



Upgrades to Chatswood Public School and Chatswood High School

Appendix 19 - Statement of Heritage Impact - High School

SSD 9483

Prepared by Nimbus Architecture & Heritage

For School Infrastructure NSW, Department of Education

Statement of Heritage Impact

Chatswood High School

24 Centennial Avenue, Chatswood NSW 2067

Upgrades to Chatswood Public School and Chatswood High School

for

School Infrastructure NSW

C/-Johnstaff Projects

Level 5, 9 Castlereagh Street, Sydney NSW 2000

March 2020



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Image on front cover of Chatswood High School, 24 Centennial Avenue, Chatswood.
 Source: Burcu Keane, March 2019.

Revision	Date	Description	Author	Review
A	17.12.2019	Draft Issue 75%	Burcu Keane	Christopher Roehrig
B	19.02.2020	Revised Draft Issue 95% SSDA Submission	Nicole Manley	Christopher Roehrig
C	25.02.2020	Final Draft Issue 100% SSDA Submission	Nicole Manley	Christopher Roehrig
D	04.03.2020	Final Issue 100% SSDA Submission	Nicole Manley	Christopher Roehrig

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1.0 Introduction

1.1 Background

This Statement of Heritage Impact (SoHI) has been prepared to inform Johnstaff Projects Pty Ltd on the physical and visual heritage impacts that may result to heritage items in the vicinity of the school, due to the proposed changes to the campus as a result of converting, adding to and change to the built infrastructure on site. This report will accompany a State Significant Development Application (SSDA) for the proposed works as set out in Section 5 of this report and as documented by Architectus Sydney.

The collaboration and discussion at the onset with the client have allowed measures to be put in place to minimise adverse heritage impacts to heritage items in the vicinity of the school, retain where possible views and vistas that complement the heritage items in the vicinity of the school and its pleasant landscape setting.

The proposed works are contained with the site at 24 Centennial Avenue, Chatswood NSW 2067.

1.2 Site Identification

The site referred to in this report is the former Chatswood High School, 24 Centennial Avenue Chatswood NSW 2067 in the County of Cumberland. It is located approximately 12km north of Sydney Central Business District (CBD) and is within the Local Government Area of Willoughby City Council.



Figure 1 Aerial view of Chatswood High School, as outlined in red. Source: Sixviewer NSW, downloaded 28th November 2019.

1.3 Heritage Management Framework

This Heritage Assessment report has been prepared in accordance with the guidelines of *The Burra Charter*, *The Australian ICOMOS Charter for Places of Cultural Significance*, (October 2013), *the NSW Heritage Office Publication* and *the NSW Heritage Office, A NSW Heritage Manual* update: Assessing heritage significance.

State; The subject site does not have a statutory listing on the NSW State Heritage Register.

Local; The subject site does not have a statutory listing on the Willoughby Local Environmental Plan 2012. However, the site is in proximity to the following locally listed heritage items:

Table 1: Heritage Items

Item No:	Name	Address	Status
I106	Chatswood Public School	5 Centennial Avenue, Chatswood	Local
I66	House (including original interiors)	19 Centennial Avenue, Chatswood	Local
I67	House (including original interiors)	60 Centennial Avenue, Chatswood	Local
I245	House (including original interiors)	9 Centennial Avenue, Chatswood	Local

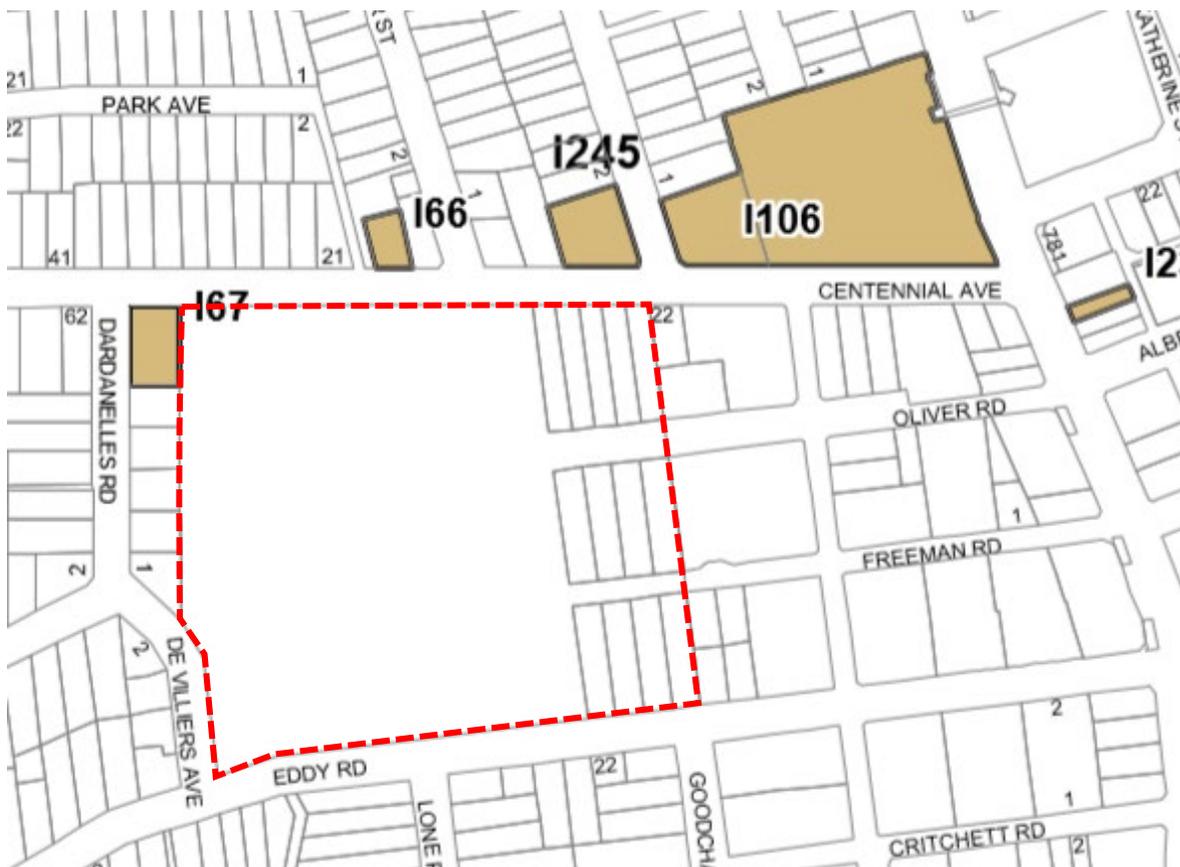


Figure 2: Map showing the heritage items I66, I67 and I245 and I106 in the vicinity of the subject site, outlined in red. Source: *Willoughby LEP 2012, Heritage Map - Sheet HER_004*. Downloaded 28th November 2019 with overlay by the author.

1.4 Methodology

The report has been prepared in accordance with the guidelines of the *Australian ICOMOS Charter for places of Cultural Significance, 1999 (revised October 2013)*, the *NSW Heritage publication, NSW Heritage Manual* and the *NSW Heritage Office publication Statement of Heritage Impact (SoHI)*.

1.5 Author

This Statement of Heritage Impact (SoHI) Report has been prepared by Christopher Roehrig, Principal Heritage at Nimbus Architecture and Heritage Pty Ltd, and written by Burcu Keane, Heritage Consultant at Nimbus Architecture and Heritage Pty Ltd. The report has been reviewed by Jesse Mowbray, Principal Architect at Nimbus Architecture and Heritage Pty Ltd in accordance with the Nimbus Architecture and Heritage Pty Ltd quality assurance program.

1.6 Acknowledgements

The author appreciates the contributions of the following people in the preparation of this report as follows:

- Adam Gonlag, Johnstaff - Project Manager
- Joseph Macabenta, Architectus - Architect
- Peter Myers, Chatswood High School Site Manager.
- Mark Coulston, Business Manager, Chatswood High School.
- David Osland, Principal, Chatswood High School.
- Raphael Gracia, Heritage Advisor, NSW Dept. of Education.

1.7 Report Limitations

The following resources were utilised as documentary evidence for this report:

- NSW Government, Office of Environment & Heritage, Heritage Branch – NSW Heritage Database,
- Willoughby Council Local Environmental Plan (LEP) 2012, and
- New South Wales Heritage Act 1977.

1.8 Abbreviations

SoHI	Statement of Heritage Impact
ICOMOS	International Council on Monuments and Sites
Burra Charter	Refers to the Burra Charter prepared by The Australia ICOMOS Charter for Places of Cultural Significance 2013.

The conservation terms found throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (October 2013). '*The Burra Charter*' forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

- **Place**, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- **Cultural Significance**, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting use, associations, meanings, records, related places and related objects.
- **Fabric** means all the physical material of the place including fixtures, contents and objects.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance (as listed below).
- **Maintenance** means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
- **Integrity** (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place will have a compatible use]
- **Compatible use** means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.
- **Interpretation** means all the ways of presenting the cultural significance of a place

2.0 History

2.1 Historical Timeline of Chatswood & Chatswood High School

The following timeline provides a synopsis of the history of the Chatswood locality and the establishment of Chatswood High School, as highlighted in grey.

Table 2: Timeline

Date	Comment
Pre-European	The Chatswood (Willoughby) area is home to the Cammeraygal and Wallumedegal peoples of the Kuringgai tribes.
1788	Arrival of the First Fleet in Sydney.
18 th December 1805	Isaac Nicholls is granted 230 acres (includes part of the subject site).
1810	Isaac Nicholls is granted 330 acres (includes part of the subject site).
2 nd October 1865	Willoughby is proclaimed a Borough.
1879	A post office is created in Chatswood.
1883	Chatswood Public School is opened on its original location.
1888	Centenary of NSW – Centennial Avenue is named such (formerly Fathers Road).
1890	Train line runs from Hornsby to St Leonards.
1892	A grand house (first known as Maroomba, later known as Chislehurst) is built on the land that is now the site of Chatswood High School.
1896	Chatswood Public School moves to its new site on the corner of Centennial Avenue and Pacific Highway.
1905	Chislehurst becomes the home of Edward Carr Horden and family.
1908-1958	A tram lines runs from Willoughby along Victoria Road to Chatswood.
1954	The land at 24 Centennial Avenue is taken over by the Department of Education.
1956	Chislehurst house is demolished.
1959	Chatswood High School is opened.
1968	Construction of the school hall
1970s	Demountable buildings are used as facilities for the school's Intensive English Centre.
2007	The school's two-storey specialised TAS blocked is completed.
2009	Refurbishment of the canteen, library and science areas.
2019	Refurbishment of campus including: demolition of existing buildings, refurbishment of existing buildings and construction of new buildings.

2.2 Pre-European Settlement

The traditional custodians of the Willoughby area (in which Chatswood is located) are the Cammeraygal and Wallumedegal peoples of the Kuringgai tribe, who have lived in the area for approximately 40,000 years.¹

The introduction of smallpox killed many Aboriginal people, as did other diseases and conflict with Europeans. Additionally, many Aboriginal groups were forced to move to new areas following European settlement.² No known descendants of the Cammeraygal and Wallumedegal tribes remain.³

2.3 Establishment of Chatswood

The area of Chatswood is within Willoughby City Council, approximately 10km north of Sydney CBD. Following the colonisation of Sydney in 1788, the Chatswood area was not immediately settled by Europeans, however land grants began to be given in the area towards the end of the 18th Century.

The first settlers in the area were predominantly timber-getters who felled the heavily timbered area. The empty spaces created by the clearing of trees were then often used to plant orchards. Chatswood High School straddles two original land grants given to Isaac Nicholls. The first of 230 acres was granted on the 18th December 1805. The land was granted to Nichols by Governor King and was subsequently named King's Plains. The second land grant to Nicholls stretches to the west of the first and was granted in 1810.⁴

¹ Ian Hoskins 2007, 'Aboriginal North Sydney: an outline of indigenous history' *North Sydney Council*, <https://www.sydneyharbourhighline.org.au/aboriginal-heritage/>, downloaded 18th January 2018.

² Anita Heiss, *Aboriginal People and Place*, Barani: Indigenous History of Sydney City, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>, downloaded 22nd November 2016.

³ Ian Hoskins 2007, 'Aboriginal North Sydney: an outline of indigenous history' *North Sydney Council*, <https://www.sydneyharbourhighline.org.au/aboriginal-heritage/>, downloaded 18th January 2018.

⁴ Booker, N & Bennett, I 1988, 'The West Ward of Willoughby', *Management Development Publishers Pty Ltd*, Sydney.

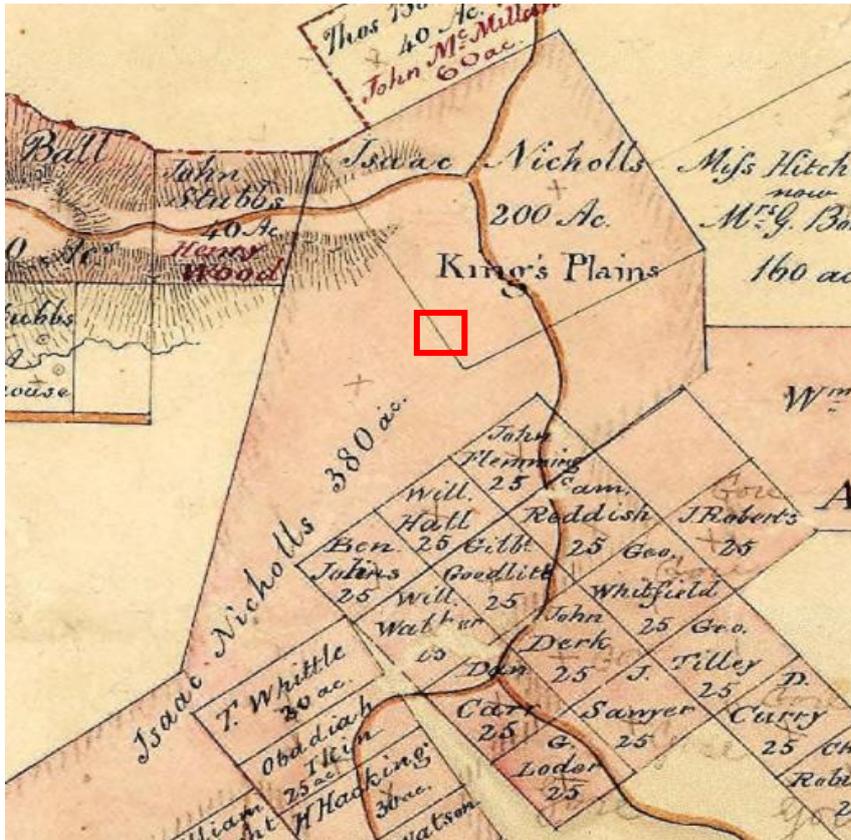


Figure 3 Detail of the historic Parish Map of Willoughby in the County of Cumberland illustrating Isaac Nicholls' two land grants.

The location of Chatswood High School straddles the two Nicholls' land grants and its approximate location is indicated within the red outline.

Source: NSW Land Registry Services, 'Parish of Willoughby in the County of Cumberland', sheet reference 2, *Historical Parish Maps*, downloaded 30th January 2018.

Willoughby was first proclaimed a Borough on the 23rd of October 1865 and had, at that time, a population of 400 residents. In 1879 a post office was created for the area, with the name Chatswood stemming from a local farming property of the same name.

From 1890, the train line ran from Hornsby to St Leonards, thus linking the suburbs of the north shore. From 1908 to 1958 a tram line ran along Victoria Road, connecting Willoughby to Chatswood.⁵ Centennial Avenue was named such in 1888 as part of the celebrations for the Centenary of New South Wales. The street was previously known as Fathers Road.⁶

2.4 Early Chatswood High School

Prior to being the site for Chatswood High School, the land at 24 Centennial Avenue was the location of a grand house and estate, known as Maroombah. The house was built in 1892 by

⁵ Booker, N & Bennett, I 1988, 'The West Ward of Willoughby', *Management Development Publishers Pty Ltd*, Sydney.

⁶ Booker, N & Bennett, I 1988, 'The West Ward of Willoughby', *Management Development Publishers Pty Ltd*, Sydney.

John de Villiers Lamb, sold to K. Weidmann in 1900 and then to Edward Carr Hordern in 1906. Carr Hordern renamed the house Chislehurst and lived there until his death in 1940.⁷



Figure 4. Satellite imagery from 1943 illustrates the site of 24 Centennial Avenue, Chatswood. The Chislehurst Manor House and its surrounding estate covered the entire site. Source: Sixviewer NSW 1943, downloaded 15th January 2018.

The land at 24 Centennial Avenue was resumed by the Department of Education on the 11th June 1954, and the old house was demolished in 1956. The co-educational Chatswood High School was officially opened in January 1959. Prior to its opening, there was no public high school for boys or girls within Chatswood. Students would have travelled to attend schools outside the district.⁸ Since the school's opening there have been multiple additions and refurbishments.⁹ In 2017 Chatswood High School's oval underwent \$2.5 million upgrades as

⁷ Willoughby City Council, *Heritage Plaques – Chislehurst*, <http://www.willoughby.nsw.gov.au/your-neighbourhood/heritage/place/heritage-plaques/chislehurst/>, accessed 5th February 2018.

⁸ Booker, N & Bennett, I 1988, 'The West Ward of Willoughby', *Management Development Publishers Pty Ltd*, Sydney.

⁹ Chatswood High School, *History of our School*, <http://www.chatswoodhighschool.com.au/history-of-our-school>, accessed 1st February 2018.

part of a collaboration between Willoughby City Council and NSW Department of Education to improve the sporting facilities available to the school and the local community.¹⁰

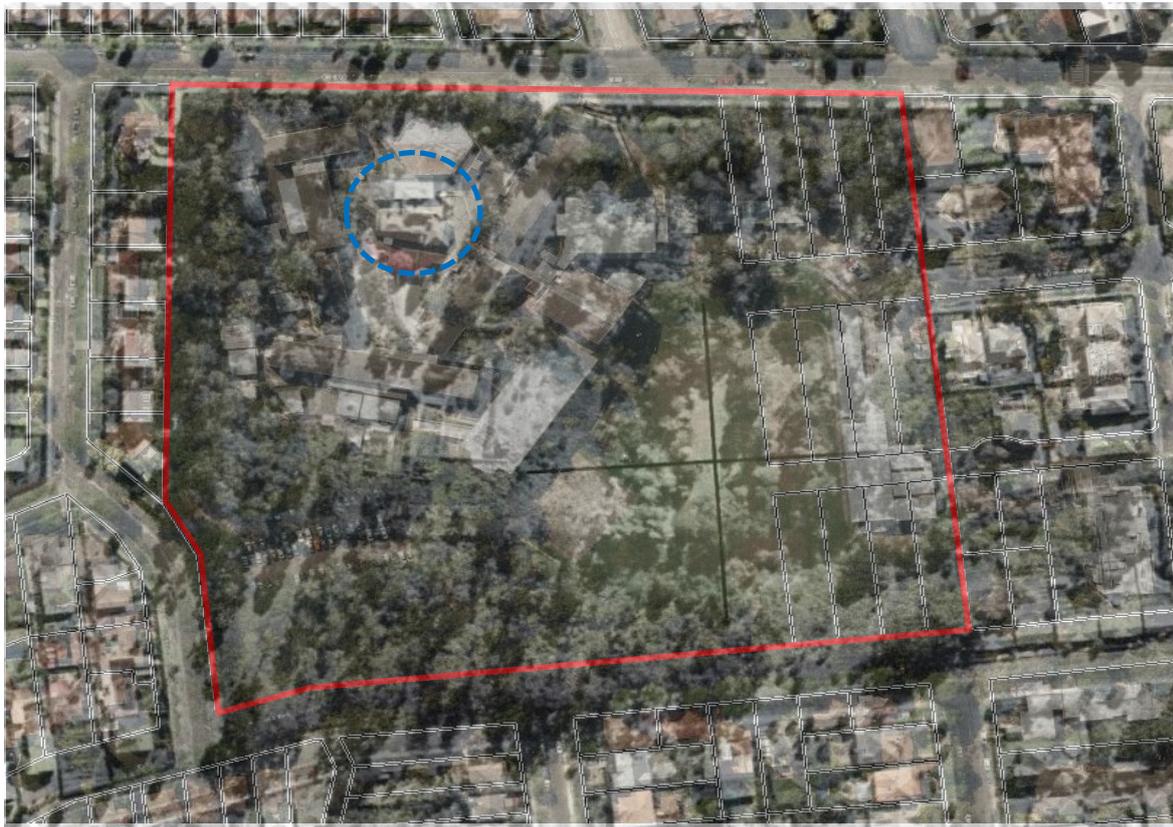


Figure 5. The image illustrates the 1943 sixviewer satellite image overlaid on a current sixviewer image to indicate where the Chislehurst House was once located on the current site. The red outline encompasses the high school site and the dotted blue lines indicates the location of the house. The house would have been located on what is now primarily the courtyard and the uniform shop building. Source: Sixviewer NSW, downloaded 15th January 2018.

¹⁰ Willoughby City Council 2017, *\$2.5M upgrades to Chatswood High School Oval complete*, <http://www.willoughby.nsw.gov.au/about-council/media-releases/25m-upgrades-to-chatswood-high-school-oval-complete/>, accessed 5th February 2018.

3.0 Physical Evidence

3.1 Locality

Chatswood High School is located on the southern side of Centennial Avenue, Chatswood, with the site extending to Eddy Road on the southern side. The subject property is listed at 24 Centennial Avenue, Chatswood and is within the local government area of Willoughby City Council. Although Chatswood High School is located within a low-density residential area, it is only 300m from the commercial core of Chatswood. It is approximately 650m from Chatswood train station.



Figure 6. Photograph taken on the northeast corner of the Chatswood High School site facing northeast towards Chatswood Primary School. In the immediate vicinity of the high school is low density residential housing. However, a short distance from the school beyond the Pacific Highway are multiple high-rise buildings. Source: May Willard, 1st February 2018.



Figure 7. Photograph showing the locally heritage listed house at 60 Centennial Avenue, Chatswood, Heritage Item I67, which is adjacent to the northwest corner of the Chatswood High School site. Source: May Willard, 1st February 2018.



Figure 8. The photograph was taken from the northern side of Centennial Road looking south east towards the subject site and heritage item I67 (with the green fence and red terracotta roof. Slightly evident is the brick school building located on the subject site. Source: Christopher Roehrig, April 1st, 2019.



Figure 9. Photograph illustrates the landscape vegetation along the front of heritage item I67, looking from Dardanelles Road towards the subject site. Noticeable through the vegetation is the two-storey school building that is located on the school site. Source: Christopher Roehrig, April 1st, 2019.

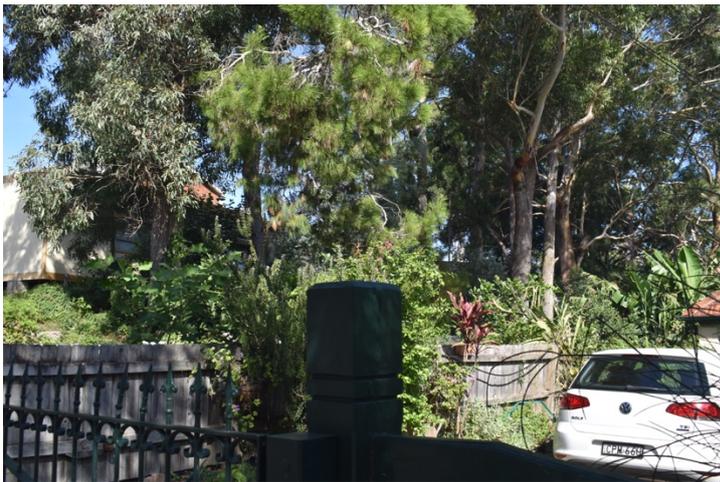


Figure 10. Photograph illustrates the landscape vegetation along the boundary between heritage item I67. The school site sits a few meters above the heritage item. Source: Christopher Roehrig, April 1st, 2019.



Figure 11. Photograph illustrates the views from within the site over the top of the heritage item I67. From ground level the heritage item is heavily screened due to vegetation. Slightly noticeable is the terracotta roof covering to the heritage item I67 within the left-hand side of the frame. Source: Christopher Roehrig, April 1st, 2019.



Figure 12. Further into the site and from a high elevation the landscape screen between the heritage item and the subject site begins to thin out. Noticeable is the one storey demountable building that is to be demolished. Heritage Item I67 is slightly noticeable to the lower right-hand side of the demountable building. Source: Christopher Roehrig, April 1st, 2019.



Figure 13. The photograph was taken directly in front of the heritage Item I66 looking south west towards the subject site. Noticeable is the two and a half storey school hall through the heavily vegetated trees. Source: Christopher Roehrig, April 1st, 2019.



Figure 14. The photograph was taken in front of the heritage Item I66 looking east toward the Pacific Highway. Noticeable is the front entry to the school, identified by the entry canopy. Source: Christopher Roehrig, April 1st, 2019.



Figure 15. The photograph was taken directly in front of heritage item I66, looking directly south towards the school. Noticeable is the school hall to the right within the image and school classes to the left within the image. Source: Christopher Roehrig, April 1st, 2019.



Figure 16. The photograph was taken from the southern side of Centennial Road looking at heritage item I66. Source: Christopher Roehrig, April 1st, 2019.

3.2 Chatswood High School, Chatswood

Chatswood High School is situated on the southern side of Centennial Avenue, Chatswood, between Dardanelles Road and Whitton Road. The site contains buildings of various ages and sizes centred around a main courtyard. To the east of the site are sporting fields for the high school, and a bush campus utilised by the nearby Chatswood Primary School. The earliest buildings on the site date back to the late 1950's, with most buildings having been refurbished or renovated since then.

3.3 Exterior Photographic Description of Chatswood High School



Figure 17. Photograph showing a small single storey building, currently used as the uniform shop. This building was one of the original buildings from when the school first opened and was initially used for administrative purposes. Source: May Willard, 1st February 2018.



Figure 18. Photograph taken in the school courtyard showing three wings of the two-storey building used for classrooms.

The buildings have recently been restored and appear to be in excellent condition. Source: May Willard, 1st February 2018.

4.0 Heritage Status

4.1 Introduction

It should be noted that Chatswood High School is not protected by any heritage listing, therefore an assessment of the cultural significance has not been included in this assessment and is not required by the NSW Department of Planning, NSW Heritage Branch.

4.2 Views and Vista Assessment

The accompanying views and vistas analysis were completed to establish the contribution of Chatswood High School and site to the streetscape of Centennial Avenue, assessing the visual impact that the proposed buildings will have on the nearby locally listed heritage items I66, I67, I245, and I106, outlined in yellow.



4.2.1 Key Views

Image



View Description

01 Photograph taken on the southwestern corner of the intersection of Jenkins Street and Centennial Avenue, facing west towards Chatswood High School. A small portion the school grounds fence is visible in the background. Source: May Willard, 1st February 2018.



02 Photograph taken on the northwest corner of the intersection of Jenkins Street and Centennial Avenue, in front of heritage item I245, facing southwest towards the high school. Some of the school buildings are visible between the tree foliage. Source: May Willard, 1st February 2018.



03 Photograph taken on the northern side of Centennial Avenue, facing south towards the main entrance of Chatswood High School.

The school hall (centre right) is in a prominent position at the site entrance. Source: May Willard, 1st February 2018.



04 Photograph taken on the northern side of Centennial Avenue, facing southeast towards the main entrance of Chatswood High School. Source: May Willard, 1st February 2018.

Image



View Description

05 Photograph taken on the north eastern corner of the intersection of Dardanelles Road and Centennial Avenue facing south east towards Chatswood High School. Visible is the demountable utilised by the intensive English centre section of the high school. Source: May Willard, 1st February 2018.

5.0 The Proposal

The following scope of works have been considered regarding the subject site: Chatswood High School located at 24 Centennial Avenue, Chatswood, NSW 2067.

The subject site does not have a statutory listing on the NSW State Heritage Register.

The subject site does not have a statutory listing on the Willoughby Local Environmental Plan 2012. However, the site is in proximity to four locally listed heritage items: I106, I66, I67 and I245. Refer to Section 1.3 of this report for detail locations of these listed items in the vicinity of the site.

The assessment has considered the client's requirements for proposed alterations and additions to the subject site. The scope of works is as follows:

- Retention of and refurbishments to Buildings H, J, K and M;
- Proposed new buildings Q, S and T; and
- External landscaping works.

Refer to appended Upgrades to Chatswood High School architectural drawings by Architectus, to understand the full scope of works.

6.0 Heritage Impact Assessment

6.1 Introduction

The following assessment takes into consideration the documentary evidence described in the previous sections of this report. This assessment measures the potential impacts both physical and visual that may occur as a result of the proposed works. The application is based on the guidelines set out the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication ‘*Statement of Heritage Impact*’ 2002.

The following assessment has been formatted to suit the situation of this proposal and has been assessed against the following impact assessment criteria:

- Willoughby City Council *Local Environmental Plan* 2012.
- Willoughby City Council Development Control Plan 2006.

The accepted practice in assessing the levels of impact on items, places or fabric of heritage significance is to adopt the following grading¹¹:

Impact Grading	Built Heritage or Historic Urban Landscape attributes
<i>No Change</i>	<i>No change to Fabric or setting.</i>
<i>Negligible</i>	<i>Slight changes to historic building elements or setting that hardly affect it and have no impact upon significance.</i>
<i>Minor</i>	<i>Change to key historic building elements, such that the asset is slightly altered.</i>
<i>Moderate</i>	<i>Changes to many key historic building elements, such that the resource is moderately altered.</i>
<i>Major</i>	<i>Change to key historic building elements that contribute to the listing such that the resource is totally altered. Comprehensive changes to setting.</i>

¹¹ ICOMOS – Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, A publication of the International Council on Monuments and Sites, January 2011, downloaded 23/2/2015.

6.2 Willoughby City Council LEP 2012 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Part 5 Heritage Provisions that are assessed against the proposed scope of works as follows:

Willoughby LEP 2012 requirement	Comment
<p><i>Section 5 Miscellaneous provisions 5.10 Heritage Conservation</i></p> <p><i>(1) Objectives</i></p> <p><i>(a) to conserve the environmental heritage of Willoughby,</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and view,</i></p> <p><i>(4) Effect of proposed development on heritage significance. The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>The proposed scope of works as set out in Section 5 of this report has been assessed against the objectives of Part 5.10 Heritage Conservation within the Willoughby LEP 2012.</p> <p>The proposed development allows continuation of the environmental heritage of Willoughby as the subject site does not have a statutory listing on the Willoughby Local Environmental Plan 2012. The subject site is also not listed within a heritage conservation area. The continued use as an educational institution allows heritage listed items in the vicinity of the site to continue to be understood as items that contribute to the formation of the suburb as a place for living and formal education over the past 50 years. The continued use of the site will also allow the connection between the primary and high school to be maintained.</p> <p>This SoHI allows the authorities to consider the heritage impacts of the proposed development on the heritage items within its vicinity. The subject site itself is not listed, but is within the vicinity of heritage items I66, I67, I106 (Chatswood Primary School) and I245.</p> <p>This Statement of Heritage Impact is prepared in order to assess the extent to which carrying out the proposed development will affect the heritage significance of these four heritage items. This assessment measures the potential impacts, both physical and visual, that may occur as a result of the proposed works.</p>

Willoughby LEP 2012 requirement	Comment
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b) require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p> <p><i>(7) Archaeological sites</i></p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>The new works will not have any physical impact upon the nearby heritage items, I66, I67 I106 and I245, as the works are confined within the boundaries of the school site.</p> <p>The demolition of the demountable buildings on the north west corner of the site and the addition of the new Gym (Building T) will have a minor visual impact upon the nearby heritage item I67, located at 60 Centennial Avenue. The visual impact is largely due to the scale, height and mass of Building T, which will also have a minor negative effect on the broader streetscape setting. When viewed from the western boundary, Building T will present as a double storey structure. However, this impact will be mitigated by the proposed retention of mature trees within the boundary of the site between the proposed new building and the heritage item I67. The north-west to south-east orientation of the proposed Building T along its longer axis means it is not parallel to Centennial Avenue or the street front, which further mitigates the negative visual impact on the Centennial Avenue streetscape. The footprint of Building T will replace the existing Buildings A, B and C and demountable buildings, which will reduce the overall bulk to the north western corner of the site.</p> <p>The new works will have a minor visual impact to the setting of heritage items I66 and I245, as the location of the nearest proposed structure, Building Q, is some distance away from the heritage items and on the other side of Centennial Avenue (minimum of 50metres). The vistas from the heritage items towards the site are significantly reduced due to the retention of tall trees at the boundary between the site and Centennial Avenue. The new buildings utilise the slope of the land and setback, allowing their volume and scale to be read as lower-storey buildings. Their visual impact will be further mitigated by the proposed buildings designed to follow the north-south orientation of the longer axis of the existing buildings,</p>

Willoughby LEP 2012 requirement	Comment
	<p>rather than orienting them so that they are parallel to the street or along the street front. Refer to Figure 20 for the detail street elevation proposed.</p> <p>Negligible visual impacts from heritage item I106 (Chatswood Primary School) towards the site will result. This is due to the placement of the proposed buildings and the density of the existing streetscape.</p> <p>An archaeology assessment is outside of the scope of works for this assessment. Reference should be made to the full impact assessment by the archaeologist for comments and considerations.</p>

6.3 Willoughby City Council DCP 2006 – Heritage Provisions Evaluation

The following relevant Heritage Provisions outlined in Part H: Heritage Items and Conservation Areas that are assessed against the proposed scope of works as follows:

Willoughby City Council DCP 2006	Comment
<p>H.1.2 Aims</p> <p><i>a. To guide future development within a framework of conservation;</i></p> <p><i>g. To provide controls for the development of land within the vicinity of Heritage Items and Heritage Conservation Areas.</i></p> <p>H.2.1 Planning and Design Principles</p> <p>A. Setting</p> <p>Objectives</p> <p><i>02. To maintain and enhance the existing heritage significance of the streetscape and the vicinity; and</i></p> <p><i>03. To ensure that new development respects the established patterns in the streetscape, including setbacks, siting, landscaped settings, carparking and fencing.</i></p> <p>Requirements</p> <p><i>i) The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street in the particular locality, such that the rhythm of buildings in the streetscape is retained;</i></p> <p><i>ii) Except as allowed by “car parking” and “fences” in Clause H.2.2 below, no new</i></p>	<p>The new works will not have any physical impact upon the nearby heritage items I66, I67, I106 and I245 due to their location outside of the school boundaries. All works will take place inside of the school boundaries. There will, however, be a minor visual impact upon the existing streetscape and the significance of these heritage items in the vicinity of the proposed works.</p> <p>The new development has been designed to respect the established patterns of the streetscape in terms of setbacks, siting, landscaped settings, carparking and fencing. However, it will have a minor impact upon the setting of the heritage items in the vicinity due to its scale, massing and form. The new building forms do not detract from the existing heritage significance of the streetscape. They have been designed to respect the established landscape character and contribute to the green suburban setting of the area.</p> <p>Proposed new buildings include typical side and front setbacks, both from each other and from the street. They retain the line of significant value trees to the west of the site and those that line the site boundary along Centennial Avenue. Building T has been intentionally sited further back from the western boundary to heritage Item I67, to allow a greater perceived curtilage when viewed from Centennial Avenue.</p>

Willoughby City Council DCP 2006	Comment
<p><i>structures should be built forward of the established street building line;</i></p> <p><i>iii) An adequate curtilage including landscaping, fencing and any significant trees, are to be retained;</i></p> <p><i>iv) The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development;</i></p> <p><i>v) Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item;</i></p> <p><i>vi) New developments must respect the existing significance of the streetscape and the vicinity; and</i></p> <p><i>vii) View protection of vistas.</i></p> <p><i>B. Scale</i></p> <p><i>Objective</i></p> <p><i>To ensure that the scale of new development is in harmony with the streetscape and does not dominate or compete with existing heritage items, nor reduce their contribution and importance to their context, nor destroy an existing pattern of development.</i></p> <p><i>Requirements</i></p> <p><i>i) The scale (including height, bulk, density and number of storeys) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are</i></p>	<p>No new structures are built forward of the established street building line and consideration was given to the retention of the density of boundary landscape plantings. This was seen as necessary in order to ensure the campus still reflects the Bush Campus setting it is well known for. These design responses have reduced negative visual impacts on the heritage items within the vicinity of the development.</p> <p>The proposed new Building T will have a minor negative visual impact on the setting of heritage item 167 at 60 Centennial Avenue. The location and orientation of Building T has been adjusted to mitigate this impact and allows the heritage cottage to retain its significance within the overall streetscape setting. Proposed Building Q will have a negligible visual impact on the significance of the heritage item at 19 Centennial Avenue, as a visual separation is created by the wide street layout with verges and footpaths. The architects have considered the advice of the heritage consultant to ensure that what is proposed is acceptable within a wider streetscape context.</p> <p>Architectus has consulted with the heritage consultants during the schematic design phase. The architects have illustrated the setting of the proposed buildings along Centennial Avenue (refer to Figures 19 to 21 showing street elevations along Centennial Avenue), which in most instances has reduced the height, volume and scale of the buildings to which presently exists.</p> <p>Although Building T is larger in scale and mass than the existing demountable buildings to be removed, the new building is designed to utilise the slope of the land, be lower than the existing Hall (Building J) and</p>

Willoughby City Council DCP 2006	Comment
<p><i>located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development;</i></p> <p><i>iii) New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.</i></p> <p>C. Massing and Form</p> <p>Objective</p> <p><i>To ensure that the form of new development is compatible with or complements the heritage significance of its context.</i></p> <p>Requirements</p> <p><i>ii) New buildings should not visually dominate, compete with or be incompatible with the form of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.</i></p>	<p>away from the street frontage of Centennial Avenue.</p> <p>The vegetation and significant trees along its street frontage and between the heritage cottage at 60 Centennial Avenue will further aid in the proposed new multi-storey building to sit comfortably within the wider streetscape context. (Note that there is currently minimal visibility of existing buildings when viewed from Dardanelles Road: refer to Figures 7 to 11 in Section 3.1 of this report).</p> <p>The proposed Buildings S and Q do not visually dominate or compete with the scale of existing heritage buildings in the vicinity of the proposal, despite the proposed buildings being larger in scale. This is due to their location some distance away from Centennial Avenue. They will also be screened by vegetation and other buildings on site.</p> <p>There is no heritage listed building on the site of the proposed development. However, the three heritage buildings in the vicinity, including the building to the west of proposed Building T and heritage buildings across the street from proposed Building Q, will be affected visually from the massing and form of the proposed development. This visual impact has been mitigated by ensuring new buildings are sited further away from the adjoining boundary and thus increasing the visual curtilage and the retention of significant landscaping.</p> <p>At street level, the proposed development will increase the circulation zones between buildings and reduce the existing building clutter on site. Retention of Buildings J, H, M and K and the mature trees along the site boundary will also aid in allowing the proposed new buildings to blend in a harmonious manner within the wider streetscape context.</p>

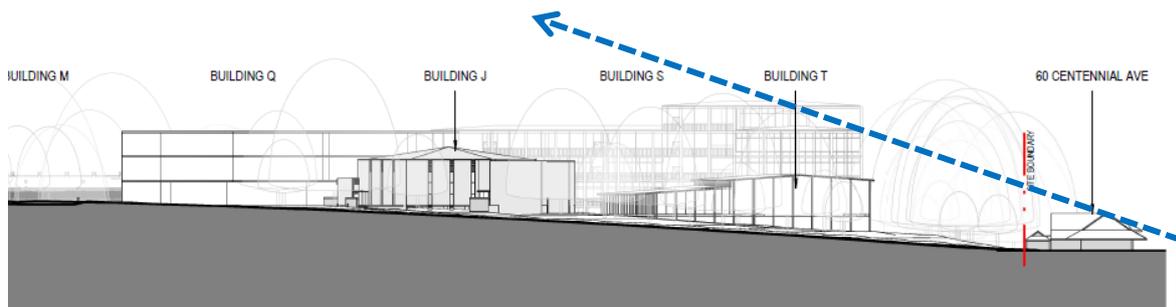


Figure 19. Centennial Avenue Campus – Proposed Street Elevation from Centennial Avenue, looking north to south. Note the visibility of heritage building, Item Number I67 (on the right-hand side of the elevation). The blue arrow indicates the view line from the corner of Centennial Avenue and Dardanelles Road towards proposed new Building T. Source Architectus. Overlay by the author. December 2019.



Figure 20. Centennial Avenue Campus – Proposed Street Elevation from Centennial Avenue, looking north to south at the entry point. Note the visibility of the heritage building at 60 Centennial Avenue, Item Number I67 (on the right-hand side of the elevation). Visible in the elevation is the multi-storey Buildings S and Q, a considerable distance away from the street frontage and site boundaries. Source Architectus December 2019.

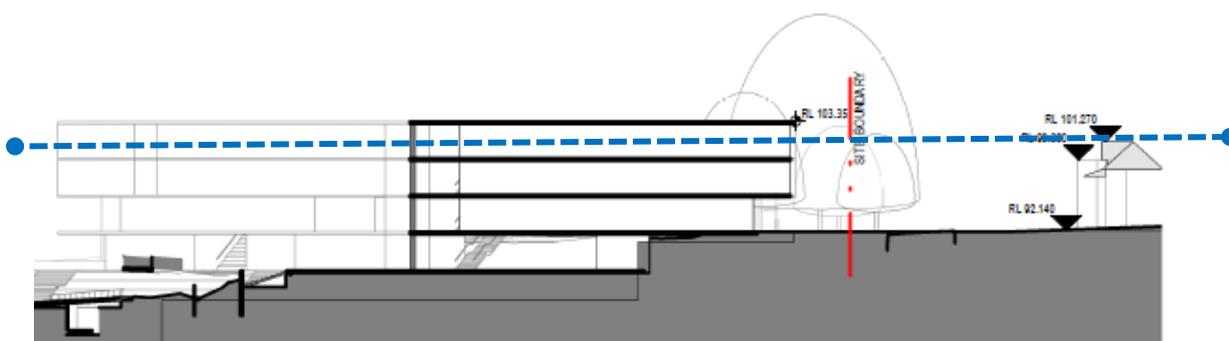


Figure 21. Centennial Avenue Campus – Heritage Building Cross Section. The blue arrow indicates the approximate two storey height from heritage item I66 across Centennial Avenue towards the proposed Building Q. Source Architectus. Overlay by the author. December 2019.



Figure 22. Proposed site plan for Chatswood High School. Source: Architectus, 'SSDA – Proposed Site Plan,' February 2020.

7.0 Findings from Heritage Assessment

As indicated in the initial heritage assessment report by Nimbus Architecture and Heritage, an on-site archaeological investigation was not carried out and the archaeological potential is unknown. Reference and consideration should be given to a full archaeological investigation of the site. It is understood this is being carried out at this time.

With regards to the natural landscape, the report concludes that the new development should be designed to minimise the development footprint and retain as many significant value trees as possible. The proposed scope of built works by Architectus has ensured that the existing landscape setting to Centennial Avenue is retained and integrated into the design of the overall building footprints.

The proposed redevelopment will have a positive impact on the overall site as it will allow for centralised development, reducing the overall building footprints onsite and bringing together a more intense building footprint in a centralised area. This will allow a visual separation to occur, with a visual buffer formed by the landscaping, fencing and any significant trees have been retained in the proposed development.

8.0 Conclusion and Recommendations

8.1 Conclusions

The subject site is not listed on any current statutory or non-statutory heritage listings.

Following an on-site investigation and working with the architects and service consultants, Nimbus Architecture and Heritage concludes that:

- The Chatswood High School building stock does not meet any of the criteria for inclusion regarding the evaluation of heritage significance.
- There are no heritage buildings on the proposed development site that will be physically or visually affected by the development, as the site is not heritage listed. Additionally, works that are proposed on site will not have a physical impact on heritage items within its vicinity.
- The new development respects the established landscape character of the locality through retaining the density of boundary landscape plantings presenting to Centennial Avenue and the boundary to 60 Centennial Avenue, a locally listed heritage item.
- No new structures are built forward of the established street building line.
- An adequate curtilage including landscaping, fencing and any significant trees have been retained in the proposed development.

The subject site is within the vicinity of a number of locally listed heritage items, including Item Number I66 on 19 Centennial Avenue, Item Number I67 on 60 Centennial Avenue and Item Number I245 on 9 Centennial Avenue. Item Number I106 is Chatswood Public School, on corner Centennial Avenue and Pacific Highway.

- Items I66 and I245 are across the street and a considerable distance (minimum of 50 metres) away from the nearest proposed Building Q, however, heritage Item I67 shares its north western boundary with the development site. The proposed works will have a minor visual impact upon its heritage setting and significance, due to the bulk and scale of proposed buildings. This negative visual impact is to be mitigated by increasing the separation of building T from the adjacent boundary, retaining significant planting between the heritage items and new buildings and articulating the scale, massing, volume and proportions of the new buildings in a harmonious manner within the site.

- The proximity of proposed Building T to locally listed heritage Item I67 will be more apparent when viewed from Centennial Avenue. Siting Building T further away from the adjoining boundary allows the single storey heritage cottage, (item I67) to have increased visual curtilage when viewed from the streetscape context. Building T is clearly illustrated as separate with a bush setting of approximately 2440 m² and a Passive Sensory zone of approximately 890 m² along its western boundary to heritage item I67.
- The proposed works will have a negligible visual impact to the setting of heritage item I66 on 19 Centennial Avenue and item I245 on 9 Centennial Avenue as their respective locations are a considerable distance away and on opposite sides of Centennial Avenue. Additionally, the retention of tall trees along the site boundary of Centennial Avenue will significantly reduce the negative visual impact of the bulk and scale of new buildings on site.
- The negative visual impact will further be mitigated by the new building plans to follow the north-south orientation of existing buildings about their longer axis, and not parallel to street or along the street front.

The new development respects the established patterns in the streetscape in terms of setbacks, siting, landscaped settings, carparking and fencing. Overall, it will have minor to negligible visual impact upon the setting of the heritage items in the vicinity due to its scale, massing and form. Impacts have been mitigated as far as possible by setting Building T further away from heritage item I67, the retention of significance trees along the streetscape, and reducing the overall bulk and scale of the buildings by studying the streetscape context along Centennial Avenue.

8.2 Archaeology

- An archaeology assessment is outside the scope of works for this assessment. Reference should be made to the full impact assessment by the archaeologist for comments and considerations.
- Should archaeological artefacts be encountered Division 9, Protection of certain relics, of the NSW Heritage Act 1977 may apply.

8.3 Recommendations

- The material and colour palate of the proposed buildings presenting to Centennial Avenue shall consider the context of the residential building stock within the vicinity of the proposed new works. Materials with a reflective nature shall be avoided, recessive materials (colour) are preferred. The design/architectural language and use of materials on the western elevation of new Building T shall consider the views and vistas towards heritage Item I67 located at 60 Centennial Avenue.
- A buffer zone and passive sensory zone between Building T and the heritage item I67 shall be implemented into the approved design and where possible existing significant trees and vegetation shall be retained ensuring the negative visual impact between the heritage items and new buildings is mitigated as far as possible.
- The heritage consultant should be consulted with in providing recommendations and approval of all materials and building elements, including colour palate presenting to Centennial Avenue and to No. 60 Centennial Avenue, the heritage listed residence (I67).
- This report has established that the application is worthy of consent on heritage grounds.

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10.0 Appendix

Architectus, 'Elevations – Sheet 1,' Drawing No. SD-AS-A2000, Issue A, 22nd November 2019.

Architectus, 'Elevations – Sheet 1,' Drawing No. SD-AT-A2000, Issue B, 29th November 2019.

Architectus, 'Elevations – Sheet 2,' Drawing No. SD-AS-A2001, Issue A, 22nd November 2019.

Architectus, 'Elevations – Sheet 2,' Drawing No. SD-AT-A2001, Issue B, 29th November 2019.

Architectus, 'Site Sections,' Drawing No. SD-AX-A2012, Issue A, 29th November 2019.

Architectus, 'SSDA – Combined Existing Site Plans,' Drawing No. DA-AX-A0033, Issue A, 14th February 2020.

Architectus, 'SSDA – Combined Proposed Site Plans,' Drawing No. DA-AX-A0031, Issue B, 14th February 2020.

Architectus, 'SSDA – Existing Site Plan,' Drawing No. DA-AX-A0010, Issue D, 14th February 2020.

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Oculus, 'Surface Finishes and Materials Sheet 2/4 Centennial Avenue,' Drawing No. SD-AX-L1002, Issue P1, 19th November 2019.

Oculus, 'Surface Finishes and Materials Sheet 3/4 Centennial Avenue,' Drawing No. SD-AX-L1003, Issue P1, 19th November 2019.

Oculus, 'Surface Finishes and Materials Sheet 4/4 Centennial Avenue,' Drawing No. SD-AX-L1004, Issue P1, 19th November 2019.

Oculus, 'Surface Finishes and Materials Upper Level Sheet 1/4 Centennial Avenue,' Drawing
No. SD-AX-L1001, Issue P1, 19th November 2019.