

# HERITAGE IMPACT STATEMENT



## *Planning Proposal*

Nos 44-52 Anderson Street, Chatswood

February 2021 | J4815

**Weir  
Phillips**  
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and Planning**

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**Cover Image:** No. 46 Anderson Street, Chatswood as viewed from the opposite side of Anderson Street.

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## **1 INTRODUCTION**

### **1.1 Preamble**

This Heritage Impact Statement (HIS) accompanies a Planning Proposal and submitted reference scheme have been prepared in support the site's redevelopment from a four – five storey residential flat building to a mixed-use development, with a maximum height of 90m, and max FSR of 6:1, This is commensurate with the existing and desired future character of the Chatswood CBD Planning and Urban Design Strategy 2036 (Chatswood CBD Strategy 2036)

The Planning Proposal will enable the site to be redeveloped for retail and residential purposes, with a commercial/retail podium activating Anderson Street and Day Streets.

The proposed height, density and associated reference scheme have been designed to sit comfortably on the site, adjacent to the heritage-listed dwellings and within the emerging context of Chatswood CBD, whilst ensuring adequate solar protection and protection of the heritage significance of the adjoining Heritage Conservation Area (HCA).

In summary, this Planning Proposal seeks to amend the *Willoughby LEP 2012*. follows:

- Amend the maximum height of buildings to 90m.
- Introduce a maximum floor space ratio of 6:1 (including minimum 1:1 commercial FSR)

The site is located within the City of Willoughby. The principal planning control for the site is the *Willoughby Local Environmental Plan (LEP) 2012*. The site is not listed as a heritage item but is located within the vicinity of a number of heritage items and a HCA as defined by Schedule 5 Part 1 of the *Willoughby LEP 2012*.

In order to assess the potential impacts of the Planning Proposal on nearby heritage items, a heritage management document must be submitted with the application. The appropriate heritage management document, in this instance, is a Heritage Impact Statement; and this document is submitted in satisfaction of this requirement.

This report has been prepared at the request of Heworth Holdings Group and accompanies a reference scheme prepared by MAKE.

### **1.2 Authorship**

This statement has been prepared by Anna McLaurin, B.Envs.(Arch), M.Herit.Cons., and James Phillips, B.Sc (Arch), B.Arch, M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

### **1.3 Limitations**

A detailed history of the site and a full assessment of significance to Heritage NSW standards were not provided for as the site is not listed as a heritage item.

No archaeological assessment has been undertaken.

## 1.4 Methodology

This HIS has been prepared with reference to the Heritage NSW publications *Statements of Heritage Impact* (2002 update) and *Planning and Heritage* (1996), and to the Willoughby Council planning documents listed in Section 1.5. A site inspection was undertaken in July 2020.

## 1.5 Site Location

No. 44-52 Anderson Street, Chatswood is a triple fronted site, with the primary address located on the eastern side of Anderson Street. The site has secondary frontage to O'Brien Street to the north and Day Street to the south. See **Figure 1** below. It is identified as:

- Strata Plan (S.P.) 78790.
- S.P. 68797.
- S.P. 80201



**Figure 1: Subject site location.**

SIX Maps, NSW Department of Finance and Services (Spatial Services), 2021. Overlay by Weir Phillips Heritage and Planning.

## 2 Heritage Management Framework

### 2.1 The Site

The site is **not** subject to any statutory heritage listings: it is **not** listed as a heritage item on the National or Commonwealth Heritage List, the State Heritage Register, or Schedule 5 of the *Willoughby LEP 2012*.

The site is **not** located in a heritage conservation area as defined by Schedule 5 Part 2 of the *Willoughby LEP 2012*.

The site is located adjacent to and in the vicinity of a number of Items listed in Schedule 5

of Willoughby LEP 2012.

See Figure 2 below.



**Figure 2: Subject site and adjacent heritage items**

The subject site is shown with a blue hatch.

Mecone Mosaic 2021; with overlay by Weir Phillips Heritage and Planning.

## 2.2 The Surrounding Area

The site is located in the northern fringe of the Chatswood CBD, with numerous heritage items nearby, including items of local heritage significance, listed on Schedule 5 of the *Willoughby LEP 2012*.; These are discussed in further detail in Section 4.2.

## 2.3 Relevant Heritage Legislation

In Australia and NSW, heritage listings give rise to statutory requirements to consider the heritage impact of any proposed works to a heritage item, and in some cases, in the vicinity of a heritage item.

While this proposal does not consider specific works, it does provide for an expanded envelope for potential works, and as such the potential for such works must be considered. In light of this, the following legislation should be considered.

### 2.3.1 *Heritage Act 1977 (NSW)*

The *Heritage Act 1977* (NSW) provides statutory obligations for the conservation of items of State heritage significance in NSW.

Places, buildings, works, relics, movable objects or precincts considered to be of significance for the whole of NSW are listed on the State Heritage Register (SHR). The SHR is administered by Heritage NSW and includes a diverse range of over 1,500 items.

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Under cl.57(1) of the Act, alterations of any kind to an item listed on the SHR cannot be carried out without prior approval from the Heritage Council of NSW.

The proposal on the subject site does **not** require assessment under the *Heritage Act 1977* (NSW) as no part of the site is listed on the SHR, nor is any part of the site within the heritage curtilage of a site listed on the SHR.

### **2.3.2 Local Environmental Plan**

In NSW, the *Environmental Planning and Assessment Act, 1979* (NSW) (the 'EP&A Act') sets out statutory obligations for local governments to take into consideration the impacts to the environment and the community of any proposed development or land-use change.

Under this act, local government must prepare and implement a Local Environmental Plan (LEP) to regulate development within their respective Local Government Area (LGA).

Under Cl.5.10(2) of the *Willoughby LEP 2012*, development consent is required for any action that will demolish, move or affect a heritage item or item within a conservation area. While the subject site is not a listed item of local heritage significance, nor in a conservation area, it is in the vicinity of heritage items.

Cl.5.10(5)(c) enables Council to '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,' where the development is on land 'within the vicinity' of a heritage item or heritage conservation area. This report is submitted as the required heritage management document.

An assessment of the potential impacts of the proposal on vicinity items is presented in Section 4.2.

### **2.3.3 Development Control Plans**

Development Control Plans (DCPs) provide detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). The *Willoughby Development Control Plan 2006* identifies Council's requirements for new works on land to which the *Willoughby LEP 2012* applies.

The Section H1.2 of Part H within the *Willoughby DCP 2006* identifies the following objectives for the preservation of the heritage values of Chatswood and the wider LGA:

- a) to guide future development within a framework of conservation;
- b) to ensure that the significance of Heritage Items is identified and retained;
- c) to ensure that the heritage significance, special streetscape and landscape character of Heritage Conservation Areas is maintained;
- 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;
- e) to ensure that new sustainable development respects the context and is

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*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;*

- f) to encourage a sustainable high quality of design for any new development in achieving compatibility with the heritage significance of individual Heritage Items and Heritage Conservation Areas;*
- g) to provide controls for the development of land within the vicinity of Heritage Items and Heritage Conservation Areas.*

### **3 SITE ASSESSMENT**

#### **3.1 Site Context**

The site is located at the northern extent of the Chatswood CBD, being a major commercial centre. The area is characterised by primarily mixed use buildings of commercial, retail and residential uses, as well as a diversity of lower-scale residential developments, sport fields and parklands.

Anderson Street is a bi-directional two-lane street with parking at the verges. Mature street trees are present along its length, planted at irregular intervals. Building heights, massing, setbacks and finishes in this area are semi-regular on the western side of Anderson Street.

The subject site is in an area dominated by residential apartment buildings with the CBD of Chatswood located to the south of the site. The buildings to the east of the site, separated by Anderson Street, are part of the North Chatswood HCA.

To the north of the site, on the opposite side of O'Brien Street, 54-56 Anderson Street is under consideration DPIE for Gateway for the construction of a residential tower in-line with the Chatswood CBD Planning and Urban Design Strategy 2036





**Figure 3: The subject site in its context looking south east. The white arrow indicates the site.**



**Figure 4: An aerial photograph of the site and the surrounds.**  
Mecone Mosaic 2020

Anderson Street is located along the western boundary of the HCA. This street runs in a north south alignment parallel to the railway line. The section of the street lining the HCA is residential in use.

The dwellings within the HCA on the eastern side of the street face inwardly towards



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cross streets (including Daisy Street, Tulip Street and Violet Street) with side elevations fronting Anderson Street. The only dwelling fronting Anderson Road is No. 20 Tulip Street, which is also a local heritage item (I129). Each principal street in the HCA also has a secondary service lane.

Dwellings on the western side of Anderson Street are medium density residential flat building between 3-4 stories. The buildings date from the late 1970s-present. The CBD forms a backdrop to Anderson Street and the south of the HCA.

See Figure 5 to Figure 8.

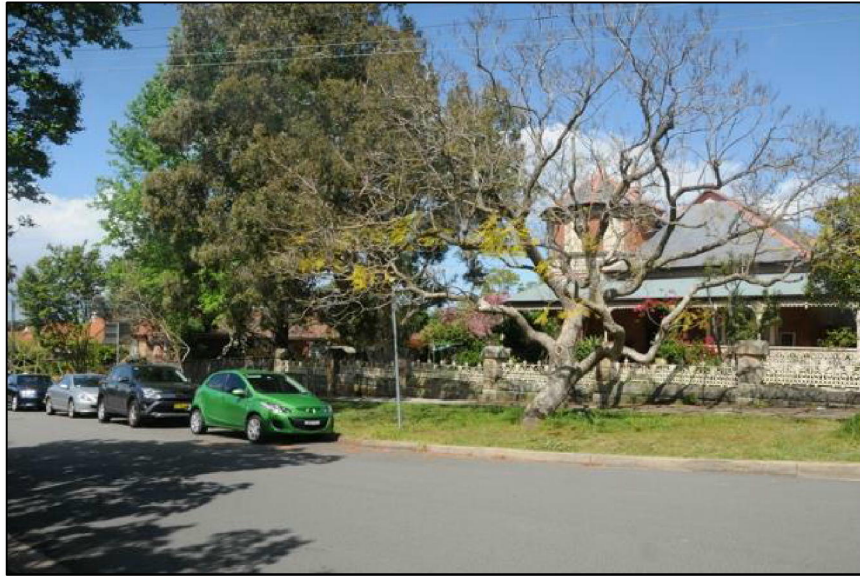


**Figure 5:**  
Looking  
south  
towards the  
western  
boundary of  
the HCA  
along  
Anderson  
Street.



**Figure 6:**  
The medium  
density  
residential  
development  
on the  
western side  
of Anderson  
Street with  
the  
Chatswood  
CBD in the  
background.





**Figure 7: No. 20 Tulip Street, a local heritage item, which fronts Anderson Streets.**



**Figure 8: Looking west down Tulip Street towards Anderson Street.**

### **3.2 The Site**

The site is occupied by three residential flat buildings. The buildings vary in age from the 1970s at the southern end to the late 1990s/early 2000s at the northern end. None are listed as heritage items. The flat buildings are all of similar heights being between three and four stories. The elevations fronting Anderson Street have a generous setback with established gardens.

For the following, refer to Figure 9 to Figure 11.





**Figure 9: No. 44  
Anderson  
Street  
Chatswood.**



**Figure 10: No.  
46 Anderson  
Street  
Chatswood.**



**Figure 11: 52  
Anderson  
Street,  
Chatswood as  
viewed from  
Day Street.**

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## 4 ASSESSMENT OF SIGNIFICANCE

### 4.1 Summary of Existing Citations and Listings for the Site

With reference to commentary provided below in Section 4.2.1 on vicinity and curtilage, No. 44-52 Anderson Street, Chatswood.

- **is not** listed as a heritage item on the State Heritage Register under the *Heritage Act 1977* (NSW).
- **is not** located within the vicinity of items listed on the State Heritage Register under the *Heritage Act 1977* (NSW),
- **is not** listed as an item of local heritage significance by Schedule 5 of the *North Willoughby LEP 2012*.
- **is** located adjacent to and in the vicinity of local heritage items by Schedule 5 of *Willoughby LEP 2012*;

In heritage studies to date have not identified the subject site as having heritage significance

### 4.2 Heritage Items in the Vicinity of the Site

#### 4.2.1 Defining 'Vicinity'

There is no statutory definition of 'vicinity' in the context of heritage items. The concept of curtilage, however, is a related and useful concept that assists in understanding and assessing the impacts of development on nearby heritage items.

The majority of built heritage items in Chatswood are listed with their curtilage contained within the lot boundary containing the item. In some cases, there is a reduced curtilage where the significance of the item and its interpretation is not dependent on having a large curtilage extending to the lot boundary. In such cases it is necessary to identify a curtilage that enables the heritage significance of the item to be retained. It is also possible that there will be an expanded curtilage for some items where the curtilage is greater than the property boundary. An expanded curtilage may be required to protect the landscape setting or visual catchment of an item. For example, the significance of some properties includes a visual link between the property itself and the harbour or topographical feature.

Considering the items around the subject site, listing sheets indicate that all have a heritage curtilage that is limited to their property boundary.

For the items near to the subject site, 'in the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

#### 4.2.2 Heritage Items in the Vicinity

The following image (Figure 12) and table identifies the heritage items in the vicinity of the site, which are discussed in the following Section.





**Figure 12: Detail, heritage maps Willoughby LEP 2012**

The site is shown at centre hatched with blue.

*Willoughby LEP 2012. Overlays by Weir Phillips Heritage and Planning.*

All heritage items within 200 metres of the site are shown in the table below.

Local Heritage Items				
Place ID		Name and Description	Address	Listing
LEP no.	SHR no.			
C10	-	North Chatswood HCA	-	Local
I129	-	House (including original interior)	20 Tulip Street	Local
I72	-	House (including original interior)	21 Daisy Street	Local
I71	-	House (including original interior)	8 Daisy Street	Local
I70	-	House (including original interior)	6 Daisy Street	Local
I69	-	House (including original - interior)	4 Daisy Street	Local
I58	-	House (including original interior)	105 Archer Street	Local
I59	-	House (including original interior)	107 Archer Street	Local
I57	-	Our Lady of Dolours Church (including original interiors),	94A Archer Street	Local
I108	-	Boarding house (including original interiors)	850 Pacific Highway	Local

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These items are discussed below:

#### **4.2.3 North Chatswood Heritage Conservation Area**

**Address** North Chatswood

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	C10

**Boundary** Anderson Street to the west and Malvern Street to the south

**Description** North Chatswood's original dwelling stock is predominantly single storey detached housing in Federation or Interwar bungalow styles. However, there are a few two storey Federation mansions, the occasional late Victorian house and some semidetached "bungalows". Lot sizes vary, although most streets have similar width frontages. Buildings are usually consistently spaced and of similar scale and bulk within each streetscape even where this is composed of varied styles. Mature landscaped gardens are an important quality of this area. The grid pattern subdivision is laid over gentle to moderate slopes. Most streets have well-established street trees, notably brush box and canary island palms, which enhance the high residential amenity of the orderly streetscapes. The "square" formed by Beauchamp Park is a focus in the townscape.

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

**Statement of Significance** 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.



**Figure 13: Looking east down Tulip Street.**



**Figure 14: The low density Federation era development.**



**Figure 15: The Daisy Street streetscape looking east.**





**Figure 16: Looking west down Tulip Street towards Anderson Street.**

#### **4.2.4 “Glenrock” House (including original interior)**

**Address** House (including original interior), 21 Daisy Street

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	172

**Boundary** Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

**Description** A single storey early Federation Bungalow with hipped slate roof with diamond slate pattern, terracotta ridge capping and finials, and an offset gable with a roughcast battened gable and detail. The verandah features turned spindlework valances and fretted brackets.

The façade is tuck pointed face brickwork and has a central glazed high-waisted entry door with high and side lights and pairs of double hung timber windows. The landscaped garden and timber picket fence contribute to the house and streetscape.

**Statement of Significance** The house is outstanding in the street and contributes to the character of the street through its scale, form setback and detail. It is a fine intact example of the Federation style. The house describes the wave of high quality middle class residential development that occurred at the turn of the century in the vicinity of Chatswood Station, following the opening of the railway in the 1890's.



**Figure 17:**  
No. 21 Daisy  
Street,  
Chatswood  
located on in  
the vicinity  
of the  
subject site.

#### 4.2.5 Houses (including original interior), 4, 6, 8 Daisy Street

<b>Address</b>	House (including original interior), 4, 6, 8 Daisy Street		
<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	169, 170, 171
<b>Boundary</b>	Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.		
<b>Description</b>	A single storey Federation cottage that is one of a group of three (Nos. 4, 6 and 8), with hipped roofs, offset gabled bays, attached verandahs and similar detailing including decorative hooded bay windows, pressed metal valances and decorative timber brackets. Established front gardens and timber picket fences contribute to the character of the group.		
	No. 4 Daisy Street features a corner verandah, turned timber verandah posts and a glazed entry door with side lead lights.		
<b>Statement of Significance</b>	The group (at No's 4, 6 and 8 Daisy Street) exemplifies the high quality middle class residential development that occurred around Chatswood in the late 19th Century, following the opening of the North Shore Railway in 1890. Through their harmonious scale, materials, details, spacings, setbacks and gardens, the group has aesthetic value in its contribution to the streetscape.		





**Figure 18: No. 8 Daisy Street Chatswood as part of a group of three to the east of the subject site.**

#### **4.2.6 'Invermay' House 105 Archer Street**

**Address** House (including original interior), 105 Archer Street

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	158

**Boundary** Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

**Description** Designer/Maker:  
Not known.  
Builder/Maker:  
Not known.  
Physical description:  
A grand single storey late Victorian villa set on a wide allotment with side driveway and extensive rear paved car park. A low painted brick fence faces Archer Street and two large cedars dominate its streetscape appearance. Its scale and style complement the adjoining houses at number 103 and 107.

The house has a hipped roof with projecting gabled bays and a corner verandah. The roof is clad in terracotta tile and the chimneys have been removed. The house has a render and painted brick finish, with timber casement windows. The five panel entry door has etched glass side and high lights. The verandah features turned timber posts, its valence is reduced as details have deteriorated and been lost. Its decorative trellised fence has been replaced by a brick fence.

The house is well maintained, with rear paved parking for ten cars occupying the rear yard. The plaque beside the front door reads: "This plaque commemorates 50 years of peace since the end of World War Two in 1945. The Gordon Rugby Club remembers Cedric Pike first President Secretary and Life Member of the Club. It was here at 105 Archer Street, Chatswood that on November 5th, 1905, Cedric Pike was born. We acknowledge the heritage of this fine residence built in 1895 and as we celebrate its centenary, we also acknowledge the love and dedication that Cedric Pike had for this country, the Gordon Rugby Club and his fellow men".

A sketch of the house layout during Cedric Pike's occupancy and associated photographs are held in the Local History Collection at Willoughby Library.

**Statement of Significance** 'Invermay', 105 Archer Street, is a good representative example of high quality residential development of the Chatswood area that occurred around the turn of the century, following the completion of the railway in 1890. Together with 107 Archer Street and 103 Archer Street the property has local aesthetic significance as an impressive group of substantial villa residences on an important road.



**Figure 19:**  
**'Invermay'**  
**House 105**  
**Archer Street**  
**Chatswood to**  
**the east of the**  
**site.**

#### **4.2.7 House 107 Archer Street**

**Address** House (including original interior), 107 Archer Street

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	159

**Boundary** Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout,



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internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

**Description** A single storey villa of the Federation period with some Italianate stylistic features. The house is prominently set on the corner of Archer and Nicholson Streets and is similar in style and age to numbers 103 and 105 Archer Street.

The roof is hipped with an offset gable and clad in terracotta tile. The roof features five stucco chimneys and bracketed eaves. Gable ends are roughcast with battens. A separately roofed bullnose verandah addresses the corner, a portion of which has collapsed.

The front verandah features timber posts, and a simple valance detail, and the side verandah has been partially infilled.

The house is constructed of brick, is painted and has a combination of double hung and casement windows timber, some featuring decorative stucco mouldings, sills and timber shutters.

**Statement of Significance** 107 Archer Street is a fine representative example of high quality villa development of the Chatswood area that occurred in the late 1890s. This development followed the completion of the North Shore railway in 1890, and is increasingly rare close to the business district. Together with numbers 105 and 103, it is part of a prominent group of individually detailed and conceived villa residences of historic and aesthetic significance on a main road within the North Chatswood conservation area.



**Figure 20:**  
**House**  
**107Archer**  
**Street**  
**Chatswood to**  
**the east of the**  
**site.**

#### **4.2.8     *Our Lady of Dolours Church (including original interiors),***

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**Address** 94A Archer Street

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	157

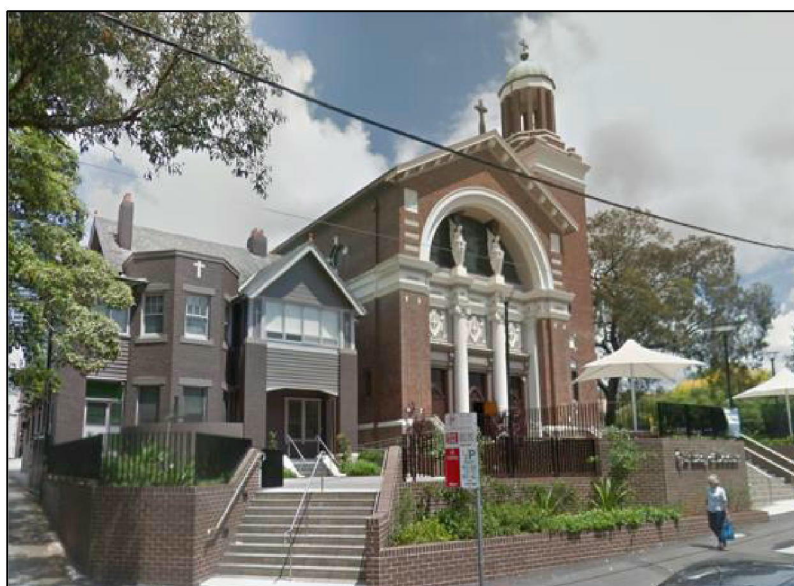
**Boundary** Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

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

The church has an asymmetrical composition with a massive gabled nave and square tower which addresses the corner. The construction of its face brickwork with contrasting stucco detail including banding, columns, cornices, decorative panels and figures. The square tower is topped with a copper clad dome. The east door features Ionian columns surmounted by statues.

The Presbytery adjacent is a two-storey brick stucco building with gabled slate roof and 2 storey bay frontage. The building appears to have been modernised.

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



**Figure 21:.**  
**Our Lady of**  
**Dolours**  
**Church, No.**  
**94 Archer**  
**Street,**  
**Chatswood.**

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#### 4.2.9 *Boarding House (including original interiors\_ - Jillamatong*

**Address** 850 Pacific Highway

<b>Listings</b>	<b>Level of Listing</b>	<b>Listing Instrument</b>	<b>List ID</b>
	Local item	Willoughby LEP 2012	1109

**Boundary** Curtilage/Boundary is the Lot size - the heritage listing applies to the whole property and any element which contributes to the heritage significance of this item. This may also include floor plan layout, internal detailing and/or fittings and fixtures, external setting including pathways, existing hard surfaces, gardens, fencing, landscape features and trees.

**Description** Two-storey, Federation-period residential building located at the corner of Pacific Highway and View Street Chatswood. The item is surrounded by mixed-use building of varying styles. Views to the site from the surrounding areas are predominantly from the Pacific Highway, particularly from the north. From this vantage point the east and north elevations are clearly visible.

The building has an asymmetrical front, return verandahs with a diagonal bay window and a prominent roof. It also has cavity brickwork laid in stretcher bond, stone foundations laid in ashlar and two-storey high bay windows. The rear of the building comprises a crude and dilapidated timber framed two-storey addition.

The building retains most of its original external fabric and exhibits many of the architectural features of the Federation period.

A complex slate roof (with terracotta ridge and gable cappings) with prominently featured subsidiary gables; tall chimneys finished in roughcast with brick corbels; a picturesque gablet diagonally positioned above the first-floor veranda; and exposed rafter ends with tongue and grooved timber sarking boards.

L-shaped front verandahs with paired timber posts and three corner columns bearing on sandstone plinths; ornamental timber brackets and tessellated floor tiles.

Two-storey bay windows on the south, east and north elevations and a two-storey 'diagonal' bay window located within the verandah at the northeast corner of the building. Each bay has multiple timber casement windows with highlight sashes, wall-hung timber shingles and a sandstone foundation.

Red-brown coloured face brick and common brickwork on the south elevation, laid on a foundation comprising ashlar rock-faced sandstone.

Gable ends finished with hall-hung timber shingles.

Circular 'bulls-eye' windows on the front elevation with polychrome



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brickwork surrounds.

Double-hung timber windows with polychrome brick arches and rendered sills.

Timber -framed main entry door case with sidelight and highlight windows. The door leaf has timber panels and multi-pane coloured glass.

External staircase.

Two storey timber rear addition.

**Statement of Significance** Jillamatong is a two story Federation Queen Ann residence. It is built of red-brown face brick on a foundation of ashlar rock-faced sandstone; slate roofing with prominently featured subsidiary gables, tall chimneys finished in rough cast and brick corbels; a picturesque gablet diagonally positioned above the first-floor verandah; exposed rafter ends with tongue and grooved timber sarking boards; gable ends finished with wall-hung timber shingles which are consistent with the Federation Queen Ann style.

The residence has moderate aesthetic significant, addressing the street as an intact and fair example of a two story Federation Queen Ann residence. Its architectural style, setting and building materials are unique in the streetscape, and give the residence landmark quality.



**Figure 22:.**  
850 Pacific  
Highway  
Chatswood to  
the north  
west of the  
site.

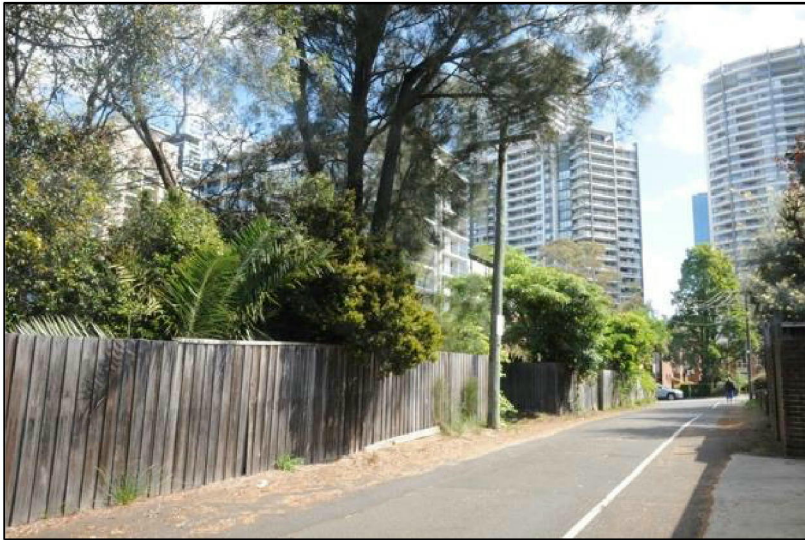
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### 4.3 Views

The dwellings within the HCA on the eastern side of the street face inwardly towards cross streets (including Daisy Street, Tulip Street and Violet Street) with side elevations fronting Anderson Street. The CBD is a visible component in the background of almost all dwellings in the HCA. Much of the visibility of the CBD is screened by tree plantings along the streetscape.

Other heritage items outside the HCA will be visible from the subject site if it is developed to a high-rise structure where it will form part of the CBD backdrop.

See Figure 23 to Figure 25.



**Figure 23:**  
Looking west  
along Wattle  
Street towards  
Anderson Street.



**Figure 24:**  
Looking west  
down Tulip  
Street towards  
Anderson Street.





**Figure 25: The medium density residential development on the western side of Anderson Street with the Chatswood CBD in the background.**

## 5 SCOPE OF WORKS – PLANNING PROPOSAL

The *Chatswood CBD Planning and Urban Design Strategy 2036* (Chatswood CBD Strategy 2036) was finalised in September 2020 to establish a strong framework guiding the future private and public developments in Chatswood CBD over the next 20 years.

The subject site has been identified as a mixed-use area to provide additional residential dwellings and employment opportunities as outlined in the Strategy. This planning proposal seeks to rezone the existing land from R3 Medium Density Residential to B4 Mixed Use and increase the maximum building height to 90m with an FSR of 6:1 (including a minimum 1:1 commercial FSR) in accordance with the recommendations outlined in the *Chatswood CBD Strategy 2036*.

Summary of proposed changes to the planning controls.

### Existing Planning Controls

*Willoughby Local Environmental Plan*

**2012 Land Zoning:** R3 Medium Density Residential

**FSR:** 0.9:1

**Height:** 12m

### Strategic Planning Policy

*Chatswood CBD Strategy 2036*

**Land Zoning:** B4 Mixed Use

**FSR:** 6:1

(including minimum 1:1 commercial FSR)

**Height:** 90m

These changes apply only to the subject site.

While no physical works are proposed, larger and higher building envelopes would be permissible if such changes were approved. The following assessment considers the impact of such an increase in building volume.



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## **6 ASSESSMENT OF IMPACTS**

### **6.1 Method of Assessment**

The following considers heritage related issues only. It does not consider compliance or otherwise with numerical controls unless non-compliance will result in an adverse heritage impact.

The Planning Proposal is assessed by consideration of:

- the relevant controls of the *Willoughby LEP 2012*;
- the objectives and controls for new works in the vicinity of heritage items as per *Chatswood CBD Planning and Urban Design Strategy 2036* and supplementary analysis the *Chatswood Precinct Study* by GMU and *Heritage Strategy* prepared by Weir Phillips Heritage and Planning.
- with an understanding of the requirements for Heritage Impact Statements provided by the NSW Heritage Branch publication *Statements of Heritage Impact* (2002 update); and

### **6.2 Potential impacts of the Planning Proposal on the site.**

Changes to the controls will facilitate a tower which will require the demolition of the buildings on site. The buildings on site are not considered to be of heritage significance, either through the assessment of Willoughby City Council or by the authors of this statement.

The proposed changes to the controls are compatible with the evolving context of the Chatswood CBD. The site is located within the Chatswood CBD which seeks to provide significant uplift building height to strengthen the commercial centre created by the new Chatswood metro station. In providing controls that encourage high density development, Council has accepted there will a level of impact on heritage items in the area.

The subject site is in the vicinity of a number of heritage items. It is also close to a number of other items, of local heritage significance. The potential impacts of the PP are discussed in relation to each item in Section 6.3 below.

### **6.3 Impact on heritage items in the vicinity**

#### **6.3.1 North Chatswood HCA**

The North Chatswood HCA is directly across the road from the site to the east. This separation of adds to mitigating the impact of the proposal. As development in the Chatswood CBD continues to intensify new commercial and high-rise residential buildings are increasingly located adjacent to HCAs. It is now quite common for heritage buildings to be set in amongst tall commercial or residential buildings. Where a proposed tall building is directly adjacent to a HCAs, it desirable to create a transition between the two buildings. This is normally achieved by the creation of a podium to the taller building the height of which reflects the height of bulk and proportions of the adjacent item. Although there are no set rules to podium height it generally lies in the 2-3 storey height range and this allows for a transition by creating a lower street front to the new development and drawing attention away from the tower above. In most cases the visual

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impact of the tower remains constant regardless of its height. The reference design of the tower tries to have its largest setback to Anderson Street to minimise conservation area. This is an existing setback that has been reinforced to maintain the existing built relationship. The indicative reference scheme by Make provides vertical articulation of the two-storey podium to reference the pattern and separation of the individual dwellings. This reflects the earlier historic subdivision and setbacks of the site which included separate dwellings fronting Anderson Street. This assists in better integrating the future proposal into the existing historic context.

As part of the Heritage Strategy also prepared by Weir Phillips which undertook a heritage analysis of the boundary conditions of the CBD and adjoining HCA it was evident that along the transitional areas, the existing CBD forms a visible but neutral backdrop to the HCAs. Much of the visual impact of the CBD is mitigated by tree plantings along the streetscape. See Figure 24 which illustrates the mitigating impact of the vegetation when looking west from within the HCA. From a heritage perspective, increasing the uplift within the vicinity of the HCA, as viewed in the 3D modelling, did not present a substantial visual imposition on the significance of the conservation area. The proposed increase in height will have some impact on the setting of the HCA. The majority of the impact mitigated by the dual tower reference design by MAKE which preserves much of the solar access to the items. The focus of the dwellings within the HCA on the eastern side of the street face inwardly towards cross streets (including Daisy Street, Tulip Street and Violet Street) with side elevations fronting Anderson Street. This means that the view corridors and setting of the items generally run parallel to the proposed development site. As a consequence, the proposal will not be readily perceptible as a background element when viewed in tandem with the majority dwellings in the HCA as their primary elevations are generally viewed in a north/south direction.

The proposal will modify the existing the R3 Medium Density Residential zone to B4 Mixed Use that would enable commercial, and retail to be permissible at the lower levels ground levels of the site. The heritage impact of placing a mixed-use portion at podium levels with residential development above has a negligible heritage impact considering the current and future context of CBD. The scale of the podium can reduce the perception of the CBD in the background of many dwellings in the adjoining HCA, which preserves the residential feel of the items. Notwithstanding, HCA already sits comfortably within the existing emerging CBD to the west and south, the intensification of use will not impact upon the ability to understand the significance of the heritage conservation area as a good example of early North Shore residential development.

The impact is acceptable on the HCA in the vicinity for the following reasons:

- The degree of separation is sufficient to have no direct impact on the lot boundary curtilage of the HCA in the vicinity.
- The low-rise nature of the historic streetscape of this section of the North Chatswood HCA will still be able to be understood as Anderson Street is a wide cross street with additional vegetated nature strips.
- No significant view corridors to/from the HCA will be blocked. Views to items will largely remain the same.
- The architectural, historic and/or social significance of the items will not be

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impacted upon.

- The proposed works are consistent with the plans of future development in the area. Council has accepted that the wider setting of these the HCA will change over time.

### **6.3.2 20 Tulip Street, Chatswood**

No. 20 Tulip Street, Chatswood is a late Federation Queen Anne Style dwelling located opposite the site. The proposed changes to the controls will facilitate a future tower that is significantly larger than the existing context. While the propose changes the controls will have some impact on the setting of the item, the separation of the width of Anderson Street and the appropriately scaled podium adds to the mitigating impact of the tower above.

The materials and finishes suggested by the reference scheme are contemporary but make reference to traditional materials. Face brick is the predominant wall finish in the Conservation Area. A dark brick has been chosen as part of the contemporary design; it is of a colour and tone that matches the darker brick often used as a highlight element in Federation period buildings. This assists in softening the impact of the tower and reduces the contrast between the contemporary and historic design.

The item will continue to read as part of the early residential development of Chatswood on the eastern side of Anderson Street, where it is unencumbered by high density development.

### **6.3.3 21 Daisy Street**

Like the majority of dwellings within the North Chatswood HCA, No. 21 Daisy Street is focused inwardly to the cross streets in a north/south direction. While the immediate setting to the west of the dwelling will change, the impact on the item the proposal will not be readily visible in the background of most dwellings as their primary elevations are generally viewed in a north/south direction. The item will continue to read as part of the early residential development of Chatswood within the North Chatswood HCA, where it is unencumbered by high density development

### **6.3.4 4,6 and 8 Daisy Street**

There will be a negligible heritage impact on the Federation era dwellings at 4,6, and 8 Daisy Street as a result of changes to the controls. From the view corridors within the HCA it is clear that the existing topography, streetscape vegetation and bulk of the existing buildings surrounding these items form the majority of their setting. Where visible, a future tower built to the proposed controls will form part of the Chatswood CBD backdrop to the HCA. The items will continue to read as part of the early residential development of Chatswood within the North Chatswood HCA, where it is unencumbered by high density development.

Consequently, the reference design will not materially impact the identified heritage significance of these items beyond the existing and recently approved conditions.

### **6.3.5 105 and 107 Archer Street**

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There will be a negligible heritage impact on the Federation era dwellings at 105 and 107 Archer Street as a result of changes to the controls. From the view corridors within the HCA it is clear that the existing topography, streetscape vegetation and bulk of the existing buildings surrounding the item form the majority of their setting. Where visible, a future tower built to the proposed controls will form part of the Chatswood CBD backdrop to the HCA. The items will continue to read as part of the early residential development of Chatswood within the North Chatswood HCA, where it is unencumbered by high density development.

Consequently, the reference design will not materially impact the identified heritage significance of these items beyond the existing and recently approved conditions.

#### **6.3.6 *Our Lady of Dolours Church***

Located to the south east of the site outside the North Chatswood HCA, the Our Lady of Dolours Church will not be affected by a tower built to the proposed change in controls. The prominent streetscape presence of the church along Archer Street will remain the predominant and significant characteristic of the item. Where visible, a future tower built to the proposed controls will form part of the Chatswood CBD backdrop to the item.

Consequently, the reference design will not materially impact the identified heritage significance of these items beyond the existing and recently approved conditions.

#### **6.3.7 *850 Pacific Highway***

Located on the western side of the Pacific Highway to the north west of the site, the Federation era dwelling will not be affected by a tower built to the change in controls as the new tower will blend in with the existing high rise backdrop to the item.

Consequently, the reference design will not materially impact the identified heritage significance of these items beyond the existing and recently approved conditions.

### **6.4 Other Heritage Items in the Vicinity**

Beyond the items discussed above, the Planning Proposal will have no impact on other heritage items in the vicinity for the following reasons:

- Nearby sites are located over 200 metres from the subject site. This distance is sufficient that other heritage items are well beyond the immediate setting of the site.
- The proposal will not result in a built form that will impact on the ability to understand the historic significance of these items.
- The proposal will not result in a built form which further blocks identified significant views to or from the items.
- The proposal will result in a built form which is consistent with the ongoing development in the surrounding area.



The Planning Proposal seeks approval to modify current development controls and guidelines to of greater height presently permitted at No. 42-44 Anderson Street, Chatswood. The proposed uplift is in line with the future development objectives of the *Chatswood CBD Planning and Urban Design Strategy 2036*. The planning proposal, supported by the reference scheme by MAKE, indicates that the uplift on the site can be achieved without a substantial compromise to the heritage significance of the adjoining HCA and heritage items.

With regard to nearby heritage items and the assessment of impacts set out above, the PP is considered acceptable for the following reasons:

- The impact of the transition to a tower form will be mitigated by the use of a podium level of appropriate height and the proposed articulated tower form to improve solar access to heritage items and relationship to the existing context.
- Proposed reference design will provide the opportunity to increase the performance of the building in relation to the public domain (in terms of streetscape presentation, light, views and connectivity) which will be improved when compared to existing buildings.
- No significant view corridors to or from the items or the HCA identified in Section 4.2 and 4.3 will be blocked, impeded or unreasonably disrupted by the proposed PP Reference Design.
- Views *from* the site are not considered to have heritage significance.
- Introduction of podiums with lower street wall heights and greater on street setbacks to increase the separation and perceived massing of development directly adjacent to HCAs.
- The proposed concept design will facilitate a tower which will require the demolition of the building on site. The buildings on site are not considered to be of heritage significance, either through the assessment of Willoughby City Council or by the authors of this statement.