



WILLOUGHBY
CITY COUNCIL

MEMO

To: Chair, Sydney North Planning Panel
From: Consultant Planner, Peter Wells
Date: 4 March 2025
Address: 58 Anderson Street Chatswood
Ref/File No.: PPSSNH-398- Willoughby - DA-2023/150
Subject: Applicant response to draft conditions (prior to meeting)

The applicant accepts all conditions except seeks the deletion of bullet point 1 of condition 30 (heritage), and seeks to reduce the payable s7.12 contribution (condition 9) on the basis that the construction cost of affordable housing (where affordable housing is excluded from the s7.12 contribution amount) should be \$6,717/sqm in lieu of \$1,900/sqm. The applicant requests that the s7.12 calculation be amended to discount the s7.12 contribution by \$349,284 rather than \$98,000.

Council does not seek to change or delete the subject conditions.

On Monday 3 March 2025 the applicant responded to the draft conditions (see Appendix 1) requesting as follows:

- (1) Deletion of bullet point one of condition 30 – Heritage, which requires “curved corners as opposed to angular corners”. This requirement relates to the northern extremity of the residential tower and aims to mitigate impacts of the proposal on the adjoining Heritage Conservation Area.

30. Heritage

The measures proposed by Heritage 21 in its Statement of Heritage Impact Report (Ref: 9138, dated April 2021 - Section 6.2.2) to mitigate the contrast between the neighbouring North Chatswood Heritage Conservation Area and the proposed tower are required to be implemented. The measures are as follows:

- Curved corners as opposed to angular corners;
- The use of a podium to break up the vertical bulk;
- Deep soil landscaping;
- Potentially materials that reflect those of the HCA such as face brick, timber detailing, terracotta tiling, sandstone, shingles etc.
(Reason: Appropriate interface with adjoining Heritage Conservation Area)

Details are to be provided for approval to Council's Heritage Officer prior to the issue of the Construction Certificate.

Page 90

Image 1: Draft condition 30 that appears on page 90 of the Assessment Report.



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The requirement stems from Section 6.2.2 of the Statement of Heritage Impact (Ref: 9138, dated April 2021) prepared by Heritage 21 (Appendix 2), which says [page 28] that: "Heritage 21 is of the opinion that various measures can be employed by the architect of any future development to soften its visual impact when viewed from the HCA opposite the site. These measures could include the following:

- Curved corners as opposed to angular corners;
- The use of a podium to break up the vertical bulk;
- Deep soil landscaping; and
- Potentially materials that reflect those of the HCA such as facebrick, timber detailing, terracotta tiling, sandstone, shingles etc. Heritage 21 strongly encourages that these materials finds their way into the design as an acknowledgement of the heritage values comprised in the HCA opposite".

Council's Heritage Officer has had regard to the reasons the applicant provides in Appendix 1, however stands by the requirement for curved corners. The condition would be satisfied by curving the vertical balcony elements of the residential tower.

(2) Calculation of the s7.12 contribution

The second issue is regarding the calculation of the s7.12 contribution on page 20. The applicant says that: "A construction cost of \$1,900/sqm for affordable housing has been adopted for this calculation and the report invites us to provide evidence should we disagree with this assumption. I attach the 58 Anderson QS which notes a construction cost of \$6,717/sqm. We therefore request that the calculation be amended to discount the s7.12 contribution by \$349,284 rather than \$98,000".

Council's Planning Process & Contributions Specialist has reviewed the applicant's commentary and cannot agree to take \$6,717/m² as the rate to apply for the deduction of the cost of the dedicated AH dwelling. This is because the applicant's rate is derived from using the GFA as the area to be divided from the total cost of works, however Council's Planning Process & Contributions Specialist says that when one examines the overall Cost of Works categories from the QS report, the costings breakdown are costs that are associated with, inter alia:

- basement (ie. carparking/loading docks excluded from WLEP GFA definition),
- piling & concrete (ie. foundations and basement levels not detected by WLEP GFA definition),
- aluminium windows/ facade (ie. exterior walls not detected by WLEP GFA definition),
- hydraulics, electrical, mechanical, lift & fire services (ie. plant rooms, life towers, stairs, vertical services excluded from WLEP GFA definition) etc.

Appendix 3 contains a full response by Council's Planning Process & Contributions Specialist and attachments.

I look forward to providing further assistance at the meeting.

Peter Wells,
Consultant Planner

Appendix 1 – Applicant response to Council's draft conditions of consent

Appendix 2 – Heritage 21 Statement of Heritage Impact Report

Appendix 3 –Response by Council's Planning Process & Contributions Specialist



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APPENDIX 1 – APPLICANT RESPONSE TO COUNCIL’S DRAFT CONDITIONS OF CONSENT

Wells, Peter

From: Polina Pavlenko <polina.pavlenko@mcr.com.au>
Sent: Monday, 3 March 2025 12:20 PM
To: Wells, Peter
Cc: Matt Hurst
Subject: Response to conditions of consent
Attachments: 31509_58 Anderson St, CHATSWOOD_CIV Cost Report_27.03.23.pdf

Good morning Peter,

Thank you for sending us the Council report and providing us with an opportunity to comment on the conditions of consent.

We have two matters to raise.

The first is the issue of the rounded corners included in the heritage condition of consent on page 90. We request the removal of the rounded corners item from this condition on the basis of this concern already having been resolved and the current design being consistently approved at PP and DEC stage. Please see below a brief summary of the progression of this design prepared by our architects (in blue). We ask that the curved corners item be struck from the heritage conditions.

1. Curved corner as indicated in the heritage report was recommended by Heritage 21 to address the built form of the planning proposal at year 2021.
2. The built form of the planning proposal had since been developed / refined by DDA at the design competition stage
3. DDA scheme (no curved corner built form) had been chosen by the design competition panel as the winning scheme
4. Built form and building design of the DA scheme aligned with the design competition winning scheme
5. Built form and building design of the DA scheme achieved the design excellence

The second issue is regarding the calculation of the S7.12 contribution on page 20. A construction cost of \$1,900/sqm for affordable housing has been adopted for this calculation and the report invites us to provide evidence should we disagree with this assumption. I attach the 58 Anderson QS which notes a construction cost of \$6,717/sqm. We therefore request that the calculation be amended to discount the s7.12 contribution by \$349,284 rather than \$98,000.

Please kindly confirm whether these two conditions will be altered as per our request. Feel free to call me if you have any questions.

Kind regards,

Polina Pavlenko

Mobile 0406355510
Head Office | Level 4, 1 McLaren Street North Sydney NSW 2060
PO Box 1850, North Sydney NSW 2060



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APPENDIX 2 – HERITAGE 21 STATEMENT OF HERITAGE IMPACT REPORT

STATEMENT OF HERITAGE IMPACT

Planning Proposal at 58 Anderson Street Chatswood



Job No. 9138
April 2021

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.

Cover page: Subject site at 58 Anderson Street, Chatswood from Wilson Street looking to front façade. (Source: Heritage 21, 22.04.2021)

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	26.04.2021	SS	PR/SDA	SS
2	Report issued (RI) for Planning Proposal	27.04.2021	SS	-	SS

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared on behalf of for H & J Vakili C/O Drew Dickson Architects to submit a Planning Proposal to provide the framework for future development on the site.

1.2 Site Identification

The subject site is located at 58 Anderson Street, Chatswood which falls within the boundaries of the Willoughby City Council Local Government Area (LGA) and it comprises Lot 20, DP 1107551. As depicted in Figure 1 below, the site is located on the north-western side of the intersection between Anderson Street and Wilson Street, with its primary frontage (southern façade) to Wilson Street. The site comprises a two-storey detached dwelling. The setting and topography of the site will be more fully described in Section 3.0 below.



Figure 1. View of the site, which is highlighted in yellow (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

1.3 Heritage Context

1.3.1 Heritage Listings

The subject site **is not** listed as an item of environmental heritage under Schedule 5 of the Willoughby Local Environmental Plan 2012 ('WLEP'). Further, it is also not listed on the NSW State

Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹



Figure 2. Detail from Heritage Map HER_003 and HER_004. The site is outlined in blue, heritage items shaded brown and the conservation area is hatched red (Source: NSW Legislation Online, <https://www.legislation.nsw.gov.au/maps>, annotated by Heritage 21).

The subject site is **not** located within the boundaries of a Heritage Conservation Area under the WLEP 2012 but is in the vicinity of the Chatswood North Heritage Conservation Area ('HCA').

1.3.2 Heritage Items in the Vicinity

As depicted in Figure 2 above, the subject site is situated within the general vicinity of the following heritage items and HCA's listed under Schedule 5 of the WLEP 2012. The details of the listings follow:

Item/HCA Name	Address	Significance	Item Number
House (including original interiors)	21 Daisy Street	Local	I72
Boarding house (including original interiors)	850 Pacific Highway	Local	I108
House (including original interiors)	20 Tulip Street	Local	I129
North Chatswood HCA	-	Local	C10

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however it continues to exist as an inventory of Australian heritage places.

Among the above heritage items in the vicinity listed above, the subject site is within the visual catchment of Item I129 (20 Tulip Street) and the North Chatswood HCA. However, given that the planning proposal includes the rezoning of the site, the impact of any future development on items I72 and I108 is also considered in Section 6.2 below.

1.4 Purpose

The subject site is located in the vicinity of heritage items as well as the North Chatswood Heritage Conservation Area, all of which are listed under Schedule 5 of the WLEP. Sections 5.10(4) and 5.10(5) of the WLEP require Willoughby City Council to assess the potential heritage impact of non-exempt development, such as the potential future redevelopment of the site (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and heritage conservation area and, also, to assess the extent (whether negative, neutral or positive) to which the planning proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SOHI provides the necessary information for Council to make an assessment of the planning proposal on heritage grounds.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

1.6 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Shikha Swaroop and overseen by Paul Rappoport, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.

- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

The following historical development of Chatswood has been extracted from The Book of Sydney Suburbs:²

Not many suburbs are named after women, but Chatswood on the North Shore is one exception. This district commemorates Mrs. Harnett, whose husband, Richard, was a notable figure on the north shore, as well as Mosman and an early mayor of Willoughby. In 1876, Richard Harnett subdivided an estate at Chatswood and named it after his wife. Her Christian name was Charlotte but his pet name for her was Chattie or Chat and the family referred to the bushland areas of the estate as Chat's Wood. When the post office was established in 1879, the council suggested naming the area Chatswood after Harnett's successful estate, which was in the immediate vicinity.

The land on which the railway station is built was originally part of a 200 acre grant made in 1805 by Governor King to Isaac Nichols (1770 – 1819). He called his property King's Plains and brought up other farms until, by 1808, he held 500 acres. In 1810 he received an additional 380 acre grant to the south-west. Eventually Nicholas held 900 acres, and although he died in 1819, the estate was not subdivided until 1836. Although transported for theft in 1791, Nicholas was the first postmaster appointed in the colony, as well as being principal superintendent of convicts from 1810 to 1814. He was described by Governor Macquarie as "a most zealous, active and useful man."

In the western part of the suburb, the first grant was made in 1807 to William Henry who took up 1000 acres near the confluence of Blue Gum Creek and the Lane Millwood Farm, and the present Millwood Avenue was named after it. Later, government authorities denied Henry's claim to the land and in 1850 he was evicted. After an inquiry he was reinstated ten years later. Lane Cove River State Area, a park with both natural bushland and cleared picnic areas, occupies both banks of the Lane Cove River from Fullers Bridge, at the western end of Millwood Avenue, northwest to West Pymble, and for some distance along Blue Gum Creek.

The first school in Chatswood opened in July 1883, and the first post office in August 1879. This closed in 1886, to reopen with improved facilities a year later.

When the railway came through the area in 1890, Chatswood began to develop rapidly, moving ahead of the older centre of Willoughby. By 1923 Chatswood was described as "a fashionable suburb and abounds with handsome villas. The township is growing and is centre of most of the business on the Milson's Point and Hornsby line."

² Pollon, Frances, ed. The Book of Sydney Suburbs. Sydney: Cornstalk, 1996.

2.2 Historical Development of North Chatswood HCA

The following historical development of North Chatswood HCA, located in the vicinity of the site, has been extracted from the Willoughby DCP 2016:³

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

The 1880’s was a decade of vigorous land subdivision in Chatswood, and with the arrival of the railway in 1890, high class building activity flourished in the area. Beauchamp Park was proclaimed in 1899, and was named after the Governor of NSW, William Lygon, the 7th Earl of Beauchamp. After World War 1, a further wave of subdivisions and building activity added to this stock of grand Federation homes set on large allotments.

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

Key Period of Significance:

1880 – 1930

2.3 Site Specific History

The subject site was originally part of a 200-acre Crown Grant to Isaac Nichols in 1805.⁴ In 1897, William Henry McKeown, an orchardist, purchased twenty and a quarter perches of land in Chatswood, including the subject site, with its existing allotment boundaries. In 1903, William Henry McKeown sold the subject site to George Arthur Chapman.

³ Willoughby City Council, “Willoughby Development Control Plan (WDGP) 2016,” H.3.11 North Chatswood Heritage Conservation Area: C10

⁴

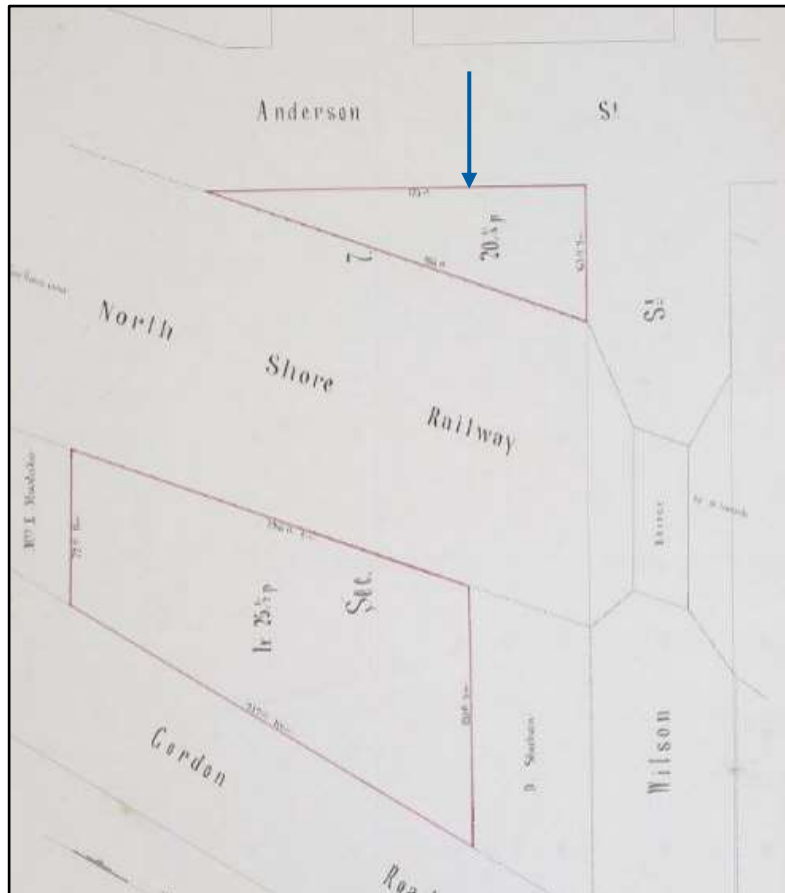


Figure 3. Certificate of title showing the land purchased by William Henry McKeown, outlined in red, in 1897. The subject site is indicated by the blue arrow. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1223 Fol. 84)



Figure 4. Certificate of title showing the transfer of the subject site from William Henry McKeown, to George Arthur Chapman in 1903. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1223 Fol. 84)

In 1908, George Arthur Chapman, sold the land to Knight Ellery Barnett and Marcus Stanley Barnett, who in turn sold the site to Mary Parr in 1909.

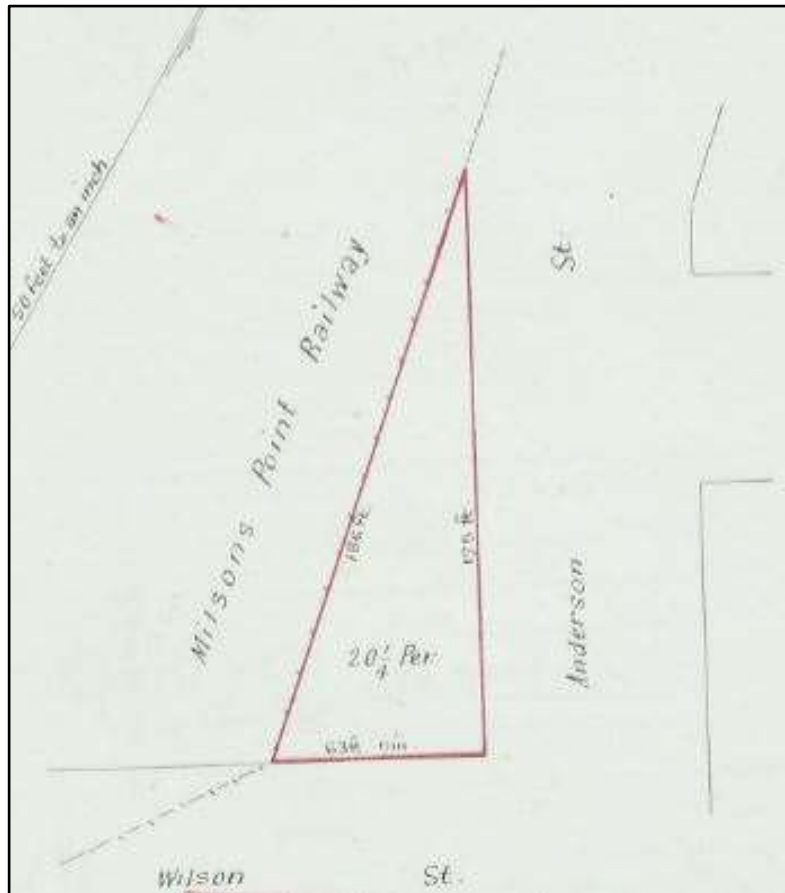


Figure 5. Certificate of title showing the land purchased by George Chapman, outlined in red, in 1908. The subject site is indicated by the blue arrow. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1494 Fol. 225)

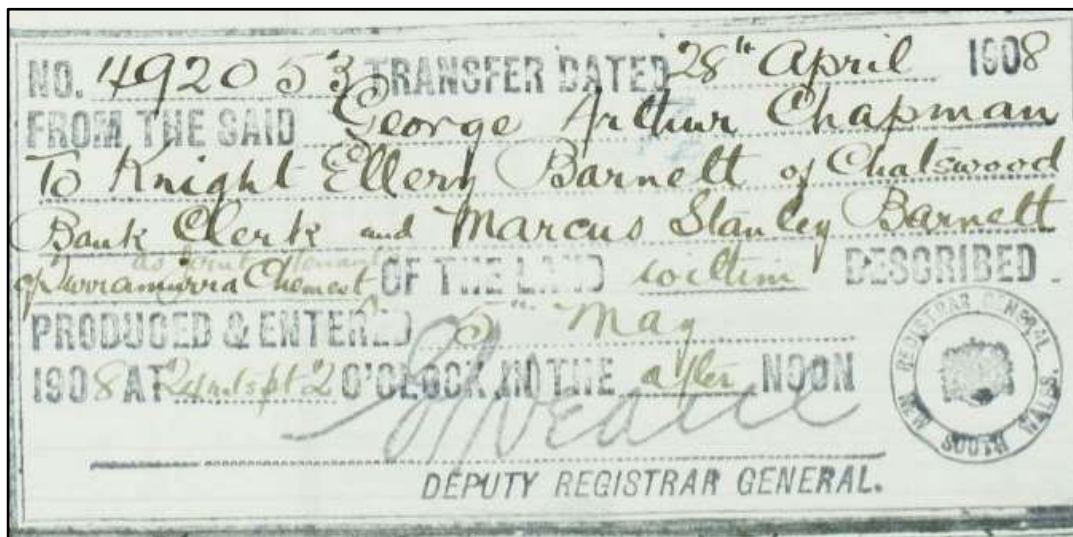


Figure 6. Certificate of title showing the transfer of the subject site from George Arthur Chapman to Knight Ellery Barnett and Marcus Stanley Barnett in 1908. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1494 Fol. 225)

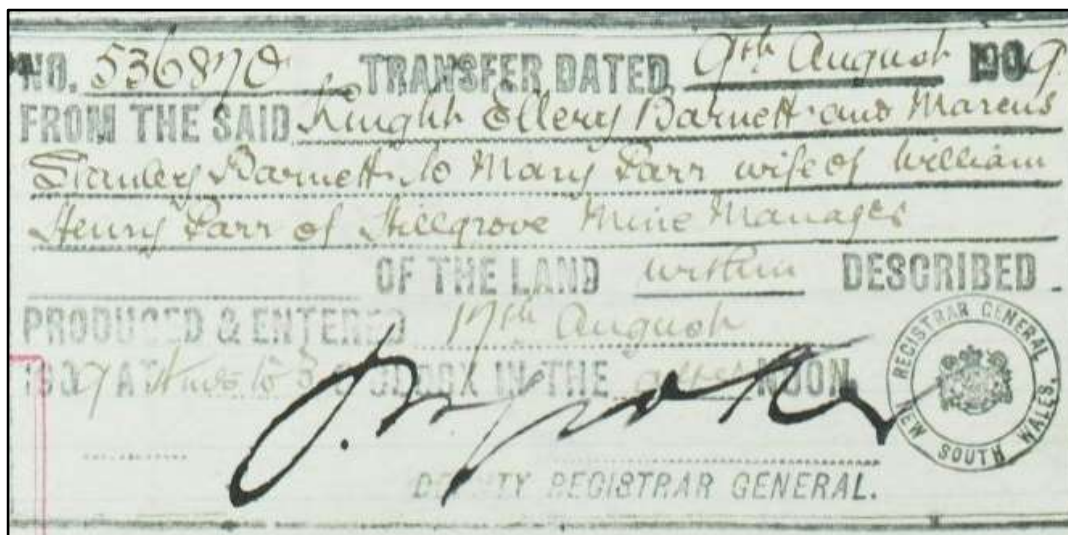


Figure 7. Certificate of title showing the transfer of the subject site from Knight Ellery Barnett and Marcus Stanley Barnett to Mary Parr in 1909. (Source: NSW Land Registry Services, Historical Land Records Viewer, Vol. 1494 Fol. 225)

By 1919, Charles Alfred Tooley and his wife Elise Cole Tooley were the proprietors of the subject site. The earliest record of a built structure, possibly the subject building, dates from 1928, as noted in the 1928 Rate Book of the Borough of Willoughby.

BOROUGH OF WILLOUGHBY				CHATSWOOD WEST			
TOOLEY, CHARLES ALFRED.				C/O HUGH DUFF & CO. CHATSWOOD.			
C 51-30				58 Anderson St Chatswood			
COUNTY				INDIANA			
STREET				*ELDOREEN* 58			
DATE VALUED				11-12-0			
1/4/28				11-12-0			
10				1025			
234				94			
175' x 63'				HERE WILSON ST			

Figure 8. 1928 Borough of Willoughby Rate Book record showing a dwelling "Eldoreen" at 58 Anderson Street, owned by Charles Alfred Tooley. (Source: 1928 Borough of Willoughby Rate Book, obtained from: <https://willoughby.spydus.com/cgi-bin/spydus.exe/PAGE/WPAC/ARCENQ/9966297/3>)

A comparative analysis between the aerial photograph of the subject site from 1943 and the existing photograph indicates suggests that a second storey was added post-1943. While the existing roof form and the roof form of the dwelling in 1943 appear to be similar, the shadows and minor differences in the roof forms indicate that the second storey was a later addition.

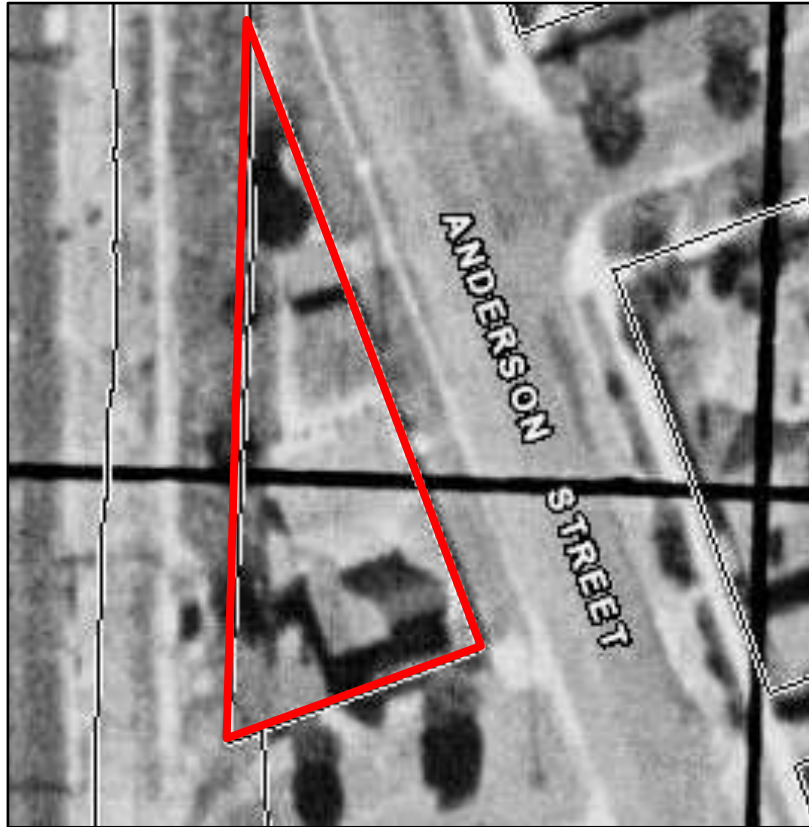


Figure 9. 1943 aerial photograph of the site, which is outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).



Figure 10. Existing aerial photograph of the site, which is outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The site is located at 58 Anderson Street, Chatswood. The suburb of Chatswood is located 10 kilometres north of the Sydney CBD.

The subject site is located north-west of the intersection between Anderson Street and Wilson Street, with its primary (southern) façade to Wilson Street. The western side of Anderson Street comprises two-three storey walk-up apartments, while the eastern side of Anderson Street consists of single storey detached Federation dwellings. Either side of the road and bound by medium height street trees. The land slopes downwards to the east.

3.2 Physical Description of the Subject Site

The subject site comprises a two-storey detached dwelling with a staggered façade. The lower storey consists of rendered masonry external walls, while the upper storey consists of weatherboard walls. The fenestration of the ground and upper level also differs from each other. The inconsistency between the external walls suggests that the upper storey was likely a later addition.

The southern boundary of the site (to Wilson Street) is lined by a low-lying rendered masonry fence, while the eastern boundary to Anderson Street is marked by a tall timber fence. The site is bound by a railway corridor to the west.

While Heritage 21 has not conducted a visual survey of the interiors of the subject dwelling, photographs from Realestate website indicate that the interiors of the dwelling do not consist of any architectural features that could be deemed to be of aesthetic significance.⁵

The front setback of the site consists of a small garden while the rear of the site contains a swimming pool and a modest shed.

3.3 Physical Description of North Chatswood Heritage Conservation Area

The subject site lies to the west of the North Chatswood HCA. The following physical description of the HCA, located in the vicinity of the site, has been extracted from the WDCP 2016:⁶

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".

⁵ Real Estate website, obtained from: <https://www.realestate.com.au/property/58-anderson-st-chatswood-nsw-2067>

⁶ Willoughby City Council, "Willoughby Development Control Plan (WDCP) 2016," H.3.11 North Chatswood Heritage Conservation Area: C10

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.

3.4 Condition and Integrity

The current form of the building suggests that the upper level is a later addition, as indicated by the external walls and fenestration. However, the dwelling appears to be in good condition, with little damage or deterioration visible externally.

3.5 Views

The subject site is a readily visible item from the North Chatswood HCA located to the east of the North Chatswood HCA. Further, as depicted in Figure 2 above, the primary view lines to the primary elevation of the site are made from item I129 (20 Tulip Street) and the North Chatswood HCA. The potential future development would be visible from this perspective and would alter views from the site to those places.

The secondary view lines into the rear and side elevations of the site are made from within the North Chatswood HCA. These secondary view lines could be affected by any potential future development.

Further, given that the planning proposal results in the rezoning of the site, any future development may have a visual impact on items I72 (21 Daisy Street) and I108 (850 Pacific Highway).

Accordingly, the impact of the proposal on these places are discussed in the Heritage Impact Assessment below.

3.6 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 22 April 2021, unless stated otherwise.



Figure 11. View to the primary (southern) façade of the subject building, looking north of Wilson Street.



Figure 12. View to the primary (southern) and eastern façades of the subject building, looking north-west from the intersection between Anderson Street and Wilson Street.



Figure 13. View to the eastern façade of the subject dwelling, looking west from Anderson Street.



Figure 14. View to the low-lying rendered masonry fence to the southern boundary of the site, looking west from Wilson Street.



Figure 15. View to the non-original timber fence to the eastern boundary of the site, looking north from Anderson Street.



Figure 16. View to the streetscape along the western side of Anderson Street, looking south-west from Anderson Street.



Figure 17. View to the streetscape along Wilson Street, looking west from Anderson Street.



Figure 18. View to the streetscape to the eastern side of Anderson Street, looking east from Anderson Street.



Figure 19. View south from the subject site to Wilson Street and the Chatswood CBD.



Figure 20. View to the streetscape along Tulip Street (looking north), within the North Chatswood HCA, located to the east of the site.



Figure 21. View to the streetscape along Violet Street (looking north), within the North Chatswood HCA, located to the east of the site.



Figure 22. View to item I129 along Anderson Street (looking south), from within the North Chatswood HCA.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the Planning Proposal on the heritage significance of the subject site, the North Chatswood HCA (in the vicinity of the subject site), and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.2), the North Chatswood HCA (refer to Section 4.1.1), and items I129 (Section 4.1.2), item I108 (Section 4.1.3) and item I72 (Section 4.1.4) are provided below. The significance of these places, will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The North Chatswood HCA

The following Statement of Significance is available for the heritage conservation area on WDCP 2016:⁷

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

4.1.2 Item I129 – House (including original interiors) - Wycliffe

The following Statement of Significance is available for Item I129 – 20 Tulip Street, located in the vicinity of the site, on the State Heritage Inventory:⁸

Built in 1904/5 for William Ford, who discovered the first gold in Coolgardie, WA, 'Wycliffe' is an impressive and finely detailed house of Edwardian/ Federation design, featuring fine joinery, decorative plasterwork and cast iron trim. Its octagonal turret is a prominent feature that together with its large sweeping roof have created a landmark prominence for the property. An exceptional item of aesthetic and historic importance to the City.

4.1.3 Item I72 – House (including original interiors) - Glenrock

The following Statement of Significance is available for Item I72 – 21 Daisy Street, located in the vicinity of the site, on the State Heritage Inventory:⁹

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

⁷ Willoughby City Council, "Willoughby Development Control Plan (WDCP) 2016," H.3.11 North Chatswood Heritage Conservation Area: C10

⁸ Heritage NSW, "House (including original interiors) - Wycliffe," database no: 2660253

⁹ Heritage NSW, "House (including original interiors) – Glenrock,," database no: 2660095

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.

4.1.4 Item I108 – Boarding house (including original interiors) - Jillamatong

The following Statement of Significance is available for Item I108 – 850 Pacific Highway, located in the vicinity of the site, on the State Heritage Inventory:¹⁰

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.

The item is historically significant at the local level as one of the earliest houses constructed in the West Ward.

4.2 The Subject Site

4.2.1 Assessment of Significance

In order to make an assessment of whether or not the potential redevelopment, in accordance with the proposed revised planning codes proposed in the Planning Proposal, of the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The assessment is based upon criteria specified by the NSW Office of Environment and Heritage.¹¹

However, notwithstanding the historical development of the subject site, there is no evidence to suggest that the existing structure located at 58 Anderson Street, constructed in the late 1920s, demonstrates any of the criteria against which heritage significance is assessed.

¹⁰ Heritage NSA, "Boarding house (including original interiors) - Jillamatong," database no: 2660274

¹¹ NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), NSW Heritage Manual, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

5.0 PLANNING PROPOSAL

5.1 Proposal Description

The proposal entails a Planning Proposal, prepared by Parade Consulting, dated 5 March 2021, to provide the framework for future development on the site. This includes:

Amendments to the Willoughby LEP 2012:

- Amendment of the land zoning from R2 Low Density Residential to B4 Mixed Use;
- Increase of the permissible building height from 8.5m to 53m; and
- Increase of the FSR from 0.4:1 to 4:1.

Further, a draft Site Specific DCP has also been prepared as part of the Planning Proposal.

Additionally, Drew Dickson Architects have prepared an indicative development concept to address the design feasibility of the planning proposal. This proof-of-concept design includes:

- Demolition of the existing structures on the subject site including the two-storey dwelling, single storey shed and the swimming pool to the rear; and
- Potential addition of a new 15 storey mixed used building,

5.2 Drawings

Our assessment of the planning proposal is based on the following drawings of the Concept Design by Drew Dickson Architects dated October 2020 and received by Heritage 21 on 21 April 2021. These are reproduced below for reference only; the full set of drawings accompanying the planning proposal should be referred to for any details.

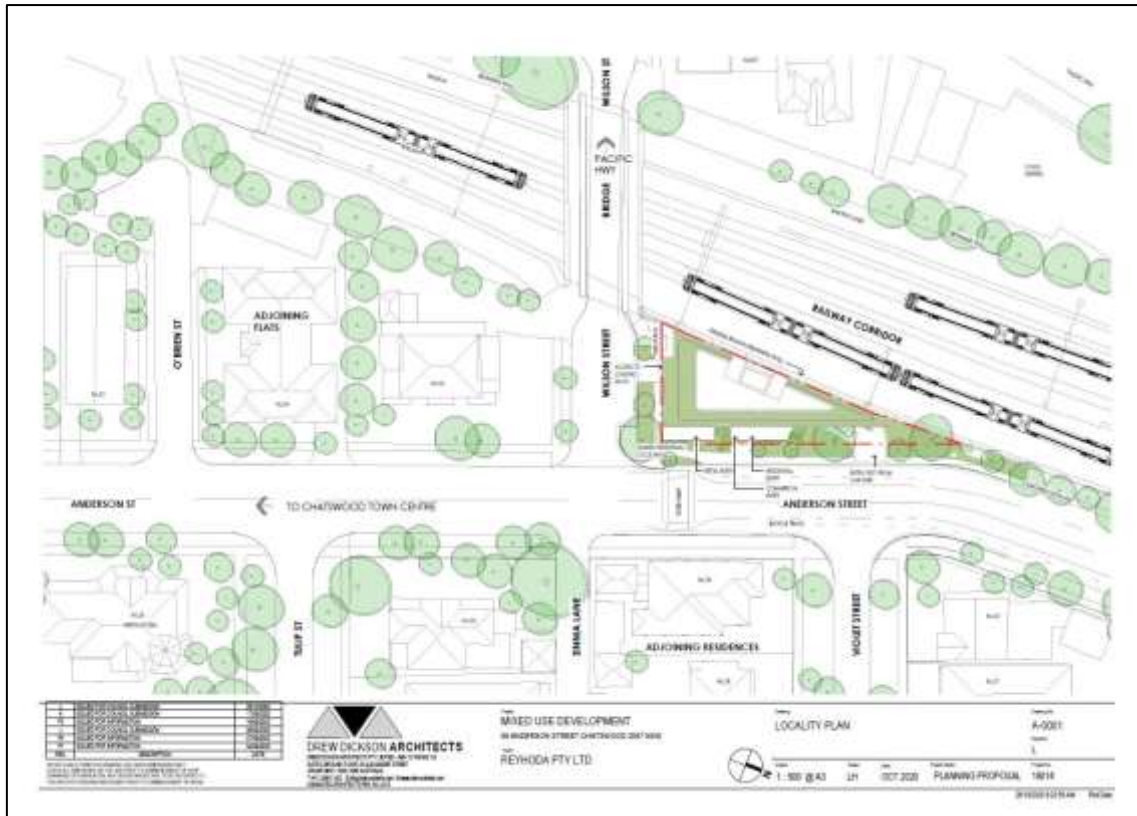


Figure 23. Locality plan.

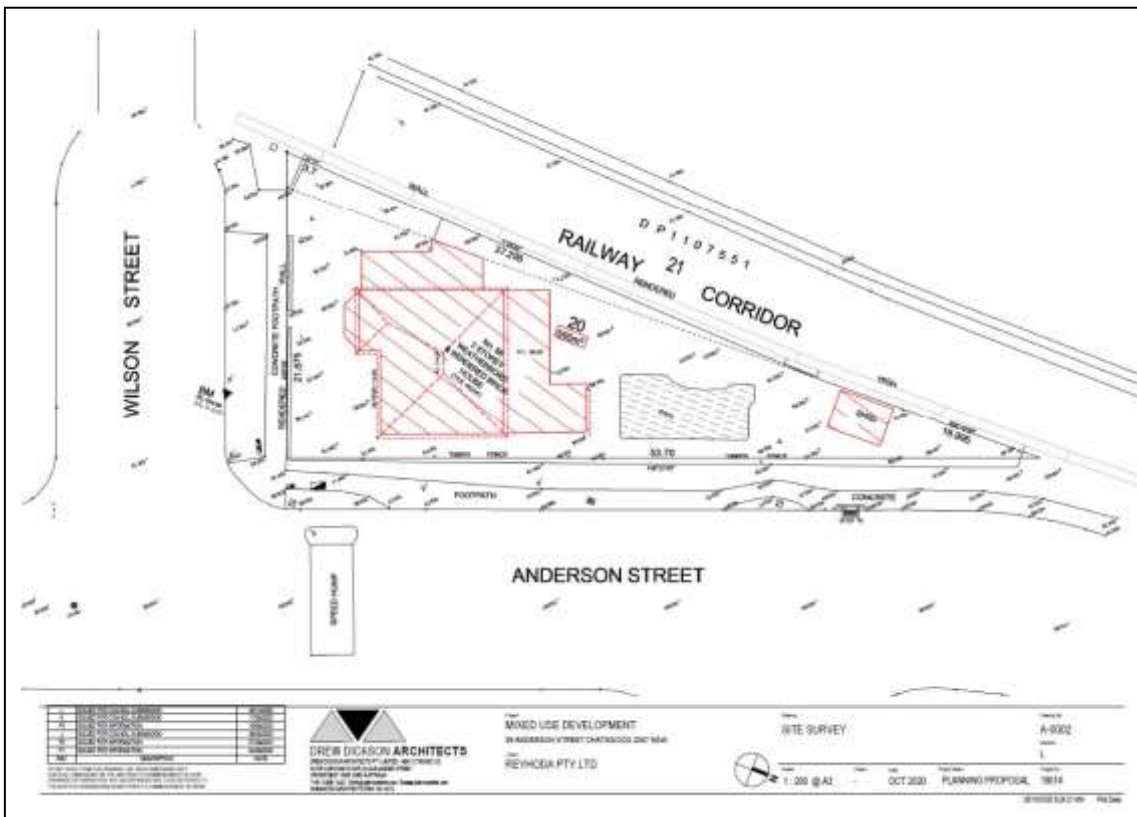


Figure 24. Site survey and proposed demolition.

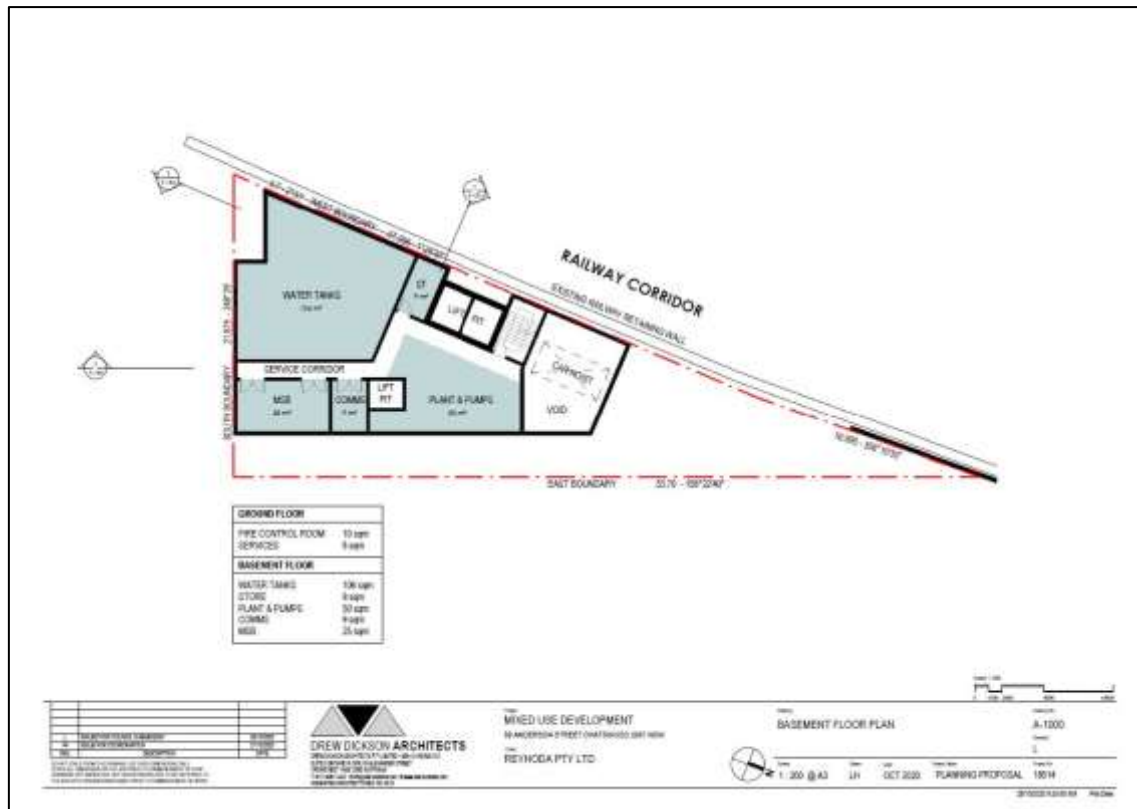


Figure 25. Proposed basement plan.

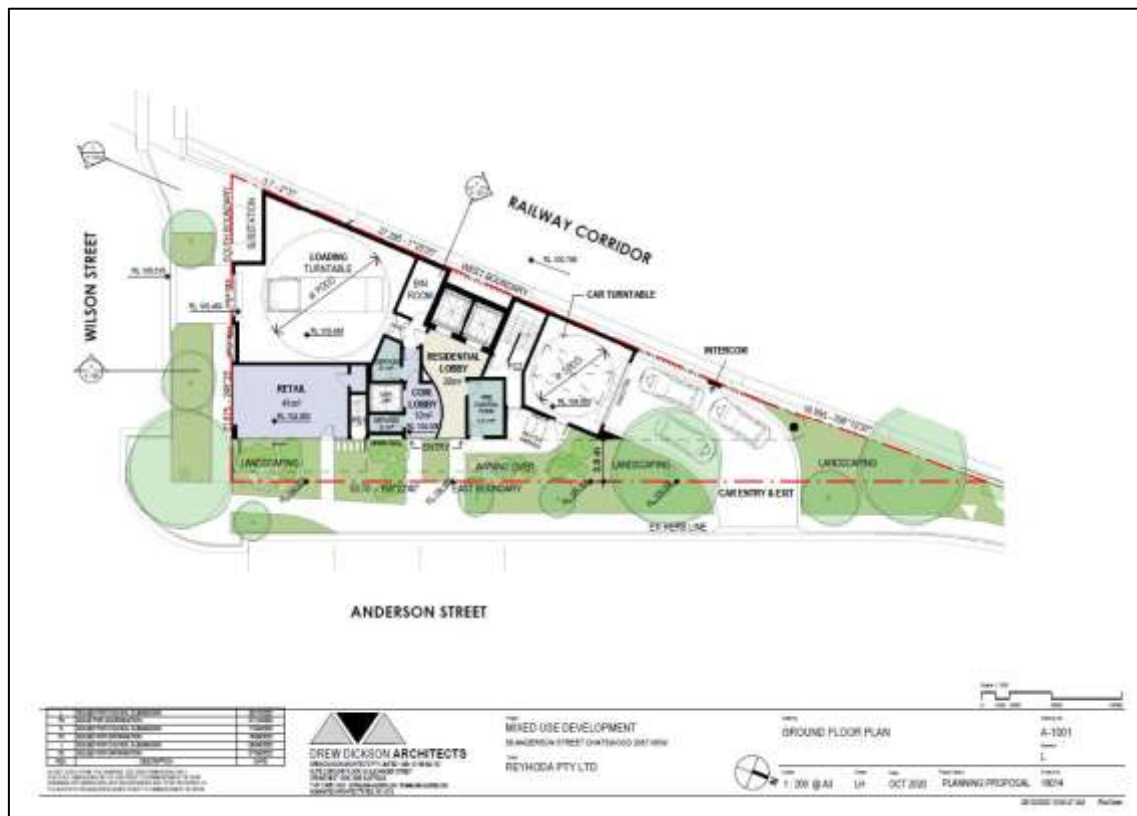


Figure 26. Proposed ground floor plan.

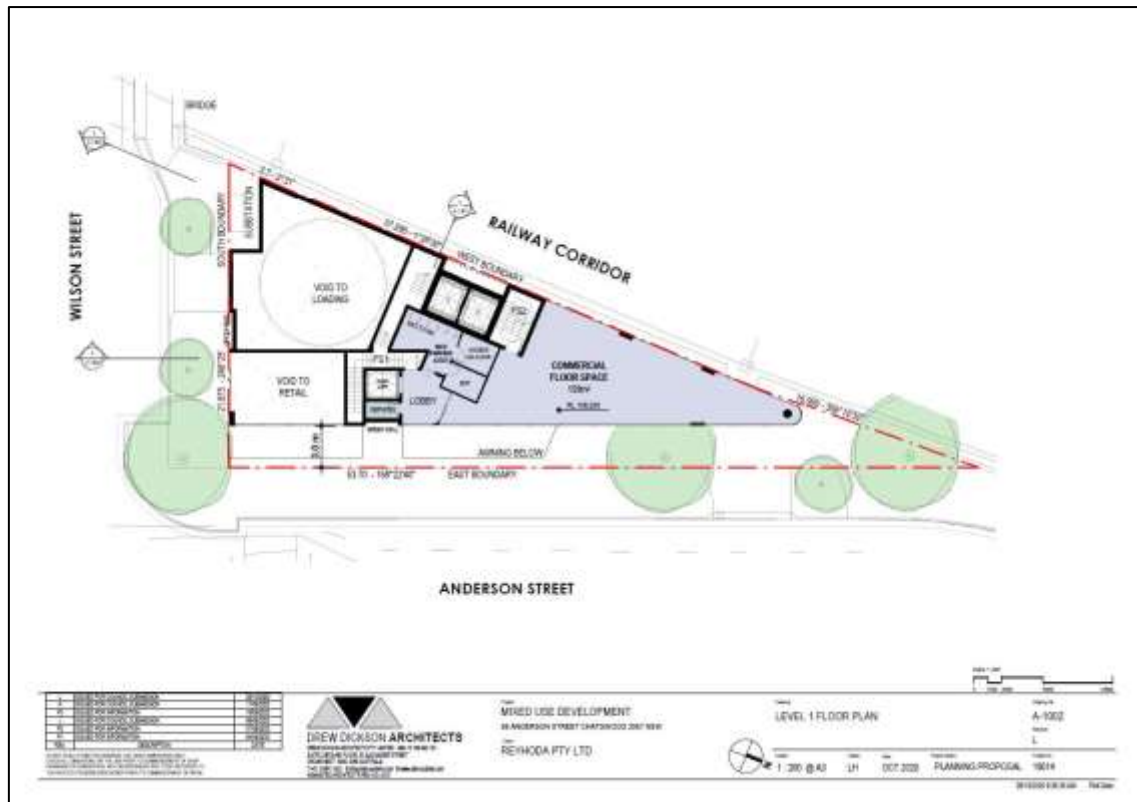


Figure 27. Proposed Level 1 plan.

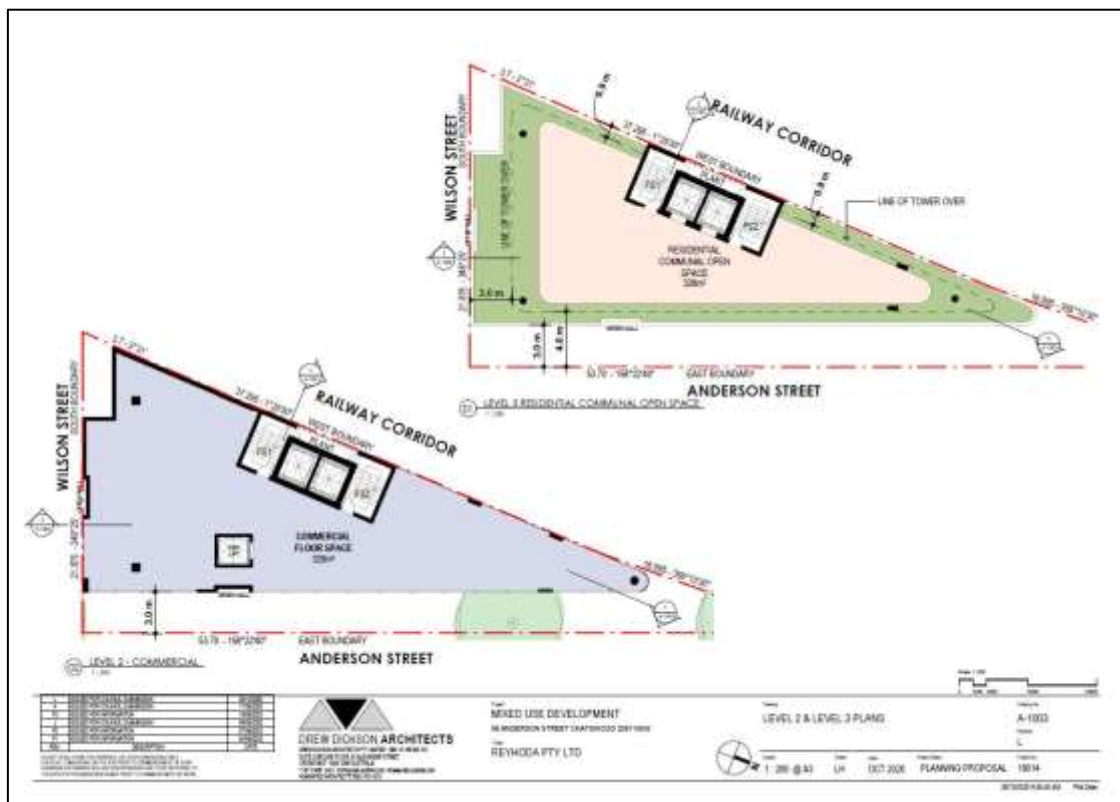
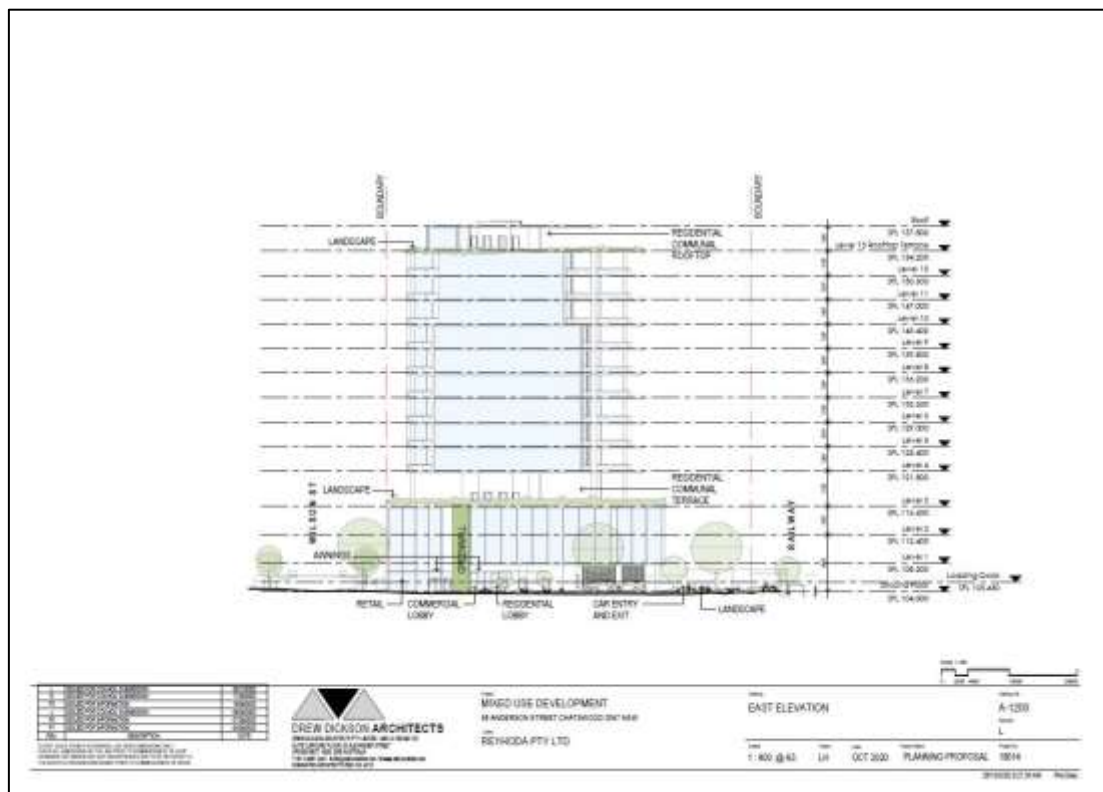
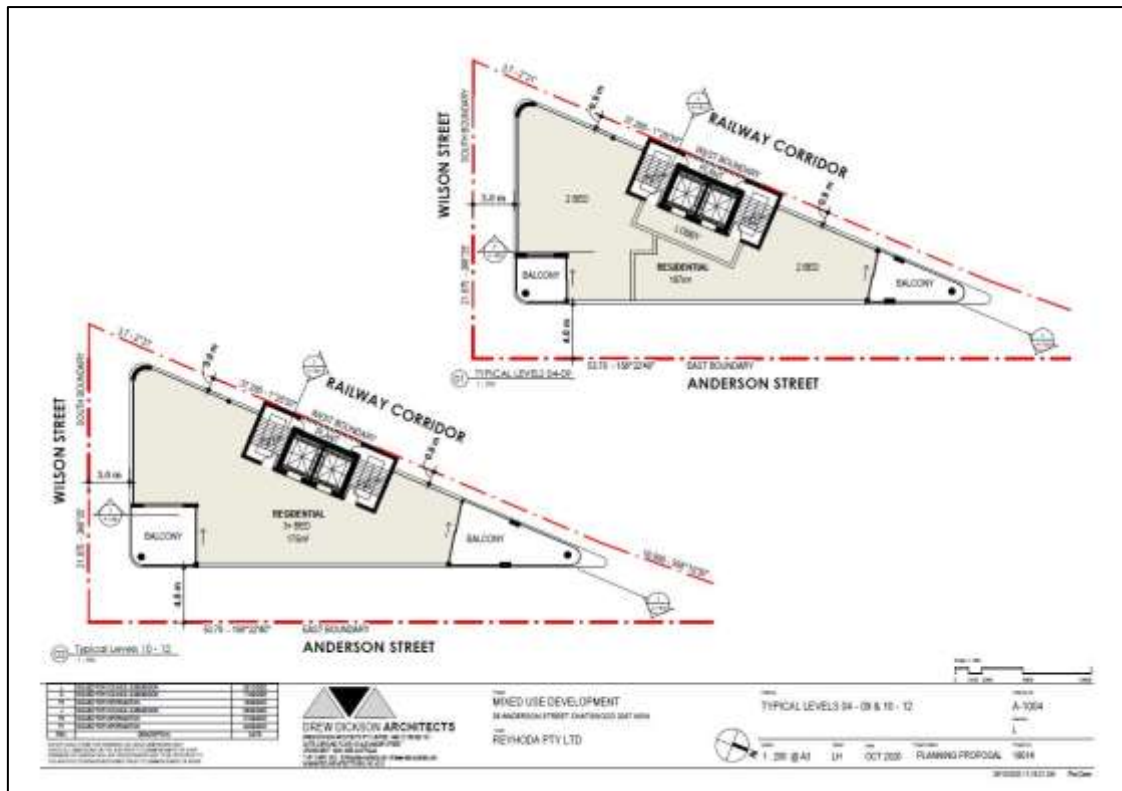


Figure 28. Proposed Level 2 and 3 plan.



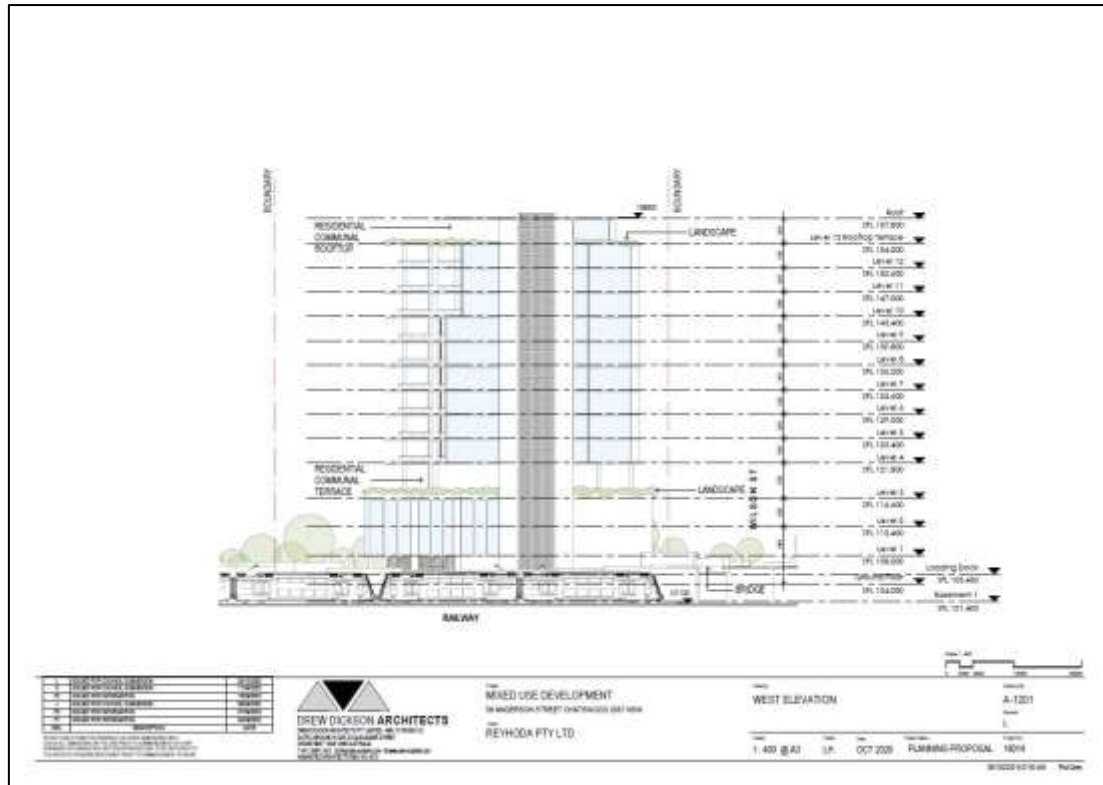


Figure 31. Proposed west elevation.

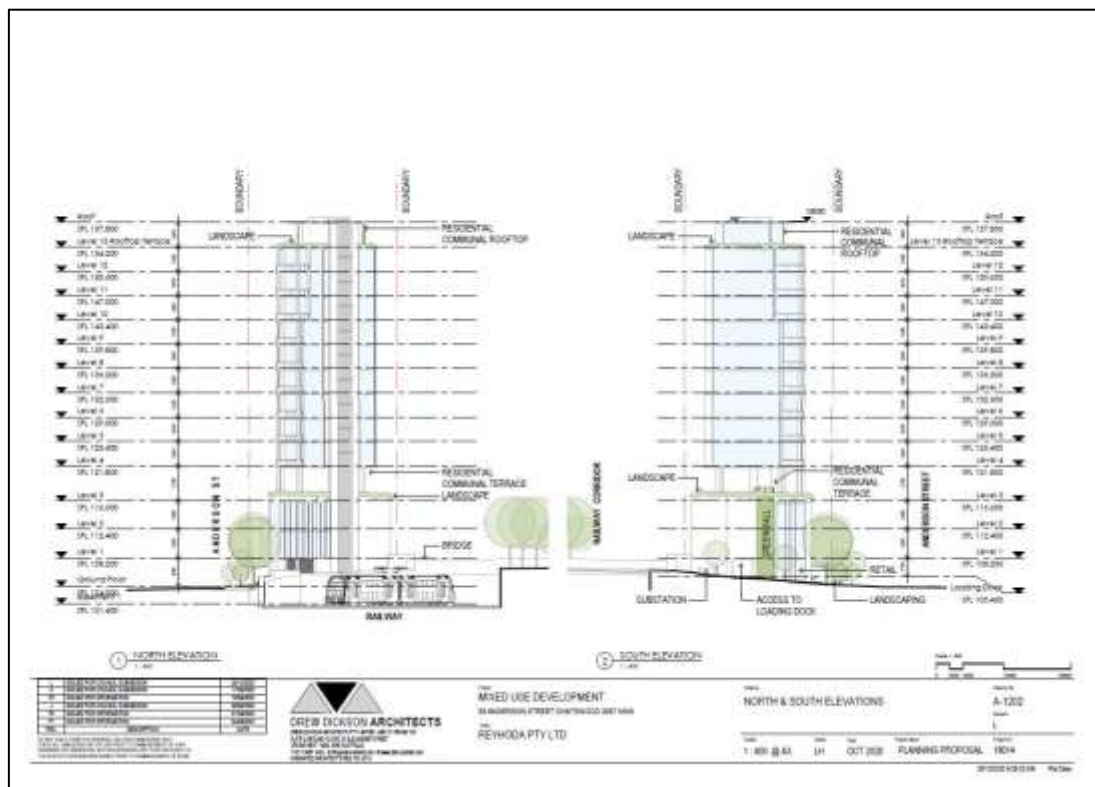


Figure 32. Proposed north and south elevation.



Figure 33. Proposed future view.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the planning proposal as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Willoughby Local Environmental Plan 2012

The statutory heritage conservation requirements contained in Section 5.10 of the WLEP 2012 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 Willoughby Development Control Plan 2016

Our assessment of heritage impact also considers the heritage-related sections of the WDCP 2016 that are pertinent to the subject site and any future development. These include:

PART H - Heritage Items and Conservation Areas

6.1.3 Other Heritage Considerations

- The historical use of the site would be maintained and if not, if the proposed new use would be suitable to the heritage significance;
- The historical setbacks and boundaries of the site would be retained as existing; and
- Any significant views to and from significant buildings or elements, or across significant areas would be impacted.

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed planning proposal would have upon the subject site, and the conservation area in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the relevant heritage items and heritage conservation area situated in the vicinity of the site (refer to Sections 1.3 and 3.4).

6.2.1 Heritage Impact Assessment of Future Demolition of the Subject Building

The subject site is not a heritage item listed under Schedule 5 of the WLEP 2012, nor does it lie within any heritage conservation area. Further, historic and physical evidence indicates that other than the historical development of the site, the site is not deemed to be of heritage significance.

While the subject dwelling dates from the Inter-War period, the external facades and interiors have not retained architectural features typically associated with the period. The building is a non-descript structure that does not positively contribute to the North Chatswood HCA (located to its east), which is predominately characterised by Federation and Inter-War bungalows.

Thus, in the opinion of Heritage 21, any future demolition of the subject building would not engender a negative impact on the heritage significance of the subject site or the heritage items and HCA in the vicinity of the site.

6.2.2 Heritage Impact Assessment of the Planning Proposal

The planning proposal would allow for new high-rise development on the subject site, as indicated by the concept development prepared by Drew Dickson Architects (dated October 2020). Owing to the height and scale of the development, it would be visible from North Chatswood HCA and heritage items – I129 (20 Tulip Street), I108 (850 Pacific Highway) and I72 (21 Daisy Street). However, provisions within the Planning Proposal and the draft Site Specific DCP would allow for any new development to be sympathetically designed such that it assimilates with the HCA and heritage items in the vicinity. Heritage 21 is of the opinion that various measures can be employed by the architect of any future development to soften its visual impact when viewed from the HCA opposite the site. These measures could include the following:

- Curved corners as opposed to angular corners;
- The use of a podium to break up the vertical bulk;
- Deep soil landscaping; and
- Potentially materials that reflect those of the HCA such as facebrick, timber detailing, terracotta tiling, sandstone, shingles etc. Heritage 21 strongly encourages that these materials find their way into the design as an acknowledgement of the heritage values comprised in the HCA opposite.

Setback and Siting

The provisions for setbacks outlined in the draft Site Specific DCP stipulate that a 3m setback at ground level to Anderson Street is required. Also, the stepping back of the upper residential levels, would create a distinct separation between any new development and the North Chatswood HCA.

Further, the provision of these setbacks would allow for sufficient space for landscaping, which would soften the visual impact of the new development. The concept design includes landscaping to the setback within the eastern boundary and to the roof of the podium, which would improve the visual relationship between any new development and the HCA to the east.

Bulk, Form and Massing

As demonstrated in the concept design, the controls within the planning proposal would allow for a podium design, with the upper levels stepped back from the building edges to the lower levels. This would help reduce the scale to the lower stories such that the development appears to be proportional to the scale of the heritage stock within the HCA across the street.

Further, the controls on the maximum tower floor plate to the upper levels would help reduce the perceived visual bulk of the tower when viewed from the HCA and heritage items in the vicinity.

Similarly, the slender form of the tower, and the curved corner to the south-east, as demonstrated in Figure 33 above, would help soften the visual impact of the potential future development.

Façade Treatment and Detailing

The podium approach would break up the mass and bulk of the new development and reduce the perceived scale of the development at the street level. The façade could potentially incorporate materials that are prevalent within the HCA including terracotta tiles, shingles, timber, facebrick and sandstone. Lastly, the fenestrations could incorporate a shutter system which avoids large expanses of glazing.

Materiality and Finishes

In order to assimilate with the existing setting any new development should incorporate materials germane to the HCA and heritage items in the vicinity of the site. The HCA comprises traditional materials such as terracotta tiles, shingles, timber, facebrick and sandstone. The new design should allow for a contemporary interpretation of these traditional materials such that the new building blends in well with the HCA, while remaining distinctly contemporary in its form and detailing.

Landscaping

As evident in the conceptual design accompanying the planning proposal, any new development should utilise the deep soil zones and the considerable setbacks to maximise the landscaping on the

site to improve the visual relationship between the site and the HCA. Tree species characteristic to the HCA include:

- Magnolias,
- Frangipani,
- Jacaranda;
- Camelia;
- Crepe Myrtle;
- Camphor Laurel;
- Coral; and
- Pepper Trees.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Office of Environment & Heritage's guidelines require the following aspects of the proposal to be summarised.¹²

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the planning proposal would respect the heritage significance of the subject site, the North Chatswood heritage conservation area and heritage items in the vicinity:

- Any future demolition of the existing structures on the subject site would not result in the loss of any fabric deemed to be of heritage significance;
- As demonstrated in the design and articulation of the Concept Design, any future development could potentially adopt measures such as the curved corners, podium design, and slender form of the tower to mitigate the impact of the proposed bulk of the upper levels;
- New developments could be appropriately sited, with sufficient setback, to separate the bulk of any new development away from the HCA;
- The introduction of soft landscaping, using species germane to the HCA, would allow for any new development to blend in within the HCA; and
- The incorporation of traditional materials such as facebrick, shingles, terracotta tiles, sandstone and timber would allow for any new development to be visually compatible with the visual character prevailing within the HCA.

7.1.2 Aspects of the planning proposal which could have detrimental impact on heritage significance

In our view, the scale of any new development could generate a visual impact on the HCA and heritage items in the vicinity. However, as outlined in Section 6.2.2 above, the planning proposal includes controls which would mitigate the heritage impact and allow for any new development to blend in well with the existing heritage ensemble in the vicinity of the site.

7.1.3 Sympathetic alternative solutions which have been considered

No solutions of greater sympathy with the significance of the heritage conservation area and heritage items in the vicinity have been discounted to our knowledge.

¹² NSW Office of Environment and Heritage, 'Statements of Heritage Impact' (Heritage Office and Department of Urban Affairs & Planning, 1996), <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

Mitigation measures are provided for consideration in Section 7.2 of this report which are based on our initial recommendations.

7.2 Recommendations

To ensure maximum conservation of the significance of the heritage conservation area and heritage items in the vicinity of the site, Heritage 21 also recommends the following:

- A heritage architect or consultant should be engaged to guide the design of any future development on the subject site and to ensure the building assimilates well with the HCA and heritage items in the vicinity of the site.

7.3 General Conclusion

Heritage 21 is therefore confident that the planning proposal aligns with pertinent heritage controls and would facilitate redevelopment of the site with minimal impact on the heritage significance of the North Chatswood heritage conservation area and heritage items in the vicinity. We therefore recommend that Willoughby Council view the Planning Proposal favourably on heritage grounds.

8.0 SOURCES

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<http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+758+2013+cd+0+N>.
- Willoughby City Council. 'Marrickville Development Control Plan', 2016.
<https://www.willoughby.nsw.gov.au/Development/Planning-Rules/WDCP>.
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- 'Sydney Subdivision Plans'. State Library of NSW, n.d. Mitchell Map Collection.
<http://www.sl.nsw.gov.au/>.



WILLOUGHBY
CITY COUNCIL

APPENDIX 3 – RESPONSE BY COUNCIL’S PLANNING PROCESS & CONTRIBUTIONS SPECIALIST

From: [Mok, Sylvania](#)
To: [Wells, Peter](#)
Subject: RE: DA-2023/150 - PAN-316647 - 58 ANDERSON STREET CHATSWOOD - QS form needed or provide more detailed data
Date: Tuesday, 4 March 2025 3:18:12 AM
Attachments: [image002.jpg](#)
[wccsig_reech2_88400210-2982-4937-9af6-d111bbf0f084.jpg](#)
[31509_58 Anderson St. CHATSWOOD. CIV Cost Report_27.03.23.pdf](#)

Hi Peter,

I'm on RDO today (Tues) but I notice you have the SNPP determination briefing meeting today for this DA which I assume you may want the needed info from me so I'll reply briefly just to keep you going. Where needed, I'll provide a more formal response for the applicant/the panel.

In short, I **cannot agree to take \$6,717/m² as the rate** to apply for the deduction of the cost of the dedicated AH dwelling. This is because this rate was derived simply from using the GFA as the area to be divided from the total cost of works but when you examine the overall COW categories from the QS report, the costings breakdown are costs that are associated with:

- basement (ie. carparking/loading docks under LEP's GFA definition exclusion),
- piling & concrete (ie. foundations and basement levels under LEP's GFA definition exclusion),
- aluminium windows/ facade (ie. exterior walls under LEP's GFA definition exclusion),
- hydraulics, electrical, mechanical, lift & fire services (ie. plant rooms, life towers, stairs, vertical services under LEP's GFA definition exclusion) etc.
- this list is not exhaustive though with some others that may be unknown to me etc

All these are costings that **are not associated with the GFA calculation**. In other words, if we were to calculate precisely on deriving the rate based on the overall COW provided, the cost should be divided by ALL proposed areas associated with the development, not just [GFA by the LEP definition](#). Essentially, the area to be used as the numerator of the fraction should include all of the areas I listed above in my dot points (not limited though) which will bring down the \$ rate/m² **dramatically**.

The applicant can provide these areas or detailed info / further broken down data in a revised QS report in order for me to make a judgement call on the rate applicable for deduction on the dedicated AH dwelling.

Otherwise, the engaged QS who signed off the QS report dated 27/03/2023 can fill in [Council's QS Estimated Development Cost Form](#) (which the applicant didn't submit initially) and have the QS declare and sign the form. This form breaks down all costings for excavation, demolition, site prep, carpark, commercial, retail, residential and even down to the detail of cost per m² rate for construction / fit-out etc

With this form filled in and signed by the qualified QS, I'll be able to legitimise the cost per m² of **residential area for construction and fitout works** (ie. distinguishing the cost per m² from commercial and retail construction works). Even if it ends up with that the cost of residential \$/m² rate may be similar to what they currently claim as \$6,717/m², at least I have evidence that the QS declares this is the correct rate derived from the overall cost.

If they are not able to provide any of the suggested evidence above to justify the costs, the applicant will have to rely on my assumption.

I hope this helps to respond to the request/issue the applicant raised below.

Syl

Sylvania Mok - Planning Process & Contributions Specialist
WILLOUGHBY CITY COUNCIL
PO Box 57 Chatswood NSW 2057
P +61 2 9777 7890 | E Sylvania.Mok@Willoughby.nsw.gov.au
willoughby.nsw.gov.au | visitCHATSWOOD.COM.AU | theconcourse.com.au

WCCSIG_REECH2.jpg



Council acknowledges the Gamaragal People as the Traditional Owners of these lands. We pay our respects to their Elders past and present.

From: Wells, Peter <Peter.Wells@Willoughby.nsw.gov.au>

QUANTITY SURVEYOR'S* ESTIMATED DEVELOPMENT COST

Development cost in excess of \$750,000

Development Application No: _____ Reference: _____

Complying Development Certificate Application No: _____

Construction Certificate No: _____ Date: _____

Quantity Surveyor's Name: _____

Quantity Surveyor's Address: _____

Company Name: _____

Development Address: _____

DEVELOPMENT DETAILS:

Gross Floor Area - Commercial	m ²	Gross Floor Area - Other	m ²
Gross Floor Area - Residential	m ²	Total Gross Floor Area	m ²
Gross Floor Area - Retail	m ²	Total Site Area	m ²
Gross Floor Area - Car Parking	m ²	Total Car Parking Spaces	
Total Development Cost	\$	Isolated costs associated with the construction of dedicated Affordable Housing (units/town-houses)	\$
Total Construction Cost	\$		
Total GST	\$		

ESTATE DETAILS

Professional Fees	\$	Excavation	\$
% of Development Cost	%	Cost per m ² of site area	\$ /m ²
% of Construction Cost	%	Car Park	\$
Demolition and Site Preparation	\$	Cost per m ² of site area	\$ /m ²
Cost per square metre of site area	\$ /m ²	Cost per space	\$ /space
Construction - Commercial	\$	Fitout - Commercial	\$
Cost per square metre of commercial area	\$ /m ²	Cost per m ² of commercial area	\$ /m ²
Construction Residential	\$	Fit out - Residential	\$
Cost per square metre of residential area	\$ /m ²	Cost per m ² of residential area	\$ /m ²
Construction - Retail	\$	Fit out - Retail	\$
Cost per square metre of retail area	\$ /m ²	Cost per m ² of retail area	\$ /m ²

I certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the development costs in accordance with the definition of development costs in the section 4.3 of the *Willoughby Local Infrastructure Contributions Plan*.
- Included GST in the calculation of development costs.
- Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1, Appendix A2

Qualifications: _____ Membership body and number: _____

Signed: _____ Date: _____

***A Fellow, Member or Associate of the Australian Institute of Quantity Surveyors**



Mitchell Brandtman

5D Quantity Surveyors & Construction Expert Opinion

CIV Cost Report

Mixed Use Development

58 Anderson Street, CHATSWOOD NSW 2067

Prepared for:

Reyhoda Pty Ltd

C/O: Drew Dickson Architects

Contact:

Phone:

Email:

Date:

Issue:

Simon Brandtman

02 9541 8000

simon@mitbrand.com

27th March 2023

3.0



1 Introduction

As requested, we prepared a Capital Investment Value (CIV) Estimate for the proposed building, landscape and FF&E / public art works at 58 Anderson St, Chatswood NSW 2067 based upon the available documentation.

The estimate of costs has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and NSW Government Planning Circular dated 2nd December 2021 titled '*Calculation of capital investment value*'.

Based on current market rates and the documentation provided, the estimated cost for the works is \$30,647,775 Excl GST (\$33,712,552.50 Incl. GST).

Estimate is inclusive of:

-) Expected construction costs based on a competitive tender at rates current in the first quarter of 2024;
-) Builders preliminaries, overheads and margin;
-) Design and professional fees;
-) FF & E (to communal areas only).

We note that the CIV estimate should be considered as indicative only at this stage for the purposes of lodging a Development Application and that prior to finalising any design or agreements, detailed estimates should be prepared base on further developed design information.



2 Estimate Details

Refer to Attachment 1 for full details of our CIV estimate.

Description	Construction Cost
Building Works*	\$15,003,720
Services*	\$5,459,529
Site Preparation*	\$50,000
External Works & Landscaping*	\$221,400
Subtotal	\$20,734,649
Preliminaries*	\$4,354,276
Margin & Overheads*	\$1,505,336
Special Provisions (Consultants Fees)*	\$1,196,742
Construction Excluding Contingency, Escalation and FF&E*	\$27,791,003
Contingency*	\$1,389,550
Escalation (for a period of 12 months)*	\$1,167,222
FF & E*	\$300,000
<u>Construction Including Preliminaries, Builder's Overhead and Margin and Consultant's Fees Excluding GST</u>	\$30,647,775

The estimate of costs has been prepared in accordance with the Environmental Planning and Assessment Regulation 2000 and NSW Government Planning Circular dated 2nd December 2022 titled 'Calculation of capital investment value dated 2/12/21'.

3 Clarifications / Allowances

The estimate is based on unrestricted access to the site.

The estimate is also based on a reasonable construction period and standard working hours, with no allowances made for acceleration costs, overtime and the like.

This estimate is based on a tendered lump sum type construct contract / procurement system with select, competitive tenders over a single stage construction.

In preparing our estimate we have made the following assumptions:

- Approx 5,300m³ of ENM is to be excavated / disposed of from the site.
- An allowance of \$275,000 each has been included for 1 x electrical kiosk substation.
- Escalation at a rate of 4% p.a. for a period of 12 months has been included within our calculation.
- Our estimate is representative of the information provided and should be viewed accordingly.



4 Documentation

The following documents/drawings have been used in the preparation of this Cost estimate:

Design drawings prepared by Drew Dickson Architects.

DWG No.	DWG Name	Rev.
A001	Cover Sheet	01
A010	Survey Plan	01
A011	Site Plan	01
A012	Demolition Plan	01
A100	Basement 3	01
A101	Basement 2	01
A102	Basement 1	01
A103	Ground Floor Plan	01
A104	Level 1 Floor Plan	01
A105	Level 2 Floor Plan	01
A106	Level 3 Floor Plan	01
A107	Level 4 Floor Plan	01
A108	Level 5 - 7 Typical Floor Plans	01
A109	Level 8 - 12 Typical Floor Plans	01
A110	Level 13 Penthouse	01
A111	Level 14 Penthouse	01
A112	Roof Plan	01
A113	Adaptable Unit Plans- Sheet 1	01
A114	Adaptable Unit Plans- Sheet 2	01
A115	Adaptable Unit Plans- Sheet 3	01
A201	Anderson Street (East) Elevation	01
A202	Wilson Street (South) Elevation	01
A203	Railway (West) Elevation	01
A204	North Elevation	01
A205	Materials and Finishes	01
A211	Section 1	01
A212	Section 2	01
A213	Section 3	01
A306	GFA Diagrams	01



3 Design

The works covered by this estimate relates to the proposed construction of a eighteen (18) level mixed-use development consisting of three (3) levels of basement carparking (via automated car stacker – 21 cars), three (3) levels of commercial tenancies, one (1) level of communal outdoor area, eleven (11) levels of residential apartments (3 x 1 bedroom, 4 x 2 bedroom, 5 x 3 bedroom, 1 x 3 bedroom dual level penthouse) including associated external works and landscaping.

Gross Floor Area as per Method of Measurement of Building Areas in the AIQS Cost Management Manual Volume 1, Appendix A2.

The development has a Gross Floor Area of 4,518 m².

The works include but are not limited to:

DEMOLITION:

Demolition of existing single dwelling and swimming pool.

FOUNDATIONS:

Contiguous pier / pile system to basement retaining walls. Reinforced concrete slab on ground with strip and pad footings. Allowance for vibration pads under the building to cater for neighboring train line.

STRUCTURE:

Suspended reinforced concrete slab and column structure with concrete roof slab. Reinforced concrete core walls to lift and fire stairs.

ENVELOPE:

Combination of face-brick and curtainwall panels (terracotta finish). Aluminium framed glazed window system.

INTERNAL WALLS:

Combination of core filled blockwork, reinforced concrete and light weight stud partitions.

CEILINGS:

Plasterboard ceilings with moisture resistant linings to wet areas within residential floors. Basic ceiling tile system to commercial tenancies.

FINISHES:

Apartments: Engineered timber flooring to kitchen / living areas and carpet to bedrooms. Tiling to wet area floors and walls. Tiles to lobby floors.

Commercial tenancies: Carpet tiles.

Generally, an “above average” level of finish has been allowed.

SERVICES:

Hydraulic services including water, plumbing and drainage. Grease trap to service retail tenancy.



EXTERNAL WORKS:

Electric light and power and smoke detection throughout.
Solar panel system to roof. Kiosk substation.

Mechanical ventilation to each wet areas, garbage room and carpark / basement areas. Ducted air-conditioning throughout commercial and residential areas. Stair pressurisation to fire stairs.

Fire hydrant, booster pumps and hose reels / hydrant points.
Fire sprinklers throughout.

2 x passenger lifts.

1 x Truck turntable. Automated car stacker system to house 21 x cars.

Paving / gutter works to the Public Domain area. New external driveway, council cross-over and paving / pathways. Landscaping to external areas, fixed furniture, ponds, communal spa / pool and private penthouse spa pool. Glazed awning to street-front.



4 Exclusions

-) Land costs including legal fees and stamp duty
-) Interest, holding costs & finance costs
-) Statutory fees and charges and contributions
-) GST

5 Qualifications

We note that the above estimate is considered preliminary only and we recommend a full detailed assessment be carried out as the design documentation progresses.

Yours Sincerely

MITCHELL BRANDTMAN

Simon Brandtman
Partner

Cert QS AAIQS (#10172), Dip Bld Stdy, Bach Const Mngt

Attachment – CIV Estimate Summary

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Trade Summary

Project: 31509 - 58 Anderson Street, CHATSWOOD

Details: 31509 - 58 Anderson Street, CHATSWOOD

Building: 31509 - 58 Anderson Street, CHATSWOOD -
DA

- CIV

Description	Quantity	Unit	Rate	Subtotal	Factor	Total
DEMOLITION				50,000		50,000
RAIL LINE VIBRATION MONITORING & PADS				450,000		450,000
EXCAVATION				738,169		738,169
PILING				1,706,400		1,706,400
CONCRETE				2,665,532		2,665,532
WATERPROOFING				81,360		81,360
WALLS - Internal & External				2,242,900		2,242,900
METALWORK				668,960		668,960
CARPENTER & JOINER				656,060		656,060
DOORS & HARDWARE				156,384		156,384
ALUMINIUM WINDOWS / FACADE				3,839,750		3,839,750
ROOF & ROOF PLUMBING				33,500		33,500
CEILINGS				384,200		384,200
TILING				722,475		722,475
FLOOR FINISHES				366,470		366,470
PAINTING				126,560		126,560
APPLIANCES				165,000		165,000
HYDRAULICS				780,579		780,579
ELECTRICAL				713,230		713,230
MECHANICAL				645,410		645,410
LIFT SERVICES				2,415,000		2,415,000
FIRE SERVICES				630,310		630,310
EXTERNAL WORKS				203,400		203,400
LANDSCAPING				18,000		18,000
SUB STATION				275,000		275,000
Subtotal						20,734,649
PRELIMINARIES				4,354,276		4,354,276
BUILDERS OVERGEADS & MARGIN				1,505,336		1,505,336
Subtotal						26,594,261
CONSULTANTS				1,196,742		1,196,742
DESIGN & CONTINGENCY CONTINGENCY				1,389,550		1,389,550
ESCALATION @ 4% p.a. for 1 year				1,167,222		1,167,222
Construction Total (Excl GST)						30,347,775
FF & E incl Public Art				300,000		300,000
Total (Excl GST)						30,647,775
GFA =	4,518					
Construction Total: Cost / m2 =	6,717					
Development Total: Cost / m2 =	6,783					