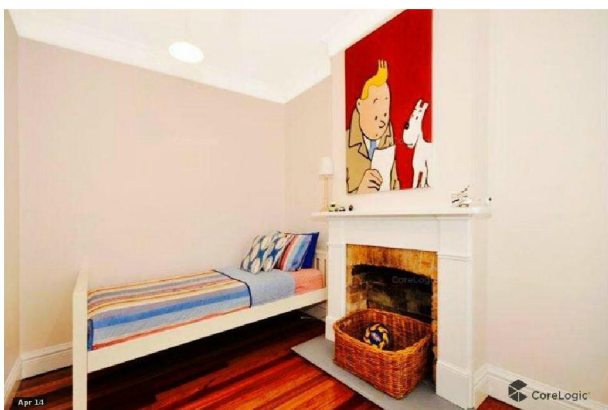
Figure 9 – Ground floor views of 8 Moriarty Road



Picture 5 – Kitchen and Dining Room

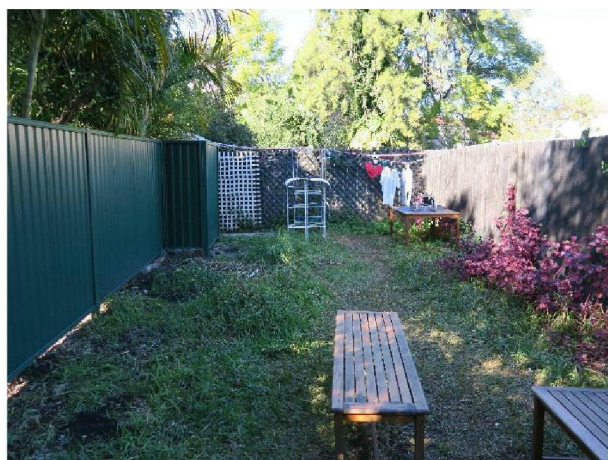


Picture 6 – Living Room/ kitchen



Picture 7 – The ground floor bedroom

Source: RP Data

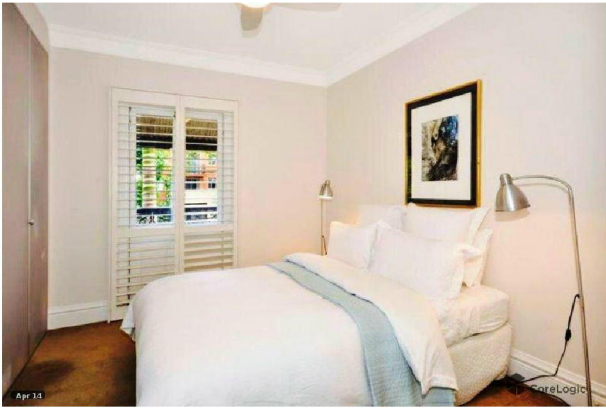


Picture 8 – Rear courtyard

Figure 10 - Existing first floor plan



Figure 11 – First floor views at 8 Moriarty Road



Picture 9 – Bedroom 1

Source: RP Data



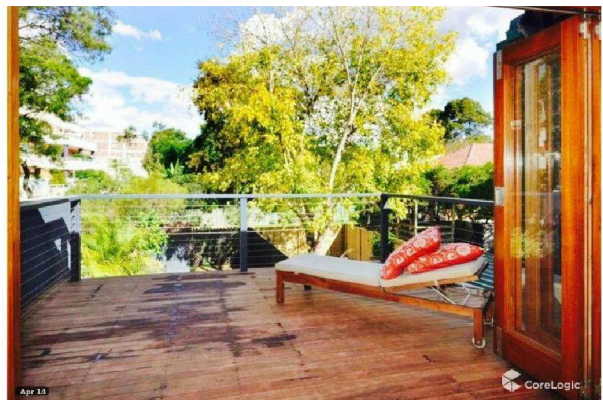
Picture 10 – Bathroom

Source: URBIS



Picture 11 – Bedroom 2 and rear deck

Source: RP Data



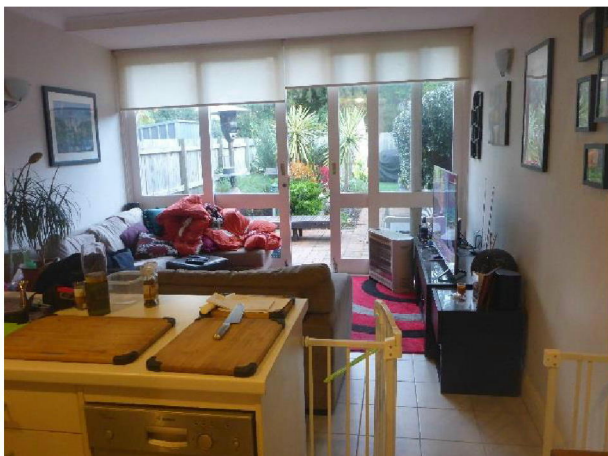
Picture 12 – Balcony Deck

Source: RP Data

2.2.2. 10 Moriarty Road

Similarly, the terrace at 10 Moriarty Road is modified with a two-storey addition at the rear of the building. The floor area of the dwelling at 10 Moriarty Road measures 135m², which is slightly smaller than the 139m² at 8 Moriarty Road. The layout of the terrace houses is similar, with ground floor featuring open plan kitchen, dining and living areas and front bedroom. The upper floor comprises the refurbished bathroom and two bedrooms, with a deck extension.

Figure 12 – Ground floor interiors (10 Moriarty Road)



Picture 13 – Courtyard and wooden deck

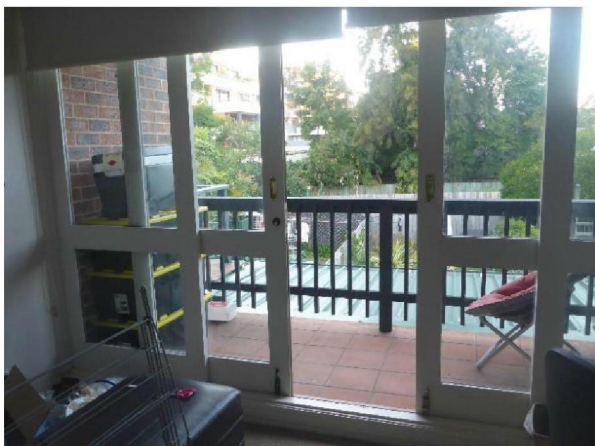
Source: URBIS



Picture 14 – The refurbished kitchen

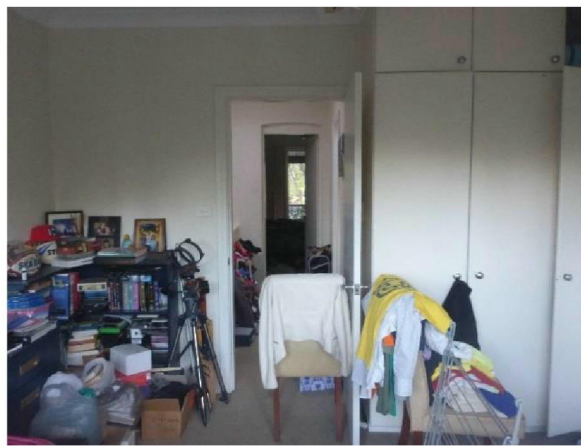
Source: URBIS

Figure 13 – First Level (10 Moriarty Road)



Picture 15 – The rear deck overlooking the courtyard

Source: URBIS



Picture 16 – The rear bedroom.

Source: URBIS

2.3. HERITAGE ITEMS IN THE VICINITY

There are a number of heritage items in the vicinity of the subject site, detailed below.

2.3.1. 24 Goodchap Street (I145) now the Stratford Manor Private Hotel

The following physical description of the Stratford Manor Private Hotel is reproduced from New South Wales' State Heritage Inventory listing¹:

- Builder/Maker: Not known
- Construction Period: Not known
- Physical Description:

24 Goodchap Road is a double storey asymmetrical Arts and Crafts style villa. The residence is deeply setback from the road, situated at the bottom of a slope with distant mountain views to the west. The

¹ New South Wales' Office of Environment and Heritage, "House (including original interiors) – Stratford Manor," accessed 10 September 2017, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660277>

front garden slopes downwards with soft and hard landscaping. The front garden appears to be modified however some significant plantings remain.

The residence is asymmetrical with face brick walls and an ashlar rough-cut sandstone base. The roof is distinct and features a combination of gabled and hipped structures, clad in Marseille terracotta tiles. Impressive corbel brick chimneys with pots.

Impressive entrance wing of rough ashlar sandstone with smooth finished architraves to windows and door. First storey flying gable entrance wing has an oriel window and presents as a half-timbered structure. Joinery is of timber. Some windows have decorative coloured glass panels. Windows have stone sills.

The residence presents itself as a relatively intact and well maintained example of late 19th century building.

Figure 14 – The Stratford Manor Private Hotel



Picture 17 – 24 Goodchap Street

Source: Accommodation NSW

2.3.2. The Great Northern Hotel (I107)

The following physical description of the The Great Northern Hotel is reproduced from New South Wales' State Heritage Register²:

- Builder/Maker: Henry Russell
- Construction Period: 1870-1878
- Physical Description:

² New South Wales' Office of Environment and Heritage, "Great Northern Hotel (including original interiors)," accessed 10 September 2017, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660193>

The Hotel is an Interwar two storey structure which is located on a prominent site at the intersection of the Pacific Highway and Mowbray Road. The V-shaped plan form addresses the intersection. The façade features face brickwork with rendered string courses and details and double hung timber sash windows at the upper level. The roof is hipped and gabled and clad in Marseilles pattern glazed terracotta tiles. The primary facades are reasonably intact in their presentation to the road, despite some alterations to fenestration and finishes at ground level. The interior and rear portions of the building have been extensively altered at the ground floor.

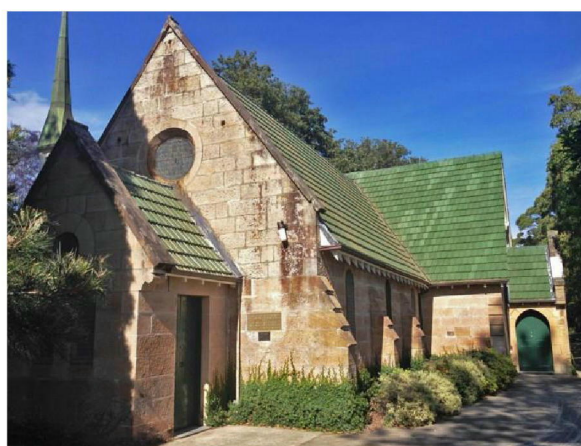
2.3.3. Chatswood South Uniting Church and Cemetery (I209 – Lane Cove LEP 2009)

Figure 15 – Historic and contemporary images of Chatswood South Uniting Church and Cemetery



Picture 18 – Chatswood South Uniting Church, circa 1980s

Source: Willoughby City Council



Picture 19 – Chatswood South Uniting Church, circa 2010s.

Source: National Trust

The following physical description of Chatswood South Uniting Church is reproduced from New South Wales' State Heritage Register³:

- Builder/Maker: Bryson, Leet, Johnson and Montgomery
- Designer: T. Rowe
- Physical Description:

Site:

The site is on a corner of a busy intersection with the Pacific Highway. The 0.8 hectare site slopes down gently from east to west and contains a scattering of large turpentine trees, possibly remnant specimens. The property boundary has been intact since purchase in 1871. A small sandstone church in simple Victorian Gothic style occupies the north-east corner of the site. A 1960s fellowship centre lies further west, adjacent to the Sunday school. A cemetery lies to the north-west. The south-west is used as a car park shaded by trees; the south-east contains the parsonage.

A small graveyard lies to the west of the church, with burials dating from eighteen seventy one to nineteen twenty four, with the majority being before nineteen ten. Most monuments are of sandstone or marble and simple in design. The cemetery is not enclosed.

In the south west corner of the site are tennis courts.

*A well kept garden surrounds the buildings, with mature trees including eucalypts, privet (*Ligustrum sp.*), sweet pittosporum (*P.undulatum*), jacaranda (*J.mimosaefolia*), turpentines (*Syncarpia glomulifera*), funeral cypress (*Cupressus funebris*), four large camphor laurels (*Cinnamomum camphora*)(three east of church, one west of fellowship centre), and in the east facing the Pacific Highway are two Norfolk Island pines (*Araucaria excelsa*) and a Canary Island date palm (*Phoenix**

³ New South Wales' Office of Environment and Heritage, "Chatswood South Uniting Church and Cemetery," accessed 10 September 2017, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045420>

canariensis). Four brush box trees (*Lophostemon confertus*) line the northern side of Mowbray Road. Shrubs include oleanders (*Nerium oleander*), camellias (*Camellia* sp.) and the church walls are covered with dwarf creeping fig (*Ficus pumila* var. *pumila*).

Church:

Gothic style sandstone church with tiled roof, built in the eighteen seventies. East front flanked by a tiny belfry with a bell from the NSW Fire Brigade. The interior walls are rendered and most windows contain stained glass. The roof is lined between the timber trusses. Pews are probably original. The original architect was T.Rowe , although there is reference to Morrow drawing the plans. The stonework contractor was Jago. The builders were Bryson, Leet, Johnson & Montgomery, all members of the early congregation.

Other Buildings:

Other buildings on site are a parsonage to the south, fellowship centre (twentieth century) to the south and west of the church, hall (twentieth century) west of that.

adopted the name “Chatswood,” which commemorates Harnett’s second wife, Charlotte Mackenzie (b. 1850 – d.1906), whom Harnett affectionately called “Chatty.”⁵

Before Harnett sold a portion of his estate to the government for the construction of the North Shore Railway in 1885, ferries were the main mode of transportation across the Parramatta River from the lower North Shore to Rhodes and Circular Quay. After the completion of the original Gladesville Bridge and Iron Cove Bridge in 1881 and 1882 respectively; as well as the inauguration of the Strathfield-Hornsby Railway line in 1886 and Hornsby-St Leonard line in 1890, Chatswood’s connection with the city was improved.

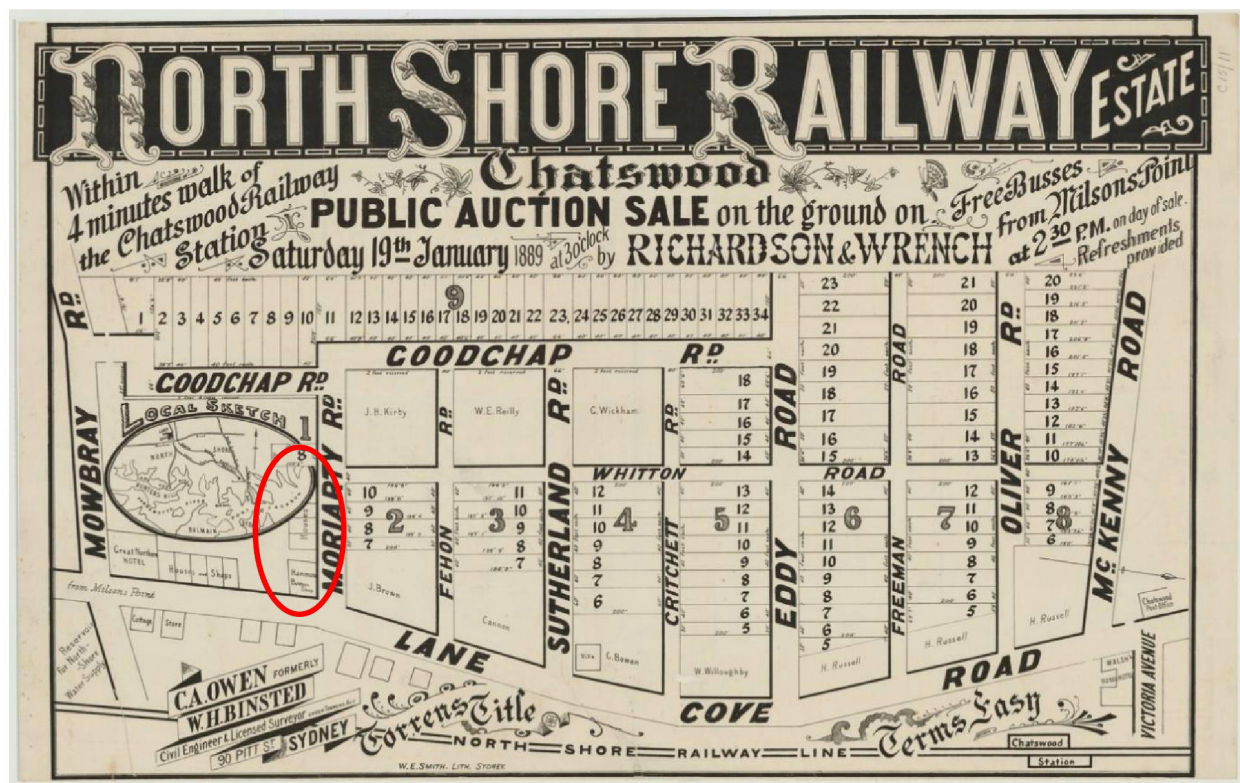
By the early 20th century, Chatswood had a distinctive rural character with orchards, dairy farms and Chinese market gardens. Other industries which operated in the vicinity include tanneries, brickworks, ice works and potteries.

In the 1950s, the Willoughby local government council conceived a blueprint to redevelop the business centre of the municipality at Chatswood as one of Sydney’s major commercial centres. In the next five decades, intensive retail development took place at the business district east of the railway station. The municipality was proclaimed as the City of Willoughby in 1996.

3.2. SITE HISTORY

Harnett commenced subdivision of his acreage near the railway line in the early 1880s. The 1889 and 1897 subdivision plan, shows that Bowen Street had not yet been laid out, and both plans indicate development along Moriarty Road, including the Butcher shop on the corner of (then) Lane Cove Road.

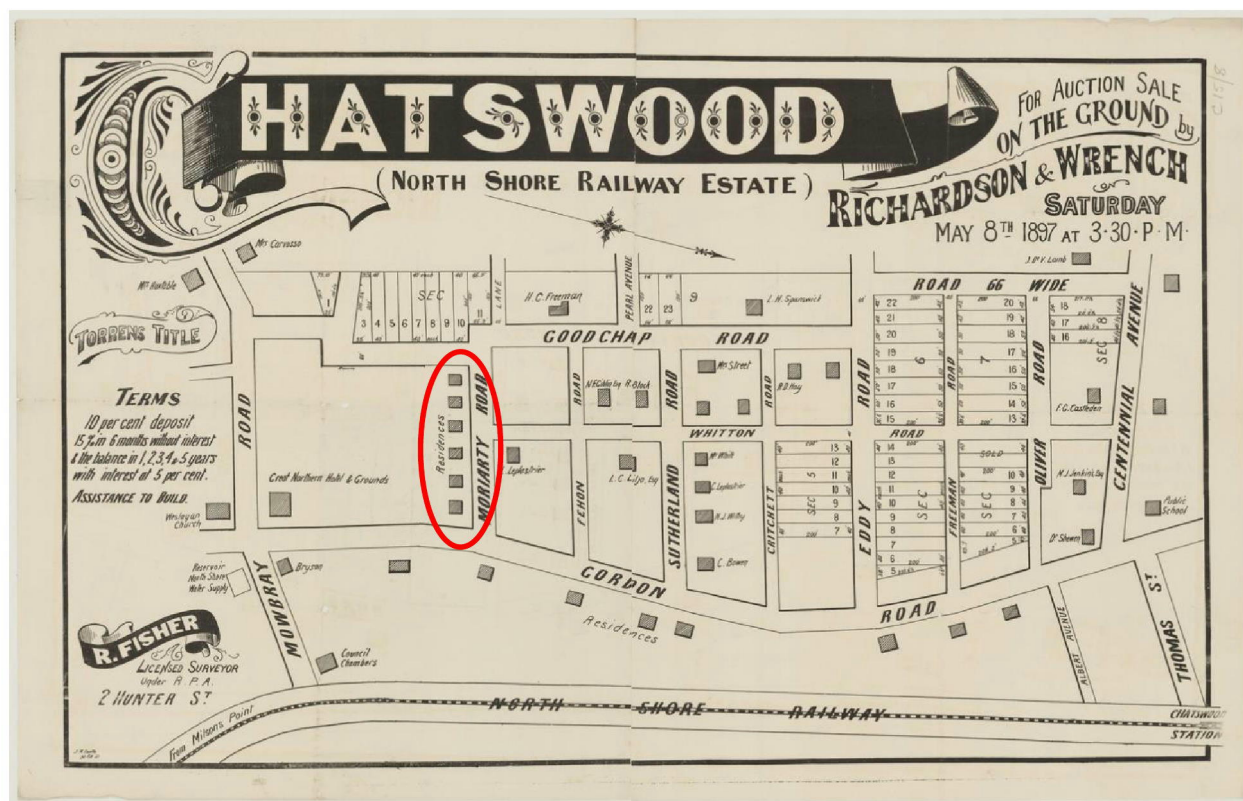
Figure 17 – A public auction sale of the North Shore Railway Estate on 19 January 1889 which illustrates residential properties on the Moriarty Road frontage of the subject site (marked red)



Source: State Library of New South Wales

⁵ Willoughby District Historical Society Inc, “Harnett, Richard Hayes Snr (1819-1902),” accessed 14 September 2017, <http://www.willoughbydhs.org.au/History/People/Harnett.html>.

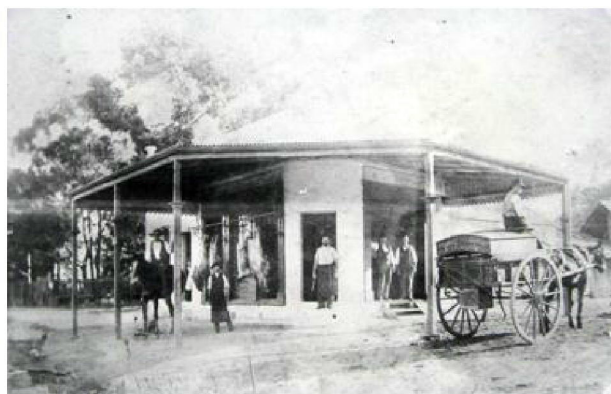
Figure 18 – A public auction sale of the North Shore Railway Estate on 8 May 1897 which illustrates development on the Moriarty Road frontage (marked red) and likely including the subject terraces



Source: State Library of New South Wales

Joseph Hammond (d. 1927), a farmer and cattle butcher from Suffolk in England rented a premise at the corner of Lane Cove Road and Moriarty Street in 1878 to set up a butcher shop. In 1882, he purchased the shop and three adjoining residential allotments all fronting Moriarty Road, including the site of the terrace pair at 8-10 Moriarty Road. (Application No. 15660). According to the Willoughby Historical Society, Joseph and his wife, Emily moved to their Pymble land in 1891 and left John and Joseph Junior to manage the butcher shop and Moriarty Road holdings.

Figure 19 – Historic views of the butcher shop and the Hammond Family



Picture 20 – Hammond's Butcher Shop



Picture 21 – Hammond's Butcher Shop, c. 1880s



Picture 22 – The Hammond Family, 1884

Source: Willoughby Museum

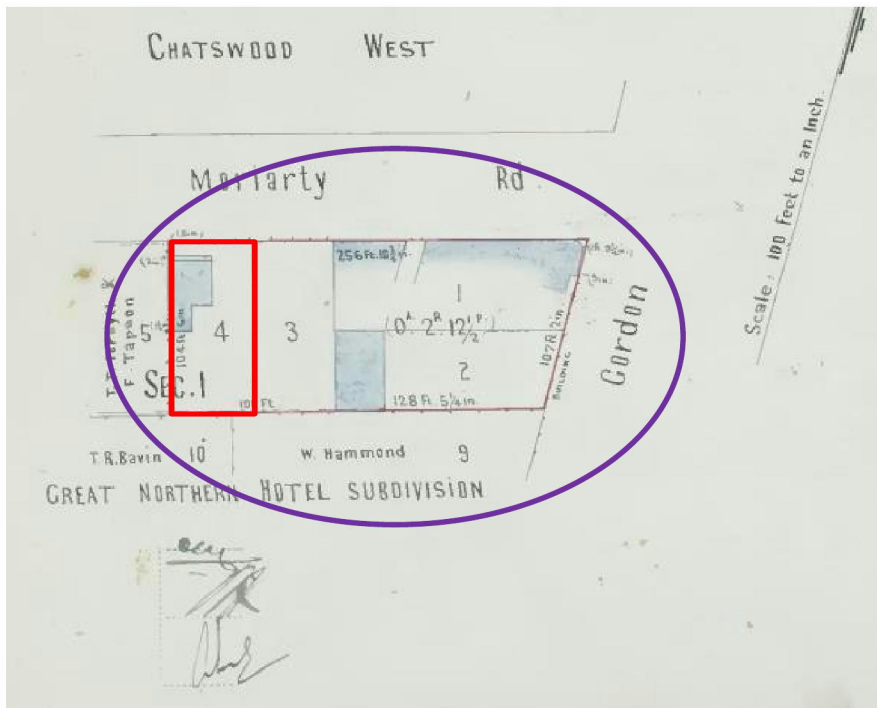


Picture 23 – Hammond's Butcher Shop, c. 1910s

The subdivision plan of the site in 1909 shows the butcher shop on the corner and what is likely associated sheds/ outbuildings/ development behind (Figure 20). The plan also shows one of the terrace dwellings. Comparable development is shown on the 1943 aerial (Figure 21) which also illustrates an additional and apparently more substantial dwelling to the west of #6 (the present location of a driveway access to apartments on the Pacific Highway).

It is speculated that the Hammond family constructed the terraces at 8-10 Moriarty Road as investment properties in the late 1880s, early 1890s. Moriarty Road first appears in the Sands Directory in 1892 with Joseph Hammond recorded. The Sands Directory indicates that members of the Hammond family were residents of the street for several years, although it does not appear that they lived at the terraces, and may have resided at the larger dwelling behind the butcher shop (both of which are now demolished).

Figure 20 – Ownership transfer of the Moriarty Road site (marked purple) from Joseph Hammond to his son, John in 1909. 8-10 Moriarty Road is shown in red. The shaded section in the subject site indicates the presence of physical buildings.



Source: Land Titles

Analysis of the Sands directory and physical fabric of the dwellings suggests that dwellings at 12-14 and 16-18 Moriarty Road were also constructed around this time (late 1880s/ early 1890s). Bowen Street is first recorded in the Sands Directory with 6 residents. 14 residents are recorded by 1914. Inspection of the extant

building stock suggests that most are of very early 20th century construction, although some have been heavily modified.

In 1909, Joseph Hammond transferred ownership of the butcher shop and associated Moriarty Road properties to John Thomas Hammond a year later. John continued to run the business and lived alone above the shop following his wife, Lucy's death in 1939.

The terraces at 8-10 Moriarty Road were exchanged among members of the Hammond family including Abner and Louisa in June 1929 and George in July 1929 as the butcher shop was operated as Hammond Brothers until 1961. The Hammonds were no longer involved in the Chatswood business after this date.

Figure 21 – Aerial view of the street in 1943 with the approximate site location indicated



Source: Six Maps

After Leslie John Beckingham of Chatswood purchased the allotment from the Hammond family on 1 December 1949, the subject site was transferred to several owners, including Charles William Beckingham of Dulwich Hill in 1950, Jane Margaret Walton of Cremorne in 1956 and New Investments Limited in 1963. The two terraces at 8 and 10 were constructed on the same lot, and were subdivided (lots A and B) into two lots (the current arrangement). The latest owner of 10 Moriarty Road was teacher, Maureen Frances Lanigan of Chatswood who purchased the house on 11 December 1975 whereas the latest owner of 8 Moriarty Road was Gargiulo.

Figure 22 – Historical image of 8-10 Moriarty Road, 1986



Source: State Library of New South Wales

The terraces have been variously altered, including provision of rear additions, refurbishment of kitchens and bathrooms and partial demolition to provide for open plan living areas.

3.3. PROPERTY OWNERS – 8-10 MORIARTY STREET

Table 2 – Property Owners (8 & 10 Moriarty Road)

DATE	OWNER
1 January 1810	Isaac Nichols (b.1770 – d.1819)
1881	Richard Hayes Harnett (b. 1819 – d. 1902)
28 February 1882	Joseph Hammond Senior (d. 1927)
4 July 1899	
16 September 1909	Joseph Hammond Jnr of Gordon Road, Chatswood.
8 July 1910	John Thomas Hammond
18 June 1929	Abner and Louisa Hammond of Chatswood

DATE	OWNER
17 July 1929	George Hammond of Chatswood
1 December 1949	Leslie John Beckingham of Chatswood
6 December 1950	Charles William Beckingham of Dulwich Hill
29 August 1956	Jane Margaret Walton of Cremorne
8 February 1963	(8 Moriarty Road) New Investments Limited (10 Moriarty Road) New Investments Limited

Table 3 – Property Owners (8 Moriarty Road)

DATE	OWNER
8 February 1963	New Investments Limited
28 April 1962	Oliver Charles Jones of Mascot (Inventor)
7 September 1964	John Heyden Pty Ltd
15 March 1965	Frederick Alfred Pugh of Chatswood
12 February 1974	Elizabeth Pugh of Chatswood
15 July 1986	Wayne Frederick Thompson
10 September 1986	Paul Austin Gallagher and Ruth Fiona Irving
9 January 1990	Unknown
12 November 1990	Unknown
15 November 1996	S L Westgarth and G P Jackson
18 June 1999	Vicki Wightman and Paul Penlington Foster
22 July 2011	Gay Schmidberger
2 July 2014	Gargiulo

Table 4 – Property Owners (10 Moriarty Road)

DATE	OWNER
8 February 1963	New Investments Limited
28 April 1962	Oliver Charles Jones of Mascot
10 August 1962	Jacob Mayer and Helen Splinster (both of Chatswood)
5 January 1968	Jacob Mayer of Chatswood (Machine Operator)
16 March 1970	Stelani Hella Agnes Ravenmeyer of Northbridge

DATE	OWNER
24 May 1971	Roy Cocklwn of Lane Cove
11 December 1975	Maureen Frances Lanigan of Chatswood (Teacher)
17 May 2017	Not updated

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.

While this report considers the whole development site, the assessment of significance is limited to the heritage listed items. The planning proposal seeks approval for removing the listing of these items and hence the assessment is required to evaluate their significance.

The below assessment and statement of significance revises the present state heritage inventory statement of significance which states:

Number 8 & 10 Moriarty Road appear to have been built as a pair of terrace buildings and have a traditional street elevation typical of the late Victorian period, and represent the earliest phase of development in the area. The terrace represents the earliest phase of the residential development of the local government area.⁶

The remaining unlisted items have not been assessed. An assessment of the Aboriginal cultural heritage value of this site is beyond the scope of this report.

4.2. SIGNIFICANCE ASSESSMENT – 8-10 MORIARTY STREET

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the Heritage Council of NSW 'Assessing Heritage Significance' (2001) guideline.

Table 5 – Assessment of heritage significance of 8-10 Moriarty Road

Criteria	Significance Assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>8-10 Moriarty Road are a pair of late 19th century Victorian terrace houses. The terraces, along with other more intact examples within the area, fall into an earlier phase of development in the locality which developed following the completion of the North Shore Railway which connected Chatswood with Hornsby and St Leonards in 1890. They have however been altered and are not considered rare.</p> <p>There is no evidence which indicates that these terraces provide strong associations with past customs, cultural practices or philosophies.</p> <p>The site does not meet the threshold for Historical Significance.</p>

⁶ Office of Environment and Heritage Inventory Listing: Terrace House:
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660161>

Criteria	Significance Assessment
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> shows evidence of a significant human activity <input type="checkbox"/> is associated with a significant activity or historical phase <input type="checkbox"/> maintains or shows the continuity of a historical process or activity <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/> provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The terrace is somewhat associated with the Hammond family, who owned and operated the Hammond's Butcher shop, which was located on the corner of Moriarty Road and Pacific Highway during the late 19th C to mid-20th C. The Hammonds owned and likely developed the site as an investment property, but do not appear to have occupied it.</p> <p>There are no strong associations between the terrace and any significant event, historical theme, philosophies or individuals. The terrace was variously leased and the Hammonds sold the house in 1949. Whilst Hammond had a long association with the site, this is diminished by the demolition of the former shop.</p> <p>The site does not meet the threshold for Associative Significance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> shows evidence of a significant human occupation <input type="checkbox"/> is associated with a significant event, person, or group of persons <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/> provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/> has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The terraces are modest examples of residential terrace dwellings from the late Victorian period. They have been modified internally and externally, with refurbished verandahs and the loss of the original street front fencing.</p>

Criteria	Significance Assessment
	<p>While they are characteristic they are not aesthetically distinctive or fine examples of the typology and do not demonstrate any specific creative or technical excellence, innovation or achievement.</p> <p>The site is not considered to meet the threshold for Aesthetic Significance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/> is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/> is aesthetically distinctive <input type="checkbox"/> has landmark qualities <input type="checkbox"/> exemplifies a particular taste, style or technology <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> is not a major work by an important designer or artist <input checked="" type="checkbox"/> has lost its design or technical integrity <input type="checkbox"/> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/> has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The terrace is loosely associated with the Hammond family, who owned and operated the Hammond's Butcher shop during the late 19th C-mid 20th C. This association would however have been more relevant to the shop which has since been demolished.</p> <p>There is no evidence to suggest that the terraces possess strong or special association with the Chatswood community; or that they are held in esteem by the community.</p> <p>The site does not meet the threshold for Social Significance.</p> <p>The guidelines for inclusion and exclusion are not applicable in this instance.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> is important for its associations with an identifiable group <input type="checkbox"/> is important to a community's sense of place <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> is only important to the community for amenity reasons <input type="checkbox"/> is retained only in preference to a proposed alternative <input checked="" type="checkbox"/>

Criteria	Significance Assessment
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	<p>The terrace typology is generic and numerous. The subject site is unlikely to further this discourse.</p> <p>There may be some potential for archaeological remains associated with the terrace use, however is not likely to be of high significance and would not substantially contribute to the understanding of the site.</p>
Guidelines for Inclusion <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/> is an important benchmark or reference site or type <input type="checkbox"/> provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/> 	Guidelines for Exclusion <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/> has little archaeological or research potential <input type="checkbox"/> only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/>
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	<p>The terraces are modest examples of Victorian residential dwellings. However, Victorian era dwellings are not considered rare within the wider LGA or the broader Sydney area. This particular terrace typology is generic and numerous across wider Sydney.</p>
Guidelines for Inclusion <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process <input type="checkbox"/> demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/> shows unusually accurate evidence of a significant human activity <input type="checkbox"/> is the only example of its type <input type="checkbox"/> demonstrates designs or techniques of exceptional interest <input type="checkbox"/> shows rare evidence of a significant human activity important to a community <input type="checkbox"/> 	Guidelines for Exclusion <ul style="list-style-type: none"> is not rare <input checked="" type="checkbox"/> is numerous but under threat <input type="checkbox"/>
G – Representative	<p>The terraces are characteristic examples of residential dwellings from the late Victorian period,</p>

Criteria	Significance Assessment
<p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>however they are not considered to be fine examples and have been somewhat diminished by alterations and the loss of their original street front setting.</p>
<p>Guidelines for Inclusion</p> <ul style="list-style-type: none"> ▪ is a fine example of its type <input type="checkbox"/> ▪ has the principal characteristics of an important class or group of items <input type="checkbox"/> ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/> ▪ is a significant variation to a class of items <input type="checkbox"/> ▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/> ▪ is outstanding because of its setting, condition or size <input type="checkbox"/> ▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/> 	<p>Guidelines for Exclusion</p> <ul style="list-style-type: none"> ▪ is a poor example of its type <input type="checkbox"/> ▪ does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/> ▪ does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/>

4.3. STATEMENT OF SIGNIFICANCE (8-10 MORIARTY ROAD)

The terrace dwellings at 8-10 Moriarty Road are not considered to meet the threshold for heritage listing.

8-10 Moriarty Road are a pair of late Victorian terraces constructed in the late 1880s, early 1890s. Whilst this period reflects an intensification of development in the area following the completion of the North Shore Railway which connected Chatswood with Hornsby and St Leonards in 1890, this is not considered sufficient to meet criteria for individual heritage listing.

While the terraces have been associated with the Hammond family, who ran a butcher shop in the Chatswood area from the late 19th C to mid-20th C, there is no evidence that the family directly resided in the terraces for any great length of time, rather they appear to have been built as investment properties. Regardless, while the Hammond family operated a business in the area for some time, there is no indication that their contribution to the development of Chatswood was at a level that would warrant the terraces being historic, associative or socially significant. Any associations are also diminished by the demolition of the butcher shop, which would have provided the focus for the local community.

The terraces are modest examples of residential terrace dwellings from the late Victorian period. They have been modified internally and externally, with refurbished verandahs and the loss of the original street front fencing. While they are characteristic they are not aesthetically distinctive and do not represent fine examples of the typology. They are also somewhat diminished by alterations and the loss of their original street front setting. Due to this, the terraces do not meet the threshold for either aesthetic or representative significance.

Victorian era dwellings are not rare within the wider LGA or the broader Sydney area. This stripped terrace typology is generic and numerous across wider Sydney and hence the dwelling is not considered rare.

4.4. STATEMENTS OF SIGNIFICANCE - HERITAGE ITEMS IN THE VICINITY

The following statements of significance are applicable to heritage items in the vicinity. The Statements have been sourced from the respective inventory listings, with no further assessment undertaken by Urbis.

4.4.1. The Stratford Manor Private Hotel

The following statement of significance for The Stratford Manor Private Hotel is reproduced from New South Wales' State Heritage Inventory listing⁷:

24 Goodchap presents itself as a fairly intact example of a two-storey Arts and Crafts Villa.

The residence is asymmetrical, with face brick walls and a sandstone base. The roof is a combination of gabled and hipped structures clad in Marseille terracotta tiles. The item has a large downward slopping front lawn. Its style, setting and scale give 24 Goodchap Road aesthetic significance at the local level.

Within the local context the residence it provides evidence of early subdivision patterns in the Chatswood local area and is also representative of the numerous grand estates built in the suburb during the late 19th and early 20th century.

4.4.2. The Great Northern Hotel

The following statement of significance for The Great Northern Hotel is reproduced from New South Wales' State Heritage Register⁸:

The Great Northern Hotel has historic significance as it occupies the site of one of the oldest hotels in the district. It is significant in its association with a number of local aldermen and NSW Brewers, Tooth and Co. The siting of the original hotel reflects the early development of the community prior to the development of the railway line. The existing building is a good example of a suburban Interwar period Hotel that has landmark status due to its prominent location and its form which addresses the intersection of the Highway and Mowbray Road. The hotel has both historic and social value in its continued operation as a hotel since the 1870s.

4.4.3. Chatswood South Uniting Church and Cemetery

The following statement of significance for Chatswood South Uniting Church and Cemetery is reproduced from New South Wales' State Heritage Register⁹:

This church group is of historic, aesthetic and social significance as a fine, intact rural church, graveyard and landscaped grounds indicative of the early rural settlement of Lane Cove in the eighteen seventies. It is the oldest remaining (the third built) Methodist church on Sydney's North Shore, and the first church to be built in Lane Cove. The graveyard contains the remains of early pioneer families such as the Forsythe, Bryson and French families). It is also of aesthetic significance as a landmark on the Pacific Highway.

⁷ New South Wales' Office of Environment and Heritage, "House (including original interiors) – Stratford Manor," accessed 10 September 2017,

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660277>

⁸ New South Wales' Office of Environment and Heritage, "Great Northern Hotel (including original interiors)," accessed 10 September 2017, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660193>

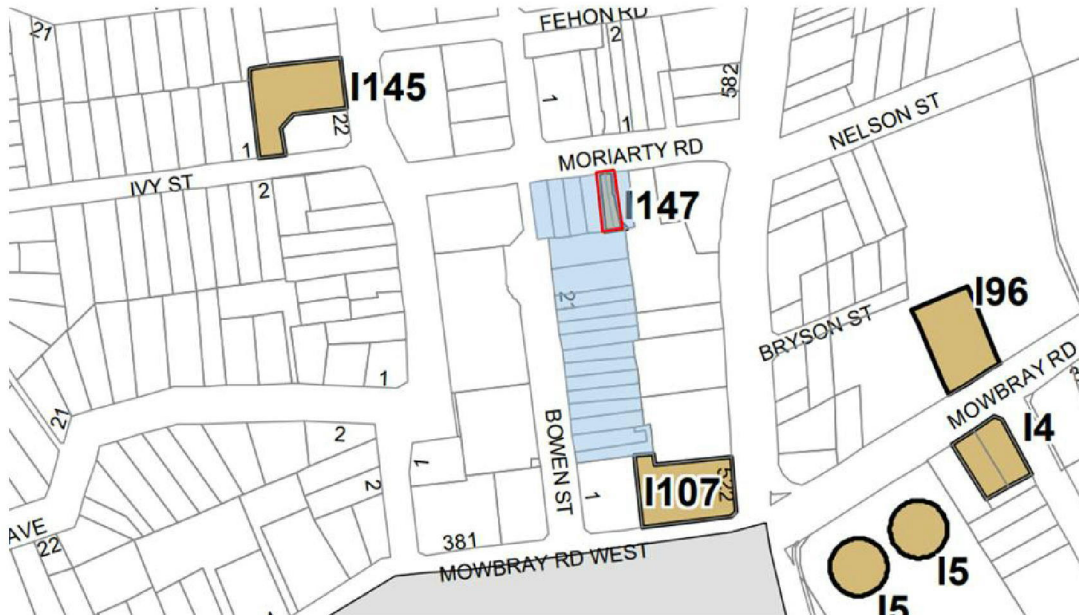
⁹ New South Wales' Office of Environment and Heritage, "Chatswood South Uniting Church and Cemetery," accessed 10 September 2017, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045420>

5. IMPACT ASSESSMENT

5.1. HERITAGE LISTING

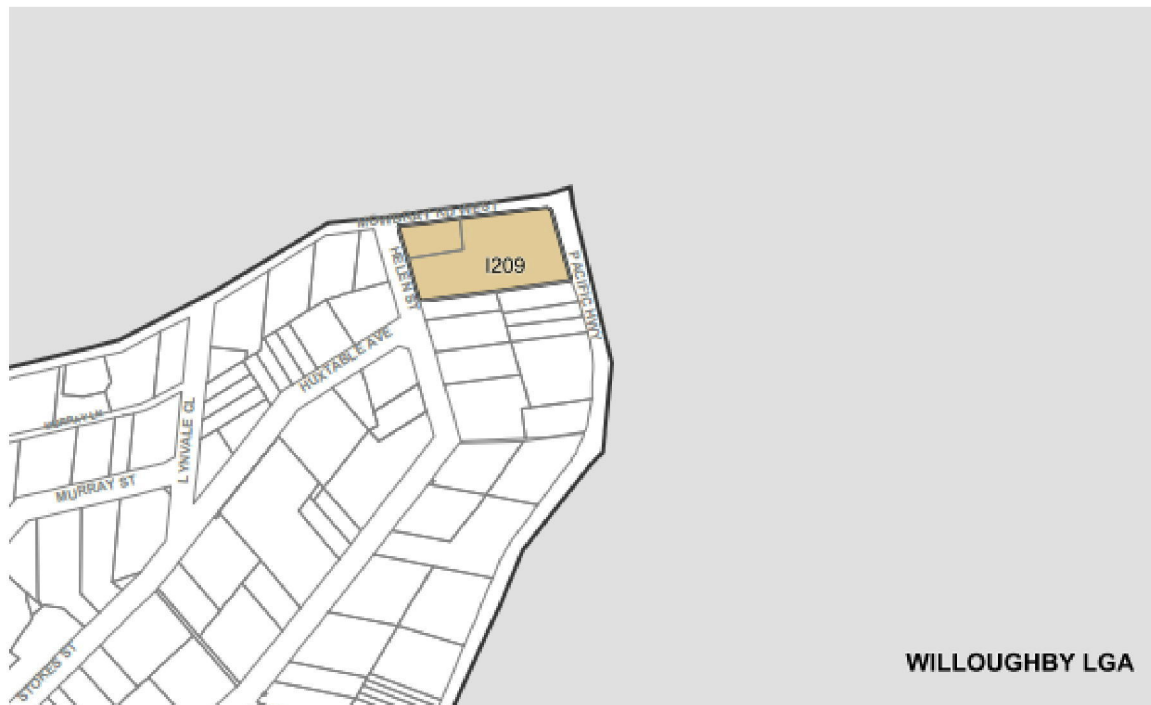
The subject site includes a heritage listed item (I147) under the Willoughby Local Environmental Plan 2012, as shown on the heritage map below.

Figure 23 – Heritage Context.



Picture 24 – Subject site shown in blue.

Source: Excerpt of Heritage Map 004, Willoughby LEP 2012.



Picture 25 – I209 – Chatswood South Uniting Church

Source: Excerpt of Heritage Map 003, Lane Cove LEP 2009.

The site is also within the vicinity of the following items:

- The Great Northern Hotel (including interiors), 522 Pacific Highway – I107
- House (including original interiors), 24 Goodchap Road – I145

In addition, the site is also within the vicinity of the following item listed in Schedule 5 of the Lane Cove LEP 2009:

- Chatswood South Uniting Church, cnr Pacific Highway and Mowbray Road - I209.

The report is required to assess the heritage impact of the scheme, and redevelopment of the precinct.

5.2. STATUTORY CONTROLS

5.2.1. Local Environmental Plan

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

Table 6 – Local Environmental Plan

CLAUSE	DISCUSSION
<p>(4) Effect of proposed development on heritage significance.</p> <p>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).</p>	<p>The terraces have been assessed and are not considered to meet the threshold for listing. Nevertheless, they are listed heritage items and have been retained in the subject Planning Proposal in direct response to Council advice.</p> <p>The proposed envelopes and massing as set out in the PP are supported in principle. Whilst there is a disparity of scale with the two storey terraces juxtaposed with the adjoining proposed 9 storey development, the proposal and indicative concept demonstrates how impacts of scale can be mitigated in the design response. The PP specifically responds to the heritage item in the creation of the two storey street podium to Moriarty Road. The podium has been developed in consultation with Urbis Heritage and particularly responds to the terrace typology as a row house, (which are characteristically not viewed in the round) by incorporating it within the lower scale podium.</p> <p>In the indicative concept, the podium to the west emulates the terrace proportions in the modulation of the colonnade and the ratio of solid to void. The height of the podium is also a direct response to the height of the gutter line of the principal roof and the height of the gutter line of the balcony roof.</p> <p>Massing is reduced to 4 storeys behind the heritage item, and setback approximately 1m from the rear of the principal form (and 9m from the street frontage) to mitigate impacts of scale in views to the heritage item. The PP allows for adaptation of the terraces, specifically the removal of the terrace rear wings (subject to detailed design and further development applications). This is considered appropriate noting that the extant wings are heavily modified and extended.</p>

CLAUSE	DISCUSSION
	<p>Subject to more detailed development as part of subsequent applications, there is certainly an opportunity to further refine the relationship between the terraces and the new development through consideration of setbacks, podium articulation and materiality and it is proposed to prepare a by site-specific development control plan (DCP) for the site. The DCP should incorporate heritage provisions as set out in the recommendations in section 6.</p> <p>In terms of the proposed development, the proposal includes a series of blocks of different building envelopes which vary in height, transitioning in height up from 4 floors on the southern point to 9 floors at the north-western point, and 4 floors behind the heritage items at the northeast corner.</p> <p>In terms of the proximate heritage items, the proposal provides for a gradual increase in height and scale away from the two nearest heritage items, being the Great Northern Hotel, and the former church. Overall the Great Northern Hotel is the closest heritage item and the proposal respects the heritage significance in the following ways:</p> <ul style="list-style-type: none"> • Transition of height of building envelopes – with the lower height nearest to the item (between 4-6 storeys); • The generous setback from the south-eastern corner of the site from the rear of the hotel (minimum 6m to the 4 storey component) assists in addressing concerns relating to the visual curtilage of the nearest item; • Keeping the closest building envelopes within scale of adjacent buildings along the Pacific Highway, particularly the building directly to the north of the hotel and east of the site. • The scale, form and bulk is kept within a suitable range by having separate building blocks with varying setbacks between the budding's and particularly at the rear, adjacent to the contemporary developments along the Pacific Highway. <p>The proposal will be apparent in the backdrop of views behind the heritage item however it will continue to retain its prominence in views from the intersection. This is reflective of the increasing density along the pacific Highway, which is also evidenced by the adjoining apartment development to the north, and which is also apparent in views.</p> <p>The Church is located on the southern side of Mowbray Road, distanced from the site and separated by the road way. The development will not impact on the visual curtilage or setting of the item, which is more apparent in views to the south from Mowbray Street and the intersection.</p>

CLAUSE	DISCUSSION
	The other heritage item, 24 Goodchap Road, known as the Stratford Manor Private Hotel, is sufficiently isolated from the proposed development for the proposal to have a negligible impact and retains its primarily low scale residential setting. No significant views to or from the item are impacted.
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	This Heritage Impact Statement satisfies this provision. This report assesses the significance of the terrace pair, and the proposed development in the context of the retained heritage item as well as the heritage items in the vicinity (refer to clause 4 above.

5.2.2. Development Control Plan

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

Table 7 – Development Control Plan

PROVISION	DISCUSSION
<p>H.1.2 Aims</p> <p>These controls aim to provide more detailed heritage provisions than contained in WLEP 2012 and in particular:</p> <p>a) to guide future development within a framework of conservation;</p> <p>b) to ensure that the significance of Heritage Items is identified and retained;</p> <p>d) to ensure that alterations and extensions to existing buildings respect those buildings and do not compromise the significance and character of the individual heritage items or of the Heritage Conservation Areas;</p>	<p>a) -d) Significance is assessed in sections 4.2 and 4.3. Council's inventory statement of significance is reproduced in section 4.1. Although Urbis has assessed the terrace pair as not meeting the threshold for listing, the terraces have been retained in response to Council's advice. The proposal anticipates partial demolition of the rear wings, however this is considered appropriate, noting that the rear wings have been extensively altered and extended.</p>

PROVISION	DISCUSSION
<p>e) to ensure that new sustainable development respects the context and is sympathetic in terms of form, scale, character, bulk, orientation and setback, fabric, colours and textures and does not mimic or adversely affect the significance of Heritage Items and Heritage Conservation Areas and their settings;</p>	<p>e) As discussed in the LEP response above, the PP envelope responds directly to the heritage item, incorporating the terraces into the 2 storey podium. Future applications should seek to further mitigate impacts through consideration of setbacks, façade treatment and materiality and inclusion of such controls within the site specific DCP.</p>
<p>H1.3 Information Requirements</p> <p>Demolition</p> <p>All development applications for total or partial demolition should be supported by a justification for the proposed demolition, which will consist of:</p> <ul style="list-style-type: none"> • a report from a structural engineer specialising in work on heritage buildings or structures detailing the structural condition (if you are proposing that it is beyond repair), and evidence that stabilisation and/or the retention of the building or structure is unreasonable; and/or • a Heritage Impact Statement and/or Heritage Conservation Management Plan or Heritage Conservation Management Strategy where applicable detailing the heritage significance of the building or structure. If located in a Heritage Conservation Area its contribution to the Heritage Conservation Area; and • other professional reports where relevant, e.g. archaeologist, historian 	<p>The PP seeks approval for FSR/ envelopes and items as set out in section 1.5. No approval for physical works will be provided in determining the PP, however the PP does allow for proposed demolition of extant development (in principle), with the exception of the retained heritage listed terraces at 8-10 Moriarty Road. Only partial demolition will be sought to adapt the terraces (subject to future applications). The remainder of extant development do not comprise listed heritage items.</p> <p>The demolition is not a result of condition and hence a structural engineers report has not been provided.</p> <p>This report satisfies this requirement.</p>
<p>Heritage Impact Statement</p> <p>WLEP 2012 requires the submission of a satisfactory Heritage Impact Statement for heritage items, or land in the vicinity of a heritage item or for a building, work, relic, site or place within a Heritage Conservation Area before Council grants development consent.</p> <p>A Heritage Impact Statement identifies the heritage significance of an item, place or area, the impacts of any changes being proposed to it and how any impacts arising from the changes will be mitigated.</p>	<p>This report satisfies his provision and has been prepared to assist the consent authority in their assessment of the subject proposal.</p>

PROVISION	DISCUSSION
<p>H.2.1 Planning and Design Principles</p> <p>Council will not consent to the alteration, extension or erection of a building or other works which alter the existing improvements on land that is either listed as a Heritage Item or is located within a Heritage Conservation Area without considering:</p> <ul style="list-style-type: none"> A. Setting B. Scale C. Massing and Form D. Proportion E. Detail 	<p>Refer to the discussion below.</p>
<p>A. Setting</p> <p><u>Objectives</u></p> <p>1) To provide an appropriate visual setting for heritage items and buildings within heritage conservation areas, including landscaping, fencing and carparking;</p> <p>2) To maintain and enhance the existing heritage significance of the streetscape and the vicinity; and</p> <p>3) To ensure that new development respects the established patterns in the streetscape, including setbacks, siting, landscaped settings, carparking and fencing.</p> <p><u>Requirements</u></p> <p>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;</p> <p>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;</p> <p>iii) An adequate curtilage including landscaping, fencing and any significant trees, are to be retained;</p>	<p><u>Objectives</u></p> <p>1-3) The PP removes the extant development with the exception of the heritage listed terrace pair and consolidates these within the intensified apartment development on the site. As outlined above, the proposal seeks to mitigate impacts on the heritage items by incorporating the heritage items within a new podium of development and minimising scale in the immediate vicinity (behind the dwellings) to ensure that the terraces remain a prominent element in the streetscape context. The PP allows for a complete change to the streetscape setting (however the intensification has been supported in consultation with the Council).</p> <p><u>Requirements</u></p> <p>i) The PP envelope retains setbacks to the west and from the principal form at the rear. However the PP principally seeks to incorporate the terraces within the podium in response to the building typology, and in conjunction with heritage advice.</p> <p>ii) The PP podium matches the 3m setback of the heritage listed terrace pair.</p> <p>iii) Refer above – the PP deliberately seeks to incorporate the terraces as part of the podium, appropriate to the building typology.</p>

PROVISION	DISCUSSION
v) Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item;	v) Complies – refer above
<p>B. Scale</p> <p><u>Objective</u></p> <p>To ensure that the scale of new development is in harmony with the streetscape and does not dominate or compete with existing heritage items, nor reduce their contribution and importance to their context, nor destroy an existing pattern of development.</p> <p><u>Requirements</u></p> <p>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;</p> <p>ii) Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered; and</p> <p>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</p>	<p>B) The PP seeks to amend the LEP to allow for intensification of development as set out in section 1.5 above.</p> <p>Accordingly, the proposal requires the demolition of extant development (excluding the heritage items) and redevelopment for apartment development between 4-9 storeys across the site. This changes the setting of the heritage item however as detailed above, the proposal seeks to mitigate impacts through:</p> <ul style="list-style-type: none"> • creating and incorporating the heritage listed terraces within a 2 storey podium of development • reduction in the scale of new development in the immediate proximity behind the heritage item. <p>The indicative concept has demonstrated that impacts can be minimised and there is an opportunity to further consider materiality, setbacks etc as part of subsequent detailed design in subsequent applications.</p>
<p>C. Massing and Form</p> <p><u>Objectives</u></p> <p>To ensure that new development acknowledges dominant massing and form of the Heritage Item or Heritage Conservation Area, and is in harmony with existing significant fabric and form, and with the surrounding streetscape; and</p> <p>To ensure that the form of new development is compatible with or complements the heritage significance of its context.</p>	C) Refer above.

PROVISION	DISCUSSION
<p>D. Proportion</p> <p><u>Objectives</u></p> <p>To ensure that new development respects the proportions of elements of existing heritage fabric; and</p> <p>To ensure that new development has regard to the architectural character and style of the Heritage Item or Heritage Conservation Area setting.</p>	<p>D) The indicative concept demonstrates how this may be sympathetically achieved. The indicative podium design to the west emulates the terrace proportions in the modulation of the colonnade and the ratio of solid to void. The height of the podium is also a direct response to the height of the gutter line of the principal roof and the height of the gutter line of the balcony roof.</p>
<p>E. Details</p> <p><u>Objectives</u></p> <p>To ensure that new development has a level of detail which is appropriate to its context; and</p> <p>To ensure that new development has regard to the architectural character and style of the Heritage Item or Heritage Conservation Area setting but does not incorporate elaborate new detailing in a period style that would prevent interpretation of what is original and what is new.</p>	<p>E) Detailed design is subject to further development applications. The PP seeks approval only to modify the LEP to permit works as set out in section 1.5 above.</p>
<p>H.2.4 Demolition</p> <p>In considering applications for the total or partial demolition of buildings or works which are either listed Heritage Items or occupy sites within Heritage Conservation Areas, Council will assess:</p> <ol style="list-style-type: none"> 1. The heritage significance of the building or work, including its contribution to the streetscape in Heritage Conservation Areas; and 2. The opportunities for adaptation and whether the building or work would be incapable of reasonable or economic use; and 3. Whether the building or work constitutes a danger to its users or occupiers or to the public; and 4. Whether, in the case of an application for total demolition, redevelopment is a reasonable alternative to retention. 	<p>H2.4) The proposal allows for the in principle partial demolition of the terraces, specifically the rear wings, in conjunction with the redevelopment (and subject to future detailed design and development application). Partial demolition to allow for the adaptation of the terraces is supported with consideration for the assessed significance, the assessed fabric and condition and the altered nature of the terraces. It is noted that the rear wings in particular have been altered and extended.</p> <p>Proposed demolition is not a result of the fabric or condition, rather it is proposed to facilitate the site redevelopment and incorporation of the terraces.</p>

PROVISION	DISCUSSION
<p>Where demolition of a Heritage Item is proposed, Council may refer the application to the National Trust of Australia (NSW) or any other relevant bodies prior to determination of the application.</p> <p>When the demolition of a Heritage Item or a component of a Heritage Conservation Area is proposed, Council may require the submission of a full Archival and Photographic Record of the existing building and grounds (in accordance with the Office of Environment & Heritage, Department of Premier & Cabinet Guidelines).</p>	<p>Where required by Council, provision of an archival recording may be undertaken as part of DA conditions of consent.</p>
<p>H.2.5 Subdivision</p> <p><u>Objectives</u></p> <p>To retain significant curtilages, views and vistas and landscape elements associated with individual Heritage Items;</p>	<p>H2.5</p> <p>The PP allows for the redevelopment of the subject block and hence the consolidation of the site (including the heritage item lots). There are no identified significant landscape elements. The setting will certainly change; however, the proposal seeks to mitigate impacts by incorporating the terrace into the podium as outlined above. In pre-DA consultation Council has supported the redevelopment and the implications for the original subdivision.</p>
<p>H.2.6 Infill Development</p> <ol style="list-style-type: none"> Infill can be contemporary in design however, the scale, form and detail of the infill must not detract from the scale, form, unity, cohesion and predominant character of the building and development (i.e. streetscape/landscape elements) around it; Infill development in the vicinity of a Heritage Item must respect the visual curtilage of that item; Infill development must not visually dominate, compete with or be incompatible with the scale (size, height and bulk) of existing buildings either on the site or in the vicinity of the proposal; Infill development must be sited to correspond with the existing pattern of relationships between buildings and their sites. Front boundary setbacks are to be equivalent to those of neighbouring 	<p>Refer also to the discussion above.</p> <p>The following discussion relates to the existing proposal which provides building envelopes only. Detailed design will be subject to a Development Application and guided by a site specific DCP.</p> <p>The end design will be contemporary in design and form, however will take into consideration the heritage items and streetscapes subject to detailed development and subsequent applications.</p> <p>There is a disparity of scale between the 2 storey heritage item and the adjoining 9 storey apartment development, however the proposal allows for redevelopment of the block in a manner which is more consistent with existing controls for surrounding properties, but to provide a zoning and future residential development that is commensurate with the high accessibility of the site, opportunities resulting from site amalgamation, and the future needs of the Willoughby community. The retention of the heritage items necessitates a more considered design response, with the indicative concept</p>

PROVISION	DISCUSSION
<p>buildings. Side setbacks must be consistent with existing patterns;</p> <p>v. Infill design is to be integrated into the established character of the area and heritage buildings. Incorporating basic design elements such as the characteristic roof form and massing of the original development, proportions of windows, doors and verandahs;</p> <p>vi. Infill design must not visually dominate, compete with or be incompatible with the form of existing buildings of significance, either on the site or in the vicinity of heritage items;</p> <p>vii. New development must use materials and colours similar to or compatible with that of original buildings in the locality;</p> <p>.</p>	<p>highlighting that impacts of scale may be mitigated via sympathetic design development, namely through the provision of the podium, consideration of setbacks, massing etc. There is an opportunity to further address the heritage items in the detailed design.</p> <p>The building envelopes demonstrate that the proposal is generously setback from the closest heritage item (The Great Northern Hotel). In addition, the scale of the nearest 'block' is comparable or smaller in size to the existing contemporary building to the north of the item. On the Moriarty Road frontage, the PP envelope matches the 3m setback of the heritage items.</p> <p>Similarly, the building envelopes, which are a series of blocks, are reasonably in scale with the contemporary developments adjacent to the east of the site, whilst providing for additional density. While a number of the proposed 'blocks' are moderately higher than neighbouring properties, these blocks are sufficiently isolated from the heritage items to the south to have no impact.</p> <p>The current proposal seeks approval for envelopes only and detailed design controls will be addressed within the design phase.</p>

6. CONCLUSION AND RECOMMENDATIONS

This report assesses the planning proposal in the context of retained heritage listed terrace pair and identified proximate heritage items.

The terraces have been assessed and are not considered to meet the threshold for listing. The buildings are of some limited historic and aesthetic merit as characteristic 19th century dwellings, reflecting the 1890s expansion of the area, however they are very modified and do not demonstrate fine or intact examples of the period or typology. Nevertheless, the proposal retains the principal form and facades of the terrace pair. The proposal provides for alterations and additions, including the demolition of the rear wings, which have been heavily modified and extended (subject to future applications).

The proposed envelopes will have no significant impact on the proximate heritage items, which include the Great Northern Hotel at 522 Pacific Highway, the Chatswood South Uniting Church, on the corner of the Pacific Highway and Mowbray Road, and a single residence at 24 Goodchap Road.

The Stratford Manor Hotel is considerably distanced from the site and the proposal will not impact on its setting. Similarly, no identified significant views to or from the item are affected. The Church maintains its visual curtilage and setting and is distanced from the site, separated by Mowbray Road. The Great Northern Hotel occupies a prominent corner position at the northwest corner of the junction of the Pacific Highway and Mowbray Road. The development will be apparent in the backdrop of views to the heritage item, however the proposal has sought to mitigate impacts through a transition of heights and building envelopes – with the lower height nearest to the item, to mitigate impacts of scale. This is able to be further mitigated through sensitive design and façade articulation in subsequent applications.

The proposed envelopes and massing as set out in the PP are supported in principle. Whilst there is a disparity of scale with the two storey terraces juxtaposed with the adjoining proposed 9 storey development, the proposal and indicative concept demonstrates how impacts of scale can be mitigated in the design response. The PP specifically responds to the heritage item in the creation of the two storey street podium to Moriarty Road. The podium has been developed in consultation with Urbis Heritage and particularly responds to the terrace typology as a row house, (which are characteristically not viewed in the round) by incorporating it within the lower scale podium.

Massing is reduced to 4 storeys behind the heritage item, and setback approximately 1m from the rear of the principal form (and 9m from the street frontage) to mitigate impacts of scale in views to the heritage item.

In the indicative concept, the podium to the west emulates the terrace proportions in the modulation of the colonnade and the ratio of solid to void. The height of the podium is also a direct response to the height of the gutter line of the principal roof and the height of the gutter line of the balcony roof.

The planning proposal is supported and is recommended to council for approval subject to the following recommendations:

1) The site specific DCP must include provisions to ensure that the heritage listed terrace pair is sympathetically incorporated in the redevelopment. DCP provisions should include (but are not limited to):

- *Consideration of setbacks and modulation/ articulation of new development in response to the siting of the heritage item.*
- *Detailed design of podium elements to specifically respond to the bulk, materiality and street wall height of the heritage item.*
- *Conservation of the principal form and facades of the terraces.*
- *Inclusion of soft landscaping.*

7. BIBLIOGRAPHY AND REFERENCES

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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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In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

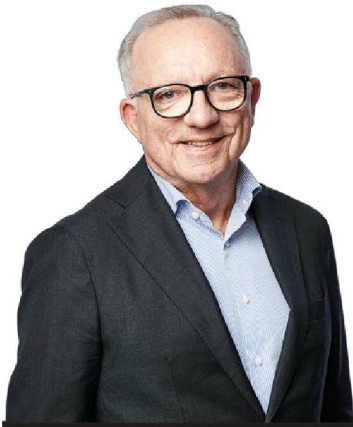
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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CURRICULUM VITAE



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DIRECTOR - HERITAGE

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QUALIFICATIONS

Dip. Cons. Studies, York University, UK Institute of Advanced Architectural Studies

Dip. T&CP, University of Sydney

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AFFILIATIONS

Chair – Heritage Council NSW (2016 – current)

Member – ICOMOS

Affiliate Member – RAI. (2004)

Member – SEPP 65 Randwick/Waverley Design Review Panel (2004–2006)

Member – NSW Government Sydney Harbour Reference Group (1998–2000)

Councillor – Woollahra Municipal Council (1995–1999)

Stephen Davies is one of the country's most experienced and respected heritage consultants. He is Chair of the NSW Heritage Council, and a skilled negotiator who has a keen understanding of the political and administrative processes surrounding heritage matters.

Stephen joined Urbis in 2007 and is the foundation of our heritage consultancy. He leads a team that provide independent development and conservation advice as part of Urbis' preparation of conservation management plans, heritage impact statements and demolition reports.

Stephen is particularly proud of his work resolving the heritage issues for One Central Park in Sydney's Chippendale, and for Quay Quarter Sydney. He is an accredited environmental mediator and a member of the International Council on Monuments and Sites. He has also been an expert member of many government committees and boards.

PROJECTS

Quay Quarter Sydney (2012–Present)

Government Property NSW, various sites (2013–Present)

Varroville Estate (2013–Present)

Ascham School Adaptive Reuse, Darling Point (2010–14)

Centennial Park Cottages (2014)

St Vincent's Private Hospital, Darlinghurst (2012)

Paragon Hotel, Circular Quay (2010–12)

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2005 Master of Arts Museum Studies (Curatorial Studies), Sydney University, Camperdown, NSW

2001 Bachelor of Arts (Celtic Studies), Sydney University, Camperdown, NSW

AFFILIATIONS

Member, Interpretation Australia Association

(Former) Member, National Trust Curatorial Committee February 2010–2014

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Fiona joined Urbis in September 2007. She has extensive experience and has worked across a range of heritage projects in NSW and nationally, providing high quality advice to a broad variety of government and private clients on local, state and nationally listed heritage sites, including working in residential, commercial, education, health and infrastructure sectors.

Fiona is a skilled negotiator and is responsible for significant strategic and master planning projects; she was instrumental in delivering successful heritage outcomes for high profile city making projects such as the former Kent/ Carlton United Brewery and the AMP Quay Quarter Precinct.

Fiona has a Masters in Museum Studies (Curatorial Studies) and a strong interest in the promotion of cultural heritage through interpretation.

PROJECTS

Quay Quarter Sydney (2012 – Present)

Varroville Estate (2013 – Present)

Former Kent Brewery/Central Park (2009-Present)

1 Alfred Street, Circular Quay (Wanda) (2016-Present)

Former Yobarnie, Grose Vale Road, North Richmond (2012-Present)



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