

# 52-54 Anderson Street, Chatswood Heritage Impact Statement for Planning Proposal

January 2021



prepared by Kemp and Johnson Heritage  
Consultants  
for DPG Project 18 Pty Ltd

Kemp & Johnson  
Heritage Consultants

3 David Street  
Croydon NSW 2132  
ABN 92 230 460 374  
Ph 9744 8265 M 0422 258 089  
EMAIL [KEMPCHERY@GMAIL.COM](mailto:KEMPCHERY@GMAIL.COM)





## TABLE OF CONTENTS

<b>1.0 INTRODUCTION/BACKGROUND</b>	<b>1</b>
1.1. THE BRIEF	1
1.2. APPROACH AND METHODOLOGY	1
1.3. LIMITATIONS	1
1.4. AUTHOR IDENTIFICATION	1
1.5. DEFINITIONS	1
1.6. SITE LOCATION	2
1.7. STATUTORY LISTINGS AND CONTRLS	5
NSW HERITAGE ACT 1977 (AS AMENDED)	5
LOCAL ENVIRONMENTAL PLAN	5
1.8. NON- STATUTORY LISTINGS	5
<b>2.0 PHYSICAL DESCRIPTION</b>	<b>6</b>
2.1 THE SITE, SITE CONTEXT & EXISTING BUILDINGS	6
2.2 THE HERITAGE CONTEXT	16
THE HERITAGE ITEM IN THE VICINITY	16
NORTH CHATSWOOD HERITAGE CONSERVATION AREA C10	20
<b>3.0 PROPOSAL</b>	<b>23</b>
<b>4.0 HERITAGE ASSESSMENT OF PROPOSAL</b>	<b>23</b>
4.1 WEIR PHILLIPS HERITAGE & PLANNING <i>CHATSWOOD CBD STRATEGY</i> JANUARY 2020	23
4.2 URBAN DESIGN PRINCIPLES FOR SITES IN THE VICINITY OF HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS	24
SCALE	24
FORM & HEIGHT	24
SITING	25
MATERIALS AND COLOUR	25
DETAILING	25
4.2 STATEMENTS OF HERITAGE IMPACT GUIDELINES	25
4.3 GENERAL ASSESSMENT	26
4.4 ASSESSMENT OF HERITAGE IMPACT AGAINST LEP HERITAGE CONTROLS	27
4.5 ASSESSMENT OF HERITAGE IMPACT AGAINST RELEVANT WILLOUGHBY DCP HERITAGE CONTROLS	28
<b>5.0 CONCLUSION</b>	<b>29</b>

## FIGURES

Cover: (left) aerial perspective of Planning proposal preferred concept with proposed building indicated with red arrow; (Right) montage view down Anderson Street from intersection of Anderson St and Wilson St of the proposed new building Image Source: 54-56 Anderson Street Mixed Use Development images supplied by Develotek Property Group 23 November 2017

Figure 1: Location of 54 Anderson Street Chatswood (outlined in red, shaded yellow), part of the subject site .....	3
Figure 2: Location of 56 Anderson Street Chatswood (outlined in red, shaded yellow), part of the subject site .....	3
Figure 3: Recent satellite view of subject site at 54-56 Anderson Street Chatswood (outlined) with the heritage item in the vicinity at 20 Tulip Street (outlined and shaded yellow). Source: NSW Land & Property Information Six Maps annotated by Kemp and Johnson Heritage Consultants. ....	4
Figure 4: 1943 aerial photo of subject site at 54-56 Anderson Street Chatswood (outlined and shaded grey) with the heritage item in the vicinity at 20 Tulip Street (outlined, shaded yellow). Note the site at No. 56 Anderson Street is vacant at this time, part of the garden of a house (since demolished) located at No. 54 Anderson Street. Source: NSW Land & Property Information Six Maps .....	4
Figure 5: Extract of Willoughby LEP 2012 Heritage Map 004 showing the heritage context of the subject site (shaded blue) in the vicinity of heritage item no. 1129 and HCA C10. ....	5
Figure 6: View of the subject site looking north-west down Anderson Street with flat building at No. 54 Anderson Street and O'Brien Street at left. Taken from opposite side of Anderson Street.....	7
Figure 7: View looking south-west from opposite side of Anderson Street with No. 54 Anderson Street at right, No. 52 Anderson Street at left, O'Brien Street centre, Chatswood CBD buildings in background.....	7
Figure 8: View looking west from opposite side of Anderson Street with No. 54 Anderson Street at right, No. 52 Anderson Street at left, O'Brien Street centre, Chatswood CBD buildings in background.....	8
Figure 9: View from O'Brien Street looking north-east at southern elevation of existing flat building at 54 Anderson Street .....	8
Figure 10: (Left) View west down driveway from Anderson Street along the northern elevation of the flat building at 54 Anderson Street .....	9
Figure 11: View of flat building at 56 Anderson Street, east elevation from Anderson Street footpath .....	9
Figure 12: Another view of the east elevation of the flat building at 56 Anderson Street, taken from Anderson Street footpath.....	10
Figure 13: North elevation and part east elevation of flat building at 56 Anderson Street, with Chatswood CBD buildings in the background, taken from Wilson Street footpath.....	10
Figure 14: View of north and west elevations of flat building at 56 Anderson Street, taken from Wilson Street footpath.....	11
Figure 15: View of rear (western side) of flat building at 56 Anderson Street with garages, Taken from Wilson Street footpath.....	11
Figure 16: View of 2-storey house at 58 Anderson Street, taken from Wilson Street footpath.....	12
Figure 17: View of Wilson Street railway bridge, looking west.....	12
Figure 18: Sandstone retaining wall along Anderson Street boundary of 56 Anderson Street.....	13
Figure 19: Embossed street name to Anderson Street footpath outside the subject site at 54-56 Anderson Street.....	13
Figure 20: View looking east from western side of Anderson Street of house opposite at 30 Violet Street (corner Anderson Street).....	14
Figure 21: View looking east from western side of Anderson Street of Federation Queen Anne style house opposite at 33 Tulip Street (corner Anderson Street) .....	14
Figure 22: View looking south-west from opposite (eastern) side of Anderson Street with the subject site 54-56 Anderson Street in the foreground and Chatswood CBD buildings beyond.....	15
Figure 23: View of flat building at 54 Anderson Street from the opposite (east) side of Anderson Street, with Chatswood CBD buildings visible beyond.....	15

Figure 24: “Wycliffe” house, 20 Tulip Street Chatswood, north elevation, with corner tower at north-east corner of the house at left. Source: 2013 Image from Realestate.com.au .....	16
Figure 25: “Wycliffe” house, 20 Tulip Street Chatswood, east elevation, with corner tower at north-east corner of the house at right. Source: 2013 Image from Realestate.com.au .....	17
Figure 26: View of north elevation of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from opposite (north) side of Tulip Street.....	17
Figure 27: View of east and north elevations of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from Tulip Street looking south-west, with Chatswood CBD buildings in the background .....	18
Figure 28: View of western elevation of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from O'Brien Street.....	18
Figure 29: View of Wycliffe” house, 20 Tulip Street Chatswood northern boundary fence looking west towards 54 Anderson Street, with Chatswood CBD buildings to the south-west.....	19
Figure 30: View south along western boundary fence of 20 Tulip Street to Anderson Street.....	19
Figure 31: Embossed street name in Tulip Street footpath .....	20
Figure 32: The circa 1891 “Model township subdivision Chatswood Heights” subdivision map, undated, which includes the site at 20 Tulip Street (arrowed). The map includes the notation: “The railway to Milsons Point will be opened about September 1892”. Note the subdivision pattern is Victorian period, with rear lanes, but unusual in that corner blocks (such as that at 20 Tulip Street) are larger. Source: National Library of Australia Trove.....	21
Figure 33: The Chatswood Heights subdivision advertised for sale in 1900, with some lots clearly sold and houses built by this time. The lot at 20 Tulip Street (location arrowed) has clearly been sold by this time, as it is not marked out for sale. Note north is to the left on this plan. Source: National Library of Australia Trove .....	22
Figure 34: Figure 26 of the Chatswood CBD Strategy by Weir Phillips Heritage showing the desired transition to the west of the Chatswood North HCA in Anderson Street. ....	23

## TABLES

Table 1: Real property details for the subject site.....	2
Table 2: Listing details for heritage item in the vicinity from the Willoughby LEP 2012 Schedule 5: Environmental Heritage.....	5
Table 3: Questions from <i>Statements of Heritage Impact</i> & Responses relating to the proposal.....	25
Table 4: Assessment against LEP heritage controls.....	27
Table 5: Assessment against relevant DCP Heritage controls.....	28

## 1.0 INTRODUCTION/BACKGROUND

### 1.1. THE BRIEF

This heritage impact statement (HIS) has been prepared on behalf of DPG Project 18 Pty Ltd to accompany a Planning Proposal to Willoughby City Council in relation to redevelopment of 54-56 Anderson Street Chatswood.

### 1.2. APPROACH AND METHODOLOGY

This HIS reviews the relevant statutory heritage controls, assesses the impact of the preferred proposal, makes recommendations as to the level of heritage impact and provides recommendations to mitigate any heritage impacts.

The methodology used in this report is in accordance with the principles and definitions set out in the Australia ICOMOS Burra Charter 2013 and its Practice Notes, the guidelines of the NSW Heritage Manual and in accordance with the latest version of The NSW Heritage Division, Office of Environment & Heritage (OEH) Statements of Heritage Impact guidelines.

### 1.3. LIMITATIONS

The site was visited by Chery Kemp, Heritage Specialist initially on 7 September 2017 and again on 13 January 2021. The subject site and its vicinity were inspected and photographed from the street on those site visits.

As the subject site is not heritage listed and not within a heritage conservation area, no historical research was commissioned for this report, however historical information on the heritage item and heritage conservation area in the vicinity was sourced from SHI forms, the Willoughby DCP and subdivision maps available online from National Library of Australia Trove.

### 1.4. AUTHOR IDENTIFICATION

This report was authored by Chery Kemp, Principal Partner/Heritage Specialist of Kemp and Johnson Heritage Consultants.

### 1.5. DEFINITIONS

For the purposes of this report

Local Refers to Willoughby City Council

State Refers to New South Wales

The following definitions used in this report and are from *Article 1: Definitions* of The Burra Charter 2013, the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*. Places may have a range of values for different individuals or groups.

Fabric	means all the physical material of the <i>place</i> including elements, fixtures, contents and objects.
Conservation	means all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of a <i>place</i> , and its <i>setting</i> . Maintenance is to be distinguished from repair which involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning a <i>place</i> to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new material.
Adaptation	means changing a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , including the activities and traditional and customary practices that may occur at the place or are dependent on the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal, impact on cultural significance.
Setting	means the immediate and extended environment of a <i>place</i> that is part of or contributes to its <i>cultural significance</i> and distinctive character.
Related Place	means a <i>place</i> that contributes to the <i>cultural significance</i> of another place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the connections that exist between people and a place.
Meanings	denote what a place signifies, indicates, evokes or expresses to people.
Interpretation	means all the ways of presenting the cultural significance of a place.

## 1.6. SITE LOCATION

The site at 54-56 Anderson Street Chatswood encompasses two strata plan residential flat buildings, detailed in the table below, and shown on Figures 1 to 4 below.

Table 1: Real property details for the subject site

Street address	Real property description
54 Anderson Street Chatswood	SP30740
56 Anderson Street Chatswood	SP11846



Figure 1: Location of 54 Anderson Street Chatswood (outlined in red, shaded yellow), part of the subject site

Source: NSW Land & Property Information Six Maps



Figure 2: Location of 56 Anderson Street Chatswood (outlined in red, shaded yellow), part of the subject site

Source: NSW Land & Property Information Six Maps





Figure 3: Recent satellite view of subject site at 54-56 Anderson Street Chatswood (outlined) with the heritage item in the vicinity at 20 Tulip Street (outlined and shaded yellow). Source: NSW Land & Property Information Six Maps annotated by Kemp and Johnson Heritage Consultants.



Figure 4: 1943 aerial photo of subject site at 54-56 Anderson Street Chatswood (outlined and shaded grey) with the heritage item in the vicinity at 20 Tulip Street (outlined, shaded yellow). Note the site at No. 56 Anderson Street is vacant at this time, part of the garden of a house (since demolished) located at No. 54 Anderson Street. Source: NSW Land & Property Information Six Maps

## 1.7. STATUTORY LISTINGS AND CONTRLS

### NSW HERITAGE ACT 1977 (AS AMENDED)

The subject property is not included on the State Heritage Register (SHR).

### LOCAL ENVIRONMENTAL PLAN

The Willoughby LEP 2012 does not include the subject property at 54-56 Anderson Street Chatswood as a heritage item and the properties are also not within any Heritage Conservation Area (HCA) under that LEP.

The subject property is, however in the vicinity of Heritage Item I129, a house at 20 Tulip Street Chatswood, and in the vicinity (west of) the Heritage Conservation Area C10, listed under the Willoughby LEP 2012. The table below shows the listing details for the heritage item in the vicinity, and the Figure below shows the heritage context of the subject site.

Table 2: Listing details for heritage item in the vicinity from the Willoughby LEP 2012 Schedule 5: Environmental Heritage

Suburb	Item Name	Address	Property Description	Significance	Item No.
Chatswood	House (including original interiors)	20 Tulip Street	Lot C, DP386934	Local	I129

According to the SHI form, this heritage item in the vicinity is named “Wycliffe” and was built in 1904/05 for William Ford, who discovered the first gold in Coolgardie, WA, in 1892, and was associated with his family for 70 years.

Figure 3 below shows the heritage context of the site.



Figure 5: Extract of Willoughby LEP 2012 Heritage Map 004 showing the heritage context of the subject site (shaded blue) in the vicinity of heritage item no. I129 and HCA C10.

## 1.8. NON- STATUTORY LISTINGS

No National Trust listings have been noted for the subject property or nearby buildings.

## 2.0 PHYSICAL DESCRIPTION

### 2.1 THE SITE, SITE CONTEXT & EXISTING BUILDINGS

The site at No. 54 Anderson Street comprises approximately 1,110 square metres in area. The site at 56 Anderson Street comprises approximately 1,053 square metres in area. The total area of the subject site is therefore approximately 2,163 square metres in area.

The subject site encompassing 54-56 Anderson Street backs onto the north shore railway line to the west, and the site is bounded by Wilson Street to the north, Anderson Street to the east, and O'Brien Street to the south.

The existing residential flat building at No. 54 Anderson Street (which contains 10 flats) was built circa 1970s. This is a red brick building with a hipped concrete tiled roof, steel framed windows, and balconies with painted steel balustrades. The building is "H" shaped in plan form. The site features landscaping along the eastern and southern boundaries. Garages are located along the western boundary, adjacent to the railway line, and are accessed via a driveway off O'Brien Street towards the western end of the site, and a narrow driveway from Anderson Street along the northern length of the building. The site features a low concrete retaining wall along the Anderson Street boundary.

The existing building at No. 56 Anderson St (which contains 3 flats) was constructed after 1943 (as the site is shown as vacant on the 1943 aerial photo of Sydney). This is a blond brick 2 storey building, roughly rectangular, with landscaping to south, east and north sides. Car parking and a garage is located at the rear close to the south-western corner of the site and is accessed off Wilson Street. This site features a low sandstone retaining wall along the Anderson Street boundary.

One of the features of the general area, including in the North Chatswood heritage conservation area to the east, is street names embossed into the concrete public footpaths near street corners. The street name "Anderson Street" is embossed into the footpath in Anderson Street near the corner of O'Brien Street and again near the corner of Wilson Street.

The Figures below show the existing buildings on the subject site and the streetscape context.



Figure 6; View of the subject site looking north-west down Anderson Street with flat building at No. 54 Anderson Street and O'Brien Street at left. Taken from opposite side of Anderson Street.



Figure 7: View looking south-west from opposite side of Anderson Street with No. 54 Anderson Street at right, No. 52 Anderson Street at left, O'Brien Street centre, Chatswood CBD buildings in background





Figure 8: View looking west from opposite side of Anderson Street with No. 54 Anderson Street at right, No. 52 Anderson Street at left, O'Brien Street centre, Chatswood CBD buildings in background



Figure 9: View from O'Brien Street looking north-east at southern elevation of existing flat building at 54 Anderson Street



Figure 10: (Left) View west down driveway from Anderson Street along the northern elevation of the flat building at 54 Anderson Street



Figure 11: View of flat building at 56 Anderson Street, east elevation from Anderson Street footpath





Figure 12: Another view of the east elevation of the flat building at 56 Anderson Street, taken from Anderson Street footpath



Figure 13: North elevation and part east elevation of flat building at 56 Anderson Street, with Chatswood CBD buildings in the background, taken from Wilson Street footpath



Figure 14: View of north and west elevations of flat building at 56 Anderson Street, taken from Wilson Street footpath



Figure 15: View of rear (western side) of flat building at 56 Anderson Street with garages, Taken from Wilson Street footpath.





Figure 16: View of 2-storey house at 58 Anderson Street, taken from Wilson Street footpath



Figure 17: View of Wilson Street railway bridge, looking west



Figure 18: Sandstone retaining wall along Anderson Street boundary of 56 Anderson Street



Figure 19: Embossed street name to Anderson Street footpath outside the subject site at 54-56 Anderson Street





Figure 20: View looking east from western side of Anderson Street of house opposite at 30 Violet Street (corner Anderson Street)



Figure 21: View looking east from western side of Anderson Street of Federation Queen Anne style house opposite at 33 Tulip Street (corner Anderson Street)



Figure 22: View looking south-west from opposite (eastern) side of Anderson Street with the subject site 54-56 Anderson Street in the foreground and Chatswood CBD buildings beyond



Figure 23: View of flat building at 54 Anderson Street from the opposite (east) side of Anderson Street, with Chatswood CBD buildings visible beyond



## 2.2 THE HERITAGE CONTEXT

As outlined in section 1 of this report, the subject site is in the vicinity of the heritage item at 20 Tulip Street located to the south-east of the site, and opposite the North Chatswood HCA No. C10 located to the east, both of these on the opposite, eastern side of Anderson Street from the subject site.

### THE HERITAGE ITEM IN THE VICINITY

The heritage listed house “Wycliffe” at 20 Tulip Street Chatswood was built in 1904/05 for William Ford, who discovered the first gold in Coolgardie, WA, in 1892, and was associated with his family for 70 years<sup>1</sup>.

The house sits on a substantial site of approximately 1292 square metres in area, bounded by Tulip Street to the north, and shared boundary with No. 18 Tulip Street to the east, Iris Lane to the south, and Anderson Street to the west. The house is located towards the south-western corner of the site, with substantial garden areas to the north and east of the house. The garage and car parking for the house is located in the south-eastern corner of the site, accessed off Iris Lane.

The house is a substantial and finely detailed brick residence in the Federation Queen Anne style with a complex hipped and gabled slate roof with terracotta finals and ridge cappings and tall elaborate chimneys, and wrap around verandahs to west, north and east. The verandahs have convex curved corrugated iron roofs and cast iron posts, balustrades and friezes. The house is essentially single storey with a corner tower containing a single 1<sup>st</sup> floor room. The corner tower is in the north-east corner of the house.

“Wycliffe” house has been designed to address three directions – west, north and east, with the south adjacent to Iris Lane being the rear elevation of the house. The street boundaries of the property to west and north are defined by an original cast iron palisade fence with sandstone base and posts.



Figure 24: “Wycliffe” house, 20 Tulip Street Chatswood, north elevation, with corner tower at north-east corner of the house at left. Source: 2013 Image from Realestate.com.au

<sup>1</sup> Information from SHI form relating to the house



Figure 25: “Wycliffe” house, 20 Tulip Street Chatswood, east elevation, with corner tower at north-east corner of the house at right. Source: 2013 Image from Realestate.com.au



Figure 26: View of north elevation of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from opposite (north) side of Tulip Street



Figure 27: View of east and north elevations of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from Tulip Street looking south-west, with Chatswood CBD buildings in the background



Figure 28: View of western elevation of “Wycliffe” house, 20 Tulip Street Chatswood (corner Anderson Street), taken from O'Brien Street





Figure 29: View of Wycliffe" house, 20 Tulip Street Chatswood northern boundary fence looking west towards 54 Anderson Street, with Chatswood CBD buildings to the south-west



Figure 30: View south along western boundary fence of 20 Tulip Street to Anderson Street





Figure 31: Embossed street name in Tulip Street footpath

The “Wycliffe” house site at 20 Tulip Street was part of the circa 1891 “Model Township Chatswood Heights” subdivision (see Figure 32 below) which was undertaken in anticipation of the opening of the north shore railway line, but which did not sell out immediately, as lots in the subdivision were still being advertised in 1900 (see Figure 33 below).

## NORTH CHATSWOOD HERITAGE CONSERVATION AREA C10

Section H.3.11 of the Willoughby DCP includes history, description and significance of the North Chatswood Heritage Conservation Area C10 to the east of the subject site (opposite side of Anderson Street). In summary HCA C10 is described as “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 semi-detached “bungalows”.

The Key period of significance for HCA C10 is stated in the DCP as 1880-1930, however the precinct in the vicinity of the subject site is part of the circa 1891 “Model township subdivision Chatswood Heights”, lots from which were still being offered for sale in 1900 (see figures above).

The significance of the North Chatswood HCA C10 is stated as:

“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.”<sup>2</sup>

<sup>2</sup> Willoughby DCP Page H3-38

It is considered that the Victorian period subdivision pattern of the section of this large HCA which was part of the “Model township subdivision Chatswood Heights”, is of particular local historical and aesthetic significance for its relatively narrow streets with wide grassed verges, generally north-south oriented lots with rear lane access, and larger corner lots. While later resubdivision has occurred within the precinct, many lots retain real property details from the original DPs (DP 2934 and - north of Rose Street - DP2940).

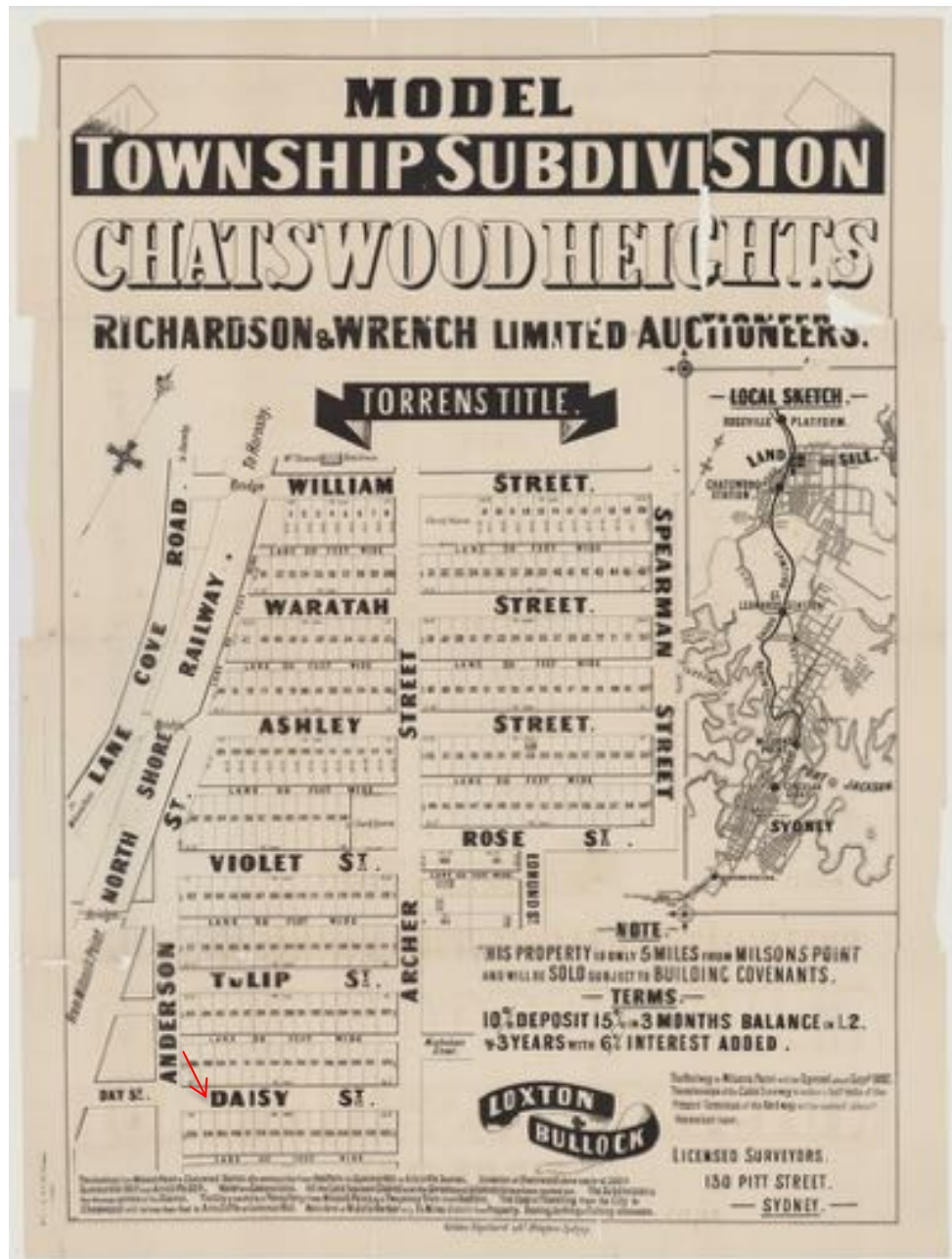


Figure 32: The circa 1891 “Model township subdivision Chatswood Heights” subdivision map, undated, which includes the site at 20 Tulip Street (arrowed). The map includes the notation: “The railway to Milsons Point will be opened about September 1892”. Note the subdivision pattern is Victorian period, with rear lanes, but unusual in that corner blocks (such as that at 20 Tulip Street) are larger. Source: National Library of Australia Trove

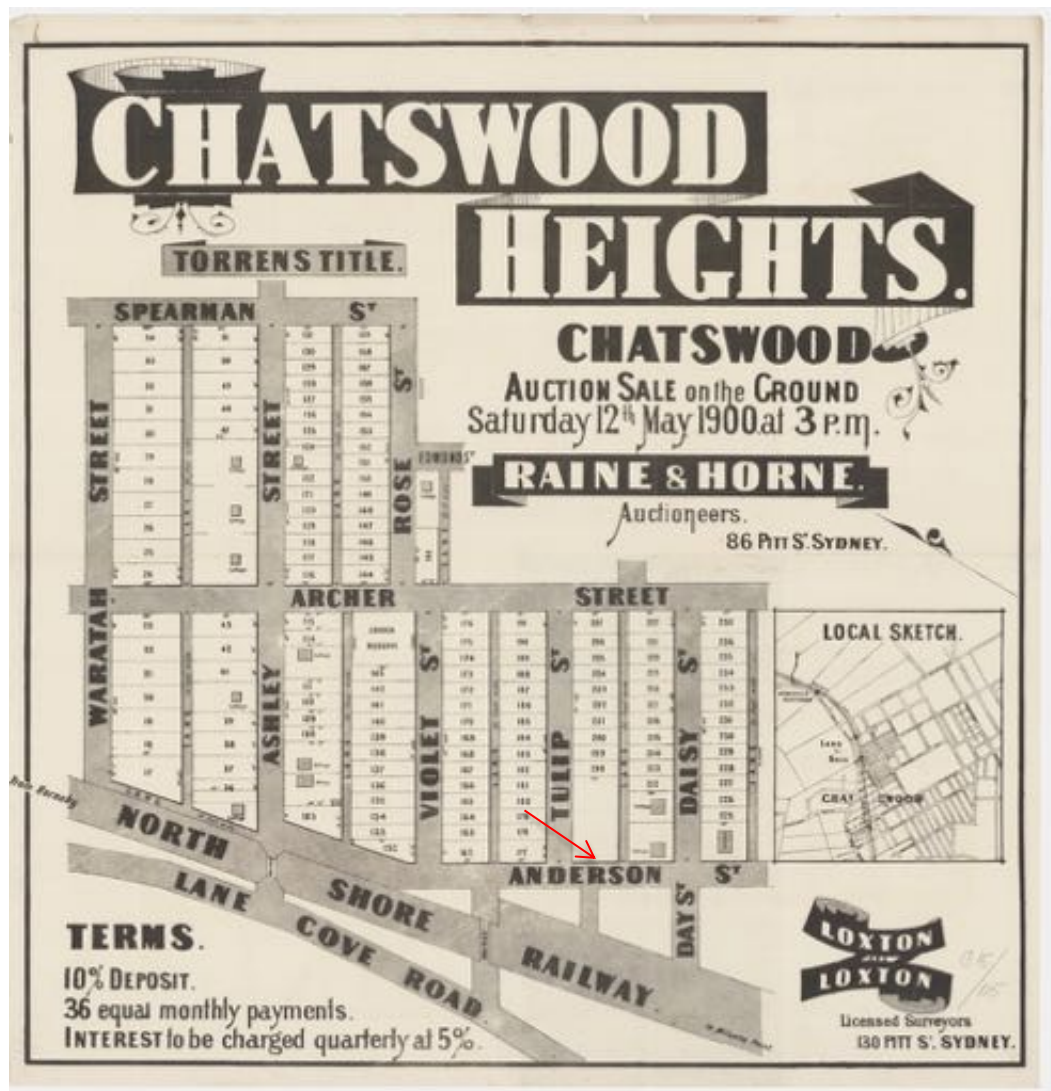


Figure 33: The Chatswood Heights subdivision advertised for sale in 1900, with some lots clearly sold and houses built by this time. The lot at 20 Tulip Street (location arrowed) has clearly been sold by this time, as it is not marked out for sale. Note north is to the left on this plan. Source: National Library of Australia Trove



### 3.0 PROPOSAL

The Planning proposal for the subject site, and the preferred proposal concept is outlined in the architectural plans prepared by DEM.

The proposal has been developed with reference to the Draft Chatswood CBD Planning and Urban Design Strategy 2017 prepared by Architectus for Willoughby Council, the Chatswood Precinct Urban Design Study 29/1/2020 prepared by GMU Urban Design & Architecture and the Chatswood CBD Precinct Heritage Strategy January 2020 prepared by Weir Phillips Heritage and Planning.

The planning proposal envisages a mixed-use development comprising a residential tower rising to part 53m & part 90m in height with a 3 storey commercial use podium and basement parking. The FSR was reduced and the height on part of the site was reduced since the previous planning proposal for the site in 2017, in response to and in accordance with the recommendations of the Chatswood CBD Precinct Heritage Strategy January 2020 prepared by Weir Phillips Heritage and Planning and the Chatswood Precinct Urban Design Study January 2020 prepared by GMU Urban Design & Architecture.

### 4.0 HERITAGE ASSESSMENT OF PROPOSAL

#### 4.1 WEIR PHILLIPS HERITAGE & PLANNING CHATSWOOD CBD PRECINCT HERITAGE STRATEGY, JANUARY 2020

In this report, the subject site in Anderson Street along the western boundary of the Chatswood North HCA is specifically considered as a “boundary” area. The recommendations in this report for this area are to:

- Adopt a podium height of 3-5 storeys with proposed towers set further west towards the rail line to mitigate the visual impact of the CBD skyline.
- Sculpt form of No. 54-56 Anderson Street to form a transitional step of 18-20 storeys. Southern end of site to retain 90m height limit.

A sectional diagram (below) was included in this report to show the desired transition in Anderson west of the Chatswood North HCA.

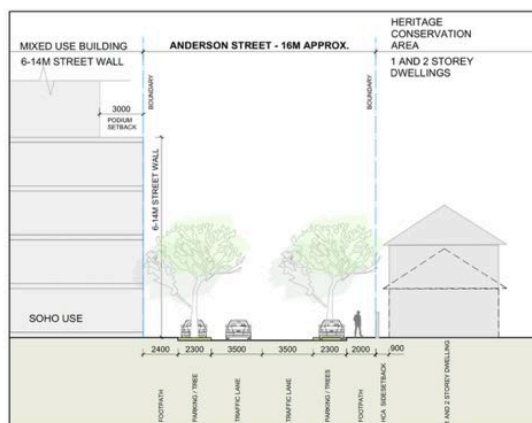


Figure 26: A sectional diagram of Anderson Street showing the transition between potential development to the west of the HCA.

Figure 34: (Left) Figure 26 of the Chatswood CBD Precinct Heritage Strategy by Weir Phillips Heritage showing the desired transition to the west of the Chatswood North HCA in Anderson Street.

The design of the current Planning Proposal concept is in accordance with the recommendations of the Chatswood CBD Precinct Heritage Strategy by Weir Phillips Heritage, as the FSR for the concept design has been reduced and the height of the proposal on part of the site has been reduced to accord with the Heritage Strategy recommendations. The proposal features a 3-storey podium level with towers set back towards the railway line to the west.

## 4.2 URBAN DESIGN PRINCIPLES FOR SITES IN THE VICINITY OF HERITAGE ITEMS AND HERITAGE CONSERVATION AREAS

The following urban design principles are considered to be applicable to the subject site in terms of the relationship with the heritage item and heritage conservation area to the east. The design responses used for the proposal for these design principles are also given below in italics.

- Appropriate design, scale and location of a podium in relation to the heritage context of the site. The podium height and scale should relate to the lower scale of the heritage conservation area and heritage item in the vicinity. The podium should be designed to break down the massing.

*Response: The proposal includes a 3-storey podium which is setback behind a landscaped buffer along Anderson Street, which relates to the lower scale of the heritage item and heritage conservation area to the east. The podium will be designed with balconies to break down the overall massing.*

### SCALE

- Break down the scale of the development through use of a setback podium and setback tower
- Use of appropriately scale & height to podium in relation to the heritage context to the east

*Response:*

- *The proposal design utilises a 3-storey setback podium with setback tower forms further west towards the railway line.*
- *The 3-storey podium height relates to both the height of existing development on the subject site and the height of the taller elements of the heritage conservation area to the east (for example the tower element to the heritage item at 20 Tulip Street).*

### FORM & HEIGHT

- The overall building shape and volume of the podium in particular should relate to the heritage context to the east.

*Response: The proposed podium is 3 storeys, which matches the height of existing development on the subject site and is not dissimilar to the height of 2-storey development in the heritage conservation area to the east. Given the separation of the subject site from the heritage context to the east and the existing 3-storey development on the subject site, the proposed 3-storey height of the podium is appropriate. The design of the podium will also further break up the form of the podium.*

## SITING

- Appropriate landscaped setbacks in relation to the heritage context of the site
- Appropriate building setbacks for both podium and tower in relation to the heritage context.

*Response: The proposal introduces a landscaped setback along Anderson Street which acts as a landscaped buffer to the heritage item and heritage conservation area to the east.*

## MATERIALS AND COLOUR

- Use of appropriate materials and colours on the podium in particular to respect the heritage context to the east.

*Response: While not specified in detail at the Planning Proposal stage, the materials and colours used for the podium and the landscaped setback along Anderson Street can be chosen to respect the heritage context of the site.*

## DETAILING

- Detailing, in particular of the podium level, should respect the heritage context of the heritage item and heritage conservation area to the east.

*Response: the design detail of the podium level of the proposed development responds to the heritage context by breaking up the massing utilising design elements.*

## 4.2 STATEMENTS OF HERITAGE IMPACT GUIDELINES

The Office of Environment & Heritage (OEH), NSW Dept. of Planning and Environment, produces a publication titled "Statements of Heritage Impact" which is a guideline to the preparation of such documents.

The table below includes relevant Questions included in this publication and the responses which relate to the proposed development.

Table 3: Questions from *Statements of Heritage Impact* & Responses relating to the proposal

Relevant Questions	Responses
<b>New development adjacent to a heritage item</b>	Note that the proposal is not adjacent to the heritage item at 20 Tulip St or to the heritage conservation area C10, as the subject site is separated from these via Anderson Street. The subject site is outside the HCA.
How is the impact of the new development on the heritage significance of the item or area to be minimised?	The new development minimises impact on the heritage item and HCA to the east via a landscaped setback along Anderson Street, the use of a 3-storey podium and setback towers. The bulk of the towers is also minimised.
Why is the new development required to be adjacent to a heritage item?	The subject site of the proposal is NOT adjacent to the heritage item at 20 Tulip Street, as it is separated via Anderson Street. The Council have identified the subject site for zoning for mixed use/multi-storey development in the Chatswood CBD strategy.

Relevant Questions	Responses
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	The proposal has no impact on the curtilage of the heritage item, which retains its existing generous site. The house on the heritage-listed site at 20 Tulip Street is setback from its three street frontages to Anderson Street, Tulip Street and Iris Lane.
How does the new development affect views to and from the heritage item? What has been done to minimise negative effects?	<p>The proposal has minimal impact on views to the heritage item, given the existing high-rise development to the west, and the proposal not affecting views to the heritage item from north, south and east.</p> <p>The existing views to the north, south and east from the heritage item are unaffected. The views to the west from the heritage item are towards the Chatswood CBD high-rise buildings. The proposed tower will be an additional element within this high-rise view from the heritage item to the west, however the bulk of the proposed tower is minimised to reduce impacts.</p>
Is the development sited on any known or potentially significant archaeological deposits?	No
Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design?)	The proposal has been designed to respect the heritage item and heritage conservation area to the east through the use of a landscaped setback, 3-storey setback podium and setback tower, and the design of the podium to break up massing and introduce materials which will be sympathetic to the heritage item and heritage conservation area.
Will the development visually dominate the heritage item? How has this been minimised?	No, due to the setbacks for the podium and tower proposed, increasing with proximity to the heritage item, and landscaping to visually separate the proposal from the heritage item and the heritage conservation area, in addition to the existing separation due to Anderson Street dividing the subject site from the site of the heritage item and heritage conservation area.
Will the public and users of the item, still be able to view and appreciate its significance?	Yes. The heritage item at 20 Tulip Street will still be able to be viewed and appreciated.

## 4.3 GENERAL ASSESSMENT

Given the Council decision on zoning of the subject site for multi-storey development, there will be a resulting increased difference in scale of development, with the western side of Anderson Street contrasting with the low scale of the heritage conservation area on the eastern side of Anderson Street. Given this planning background, the design of any proposal on the subject site can mitigate impacts on the heritage item in the vicinity and the heritage conservation area utilising landscaped setbacks, and a building design to include a podium with a setback tower, however there will inevitably be a stark difference in the scale of development between the eastern and western sides of Anderson Street.

This difference in scale is already visually apparent (as demonstrated in the photographs in this report) in the existing height and scale of the Chatswood CBD high-rise buildings, which are already in view from the western edge of the North Chatswood Heritage Conservation Area.

However the Planning Proposal has been formulated with an understanding of the heritage context of the site to the east, and has been designed to mitigate the impacts on the heritage item and heritage conservation area in the vicinity to the east of the subject site, with a landscaped setback, 3-storey podium level, and setback residential tower to Anderson Street.

The location of entry and exit points from the basement car parking also minimises impact on the Anderson Street streetscape.

The planning proposal preferred concept for the subject site is considered acceptable in terms of heritage impact in relation to both the planning and the heritage context of the site in the vicinity of a listed heritage item and in the vicinity of the North Chatswood HCA C10. The design of the preferred proposal is considered to have taken into account the heritage context to the east, working within the established planning controls for the subject site. The design conforms with and responds to the recommendations of the Chatswood CBD Precinct Heritage Strategy January 2020 prepared by Weir Phillips Heritage and Planning.

Given the design of the preferred proposal to mitigate impacts to the east, the separation of the subject site from the heritage context to the east via the wide carriageway of Anderson Street, and the lack of impact on views towards the heritage item, the proposal is considered to have no adverse heritage impact on the heritage context to the east, within the parameters of the established planning controls for the subject site.

## 4.4 ASSESSMENT OF HERITAGE IMPACT AGAINST LEP HERITAGE CONTROLS

Table 4: Assessment against LEP heritage controls

LEP Provision 5.10	Response
5.10 (1) Objectives	The proposal on the subject site has been designed to mitigate impacts on the heritage item in the vicinity and on the North Chatswood Heritage Conservation Area which are located to the east on the opposite side of Anderson Street. The views to the heritage item in the vicinity are largely unaffected as the heritage-listed house in the vicinity is located to the south-east of the subject site (not directly opposite). The design conforms with and responds to the recommendations of the Chatswood CBD Precinct Heritage Strategy January 2020 prepared by Weir Phillips Heritage and Planning.  There is no impact on archaeology.
5.10 (2) Requirement for consent	This clause does not apply as the subject site is not a heritage item and not within a Heritage Conservation Area, however consent is sought in accordance with other planning controls via a Planning Proposal and subsequent Development Application.
5.10 (4) Effect of proposed development on heritage significance and 5.10 (5) Heritage Assessment	The LEP requires the submission of a Heritage Impact Statement with Development Applications relating to land in the vicinity of a heritage item. The submission of this report satisfies this requirement of the LEP.



## 4.5 ASSESSMENT OF HERITAGE IMPACT AGAINST RELEVANT WILLOUGHBY DCP HERITAGE CONTROLS

The Willoughby DCP Part H includes some objectives and controls relating to development in the vicinity of heritage items, which are addressed below.

Note, however, that the majority of the DCP objectives and controls either do not apply or do not strictly apply to the subject site, as the site is outside the North Chatswood HCA C10, and is merely in the vicinity of the HCA and in the vicinity of a listed heritage item.

However relevant DCP objectives and controls are addressed below in relation to the heritage item in the vicinity and the general heritage context of the subject site, which is located to the west of the North Chatswood HCA C10.

Table 5: Assessment against relevant DCP Heritage controls

DCP Provision	Response
Section H2.1 Planning and Design Principles	
A. Setting Objectives (2)	The proposal does maintain and enhance the streetscape of Anderson Street in the vicinity of the HCA and heritage listed item due to the building setbacks proposed and landscaping setback proposed along Anderson Street.
Requirements (v)	The proposal complies as it has little impact on the visual curtilage of the heritage item in the vicinity.
Requirements (vi)	The proposal complies as it does respect the streetscape and the heritage context in relation to landscaped setbacks and building setbacks along Anderson Street
Section H.2.6 Infill Development	
<p>Objectives</p> <p>To ensure that infill development achieves a sympathetic relationship with either nearby Heritage Items or the Heritage Conservation Area of which it is a part in terms of its scale, massing, character, setback, orientation, materials and detailing.</p> <p>To ensure that infill development respects the established streetscape, and the patterns of development, including setbacks, siting, landscape settings, car parking, height, dominant ridge line and building envelope. Infill needs to display architectural “good manners” by respecting the significant characteristics of nearby and adjoining development.</p>	<p>The proposal is not defined as infill development (as the subject site is not within the HCA), and therefore compliance with these objectives is not required.</p> <p>However, the design of the proposal has taken into account the proximity of the heritage conservation area and the heritage item to the east, through the setback of the residential tower to the west and the design incorporating a 3-storey podium level facing Anderson Street, which has a reasonable scale in relation to the 1-2 storey scale of the heritage conservation area and heritage item in the vicinity. The podium level is also setback behind a 4m wide landscaped setback along Anderson Street.</p>

DCP Provision	Response
ii) Infill development in the vicinity of a Heritage Item must respect the visual curtilage of that item	<p>The preferred proposal (which is not infill development) has been designed to mitigate impacts on the heritage item in the vicinity and will not adversely impact on views towards the item along Anderson Street or O'Brien Street.</p> <p>The location of the heritage-listed house to the south-east of the subject site assists in minimising visual impacts arising from proposed development on the subject site, as the northern elevation of the heritage-listed house is in line with the centre of O'Brien Street to the west, not directly opposite the subject site. The generous width of Anderson Street also assists in both physical and visual separation of the subject site from both the heritage-listed site and the heritage conservation area to the east.</p>
iii) 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	<p>Within the context of the rezoning of the subject site for higher scale development, the proposal design (which is not infill development) aims to respect not dominate the heritage item or heritage conservation area in the vicinity. The 4m landscaped setback and building setbacks proposed and 3-storey podium to Anderson Street all assist in reducing visual dominance in relation to the heritage context to the east of the subject site.</p>

## 5.0 CONCLUSION

Within the context of the established planning controls which allow for high-rise development on the subject site, the proposal preferred concept design has taken into account the heritage context (Heritage Conservation Area C10 and listed heritage item) to the east of the subject site, and has been designed to mitigate visual impacts on the one and two storey scale heritage context through the 4m landscaped setback, setback 3-storey podium and setback of the residential tower along the Anderson Street frontage of the site.

There are no adverse impacts on views towards the heritage item at 20 Tulip Street along Anderson Street or from O'Brien Street to the west arising from the development of the subject site.

The planning proposal preferred concept for the subject site has been designed to mitigate visual impacts on the heritage item in the vicinity at 29 Tulip Street Chatswood or on the North Chatswood Heritage Conservation Area, within the constraints of the planning controls applying to the subject site which enable high rise development in the area west of Anderson Street. The design conforms with and responds to the recommendations of the Chatswood CBD Precinct Heritage Strategy January 2020 prepared by Weir Phillips Heritage and Planning.

It is considered that the embossed street names in the Anderson Street footpath outside the subject site should be protected during the construction phase, as part of a condition of consent of future development approval for the site.

ATTACHMENT 1:

PLANNING PROPOSAL DOCUMENT