

Godden Mackay Logan

Heritage Consultants



Channel Nine, Willoughby

Heritage Impact Statement

Report

Report prepared for Nine Network Australia
November 2012

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Report Register

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Job No.	Issue No.	Notes/Description	Issue Date
12-0483	1	Draft Heritage Impact Statement	28 November 2012
12-0483	2	Final Heritage Impact Statement	29 November 2012

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1.0 Introduction

1.1 Background

Godden Mackay Logan Pty Ltd (GML) has been commissioned by Nine Network Australia (NNA) to prepare a Heritage Impact Statement (HIS) to inform an Environmental Assessment for the Concept Plan to redevelop the Channel 9 site at 6-30 Artarmon Road, Willoughby. NNA propose to redevelop the current Channel 9 Studios site into high density, mixed use residential and commercial facilities. The project is being assessed under Part 3A of the *Environmental Planning and Assessment Act 1979*.

The content of this HIS responds directly to the Director General's Requirements issued to the client on 2nd February 2011 which sought clarification on 20 key issues, including heritage.

This HIS assesses the potential heritage impacts of the proposed redevelopment envelope on both the built heritage values of the site and of sites in the vicinity including the Artarmon Conservation Area.

1.2 Methodology

This HIS has been prepared with reference to the guideline document *Statements of Heritage Impact*, 2002, prepared by the NSW Heritage Office and contained within the *NSW Heritage Manual*.

The preparation of the HIS has involved the following steps to assess the potential impacts on built heritage and the historical archaeology of the site and of the surrounding context:

- review of the heritage context of the site including preparation of a historical overview;
- a desktop review of the site its statutory context with regard to heritage;
- a site inspection;
- assessment of the impacts of the development on the heritage values of the site including its historic archaeological potential; and
- assessment of the impacts of the development on the heritage items and the Artarmon Conservation Area within the vicinity of the site.

The terminology used in this report is consistent with the *NSW Heritage Manual* and the definitions provided in Article 1 of the Burra Charter for the words: *place*, *cultural significance*, *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *compatible use*.

1.3 Site Location

The primary address for the subject site is 6-30 Artarmon Road, Willoughby. It is generally bounded by Artarmon Road to the north, Scott Street to the east and Richmond Avenue to the West, although the building at 6 Artarmon Road, on the southeast corner of Artarmon Road and Scott Street is also part of the subject site. The site is located approximately 8km north of the Sydney CBD within the Willoughby Local Government Area (LGA).

The site and its location are shown in Figures 1.1 and 1.2.

1.4 Heritage Listings

The subject site is not identified as a heritage item nor has it been identified as having any specific heritage values.

The site is also located within the (distant) vicinity of a number of heritage items of local significance which are listed on both the *Willoughby Local Environment Plan 1995* (WLEP 1995) and the *Draft Willoughby Local Environment Plan 2012* (Draft WLEP 2012). One of these items is the Walter Burley Griffin Incinerator, Willoughby which is also listed on the State Heritage Register SHR.

The Artarmon Conservation Area, which is listed in the above-mentioned local instruments, lies to the north-west of the site, as shown in Figure 1.2.

1.5 Limitations

This HIS does not consider Aboriginal heritage values, Indigenous Archaeology or heritage landscape values.

No detailed inspection of the building interiors has been undertaken.

1.6 Authorship

This report has been prepared Steven Barry, Graduate Consultant and Anne Mackay, Senior Consultant Archaeologist of GML. Historical research was undertaken by Michelle Richmond, Historian and Angie So, Research Assistant. David Logan, Partner, provided input and reviewed the report.

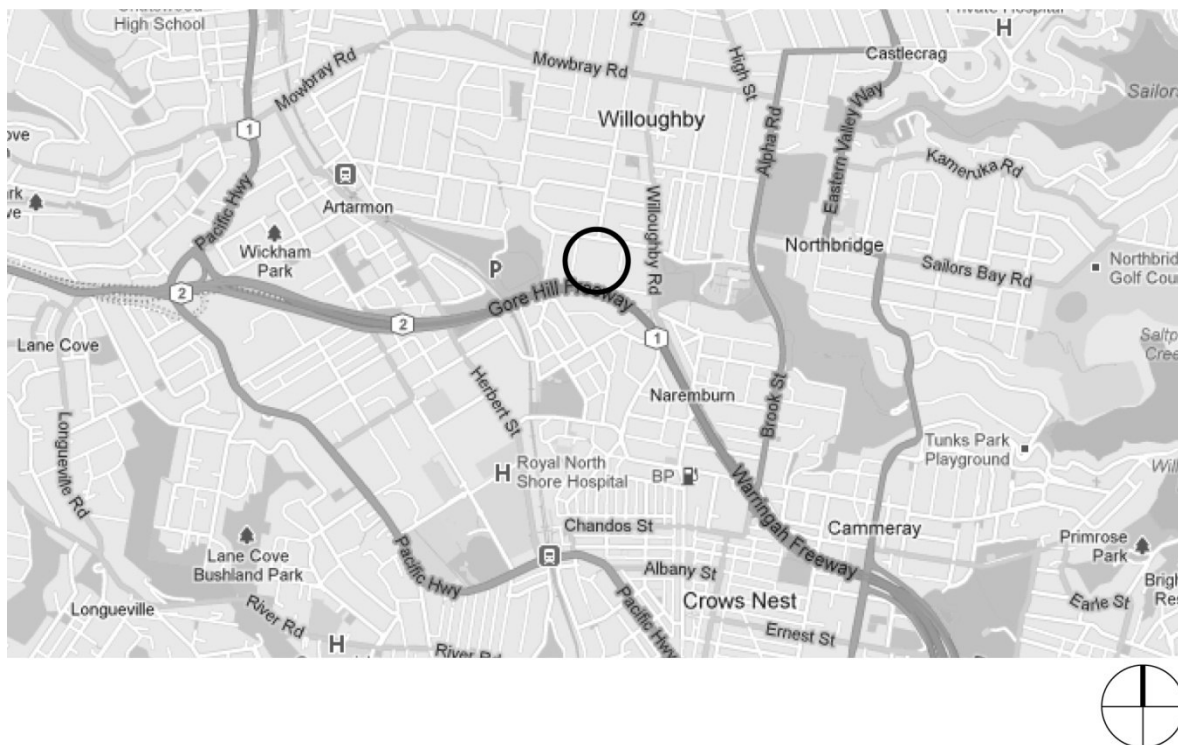


Figure 1.1 Location map showing the site (circled). (Source: Google Earth Pro with GML Overlay)



Figure 1.2 Satellite image with the boundary of the site outlined in red. (Source: Google Earth Pro with GML Overlay)

2.0 Summary History

The following is a brief history of the Post-European occupation of the Channel 9 site, Willoughby.

2.1 Early Development: 1856-1904

The Channel Nine site lies on part of three original five acre grants to John Sylvester Ryan, Thomas Cronin and Arthur Catlett all granted in 1856 (Figure 2.1).

Subdivision of Catlett's land for residential subdivision began in 1911 (Figure 2.2) followed by Ryan's land in 1912. Thomas Cronin's land was not subdivided.

2.2 Forster's 'St Leonards' Dairy: 1904-1955

Thomas Cronin's land was sold in its entirety in 1904 to Robert Henry Foster, dairyman. Here he established his 'St Leonards' Dairy. The existence of dairies had been part of the rural landscape of Willoughby for some time. Seven were known to have existed prior to 1900 most located in the southern part of Willoughby. After Forster's dairy, two new dairies were established in 1914 one on Edinburgh Road (JR Warner's 'Waratah' dairy), and another north of Robert Street. In all cases two deliveries a day were made by horse and cart. Householders took billy cans, jugs or saucepans to the cart for the milkman to fill. Over the years the number of dairies decreased as milk vendors were able to obtain their milk from Dairy Farmers Co-op. A Dairy Farmers depot operated in Penshurst Street Willoughby from 1950.¹

In 1928 Robert Foster claimed he was milking 180 hand-fed cows daily at his dairy (Figure 2.4).² DP 67205 dating from 1911 shows the outline of an iron milking shed on the site (Figure 2.2). Aerial photographs from 1930 and 1943 (Figures 2.3 and 2.4) show the dairy as a large establishment with many cows. Robert and his wife Eliza lived in a cottage located in the north-west corner of their property fronting Artarmon Road (formerly Ryan Street). The dairy continued on the site until Forster's death in 1955. His wife Eliza then subdivided the property into three portions, Lots A, B, and C.

Lot B (over 2 acres), was purchased by Television Corporation Limited (later TCN Channel Nine) for its Channel Nine Centre in 1955.

Lot A which contained the Forster's house was sold to Television Corporation Limited (later TCN Channel Nine) in 1961.

Lot C which fronted Flat Rock Creek and contained over 2 acres was purchased by Willoughby Council in 1956.

2.3 Channel Nine Centre: 1955-2012

In 1954 a Royal Commission decided that Australia should have television, both government funded and commercial. Sydney and Melbourne were provided with two commercial licences each. The newly formed Television Corporation Limited was allocated channel nine with the call sign TCN. The other Sydney licence went to Amalgamated Television Services to operate ATN 7. The controlling interest in Television Corporation Limited was held by Consolidated Press a company owned by Frank Packer.

The Broadcasting Control Board ruled that all transmitters should be built within a one mile radius. The ABC was the first to choose their site at Gore Hill. Television Corporation Limited bought Forster's Dairy located in an ideal position for a transmission tower on the top of a high hill in Willoughby.

In November 1955 the old dairy, milking sheds and cows, relics of the area's rural past, disappeared and work began on constructing the transmission tower. The 560 feet (170 metres) tower was designed and prefabricated by a leading international Italian construction firm which had built most of the TV towers in Europe. This symbol of new age technology quickly became a site of local interest.

Channel 9 won the race to become the first station to broadcast in Australia on 16 September 1956. It transmitted initially from temporary studios in St David's Church Hall in Surry Hills while the Willoughby premises were being constructed. Channel 2 began broadcasting on 5 November and Channel 7 on 2 December of that same year. In 1958 Television Corporation Limited acquired a controlling interest in GTV 9 Melbourne later forming the National Television Network alongside QTQ-9 in Brisbane and NWS-9 in Adelaide, in 1962.

Channel 9 quickly outgrew the Forster's Dairy site and from 1956 began buying up nearby properties³. These included residential sites on the western side of Scott Street formerly part of Catlett's grant and properties on the eastern side of Richmond Avenue formerly part of John Ryan's land. Many of the production staff were housed in these converted cottages.⁴ A couple of the Richmond Avenue cottages and most of the Scott Street cottages still remain within the Channel 9 site (Figure 2.8).

The location of the Channel 9 centre in Willoughby was accompanied by a series of running battles with local residents and Willoughby Council. The residents complained about the effect of the television station on the environment and quality of life especially when they began expanding into Scott Street and Richmond Avenue. In the early 1960s a new larger transmission tower was constructed on the site and residents complained about the long delay in demolishing the old tower (Figure 2.7). This had been demolished by 1972.

Further additions to the site saw the construction of three satellite dishes between 1980 and 1987 (Figure 2.8).

In 1986 Kerry Packer sold The National Nine Network to Allan Bond for one billion dollars and then bought it back three years later for a mere A\$250 million, when Bond's empire collapsed. In 1986 all the Willoughby properties were transferred into the name TCN Channel Nine Pty Limited. In 1994 Publishing and Broadcasting Limited (PBL) was formed from a merger of the Nine Network Australia and Consolidated Press. In 2006 James Packer sold off fifty percent of PBL's media interests including the Nine Network.

The NNA site at Willoughby is the last remaining operating 'campus-style' television studio on the east coast of Australia. The other major television studios have vacated their campus style facilities in favour of commercial premises in urban areas and the NNA site is now also seen to be nearing the end of its operational life.

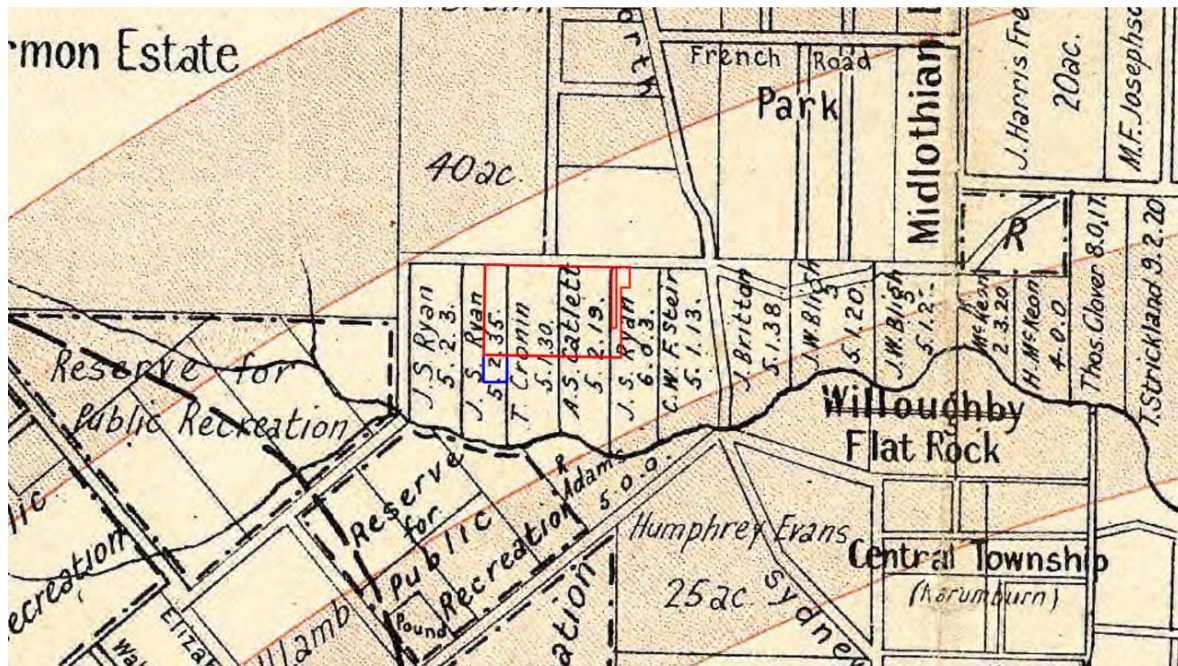


Figure 2.1 Parish Map showing the subject site outlined in red. (Source: Department of Lands)

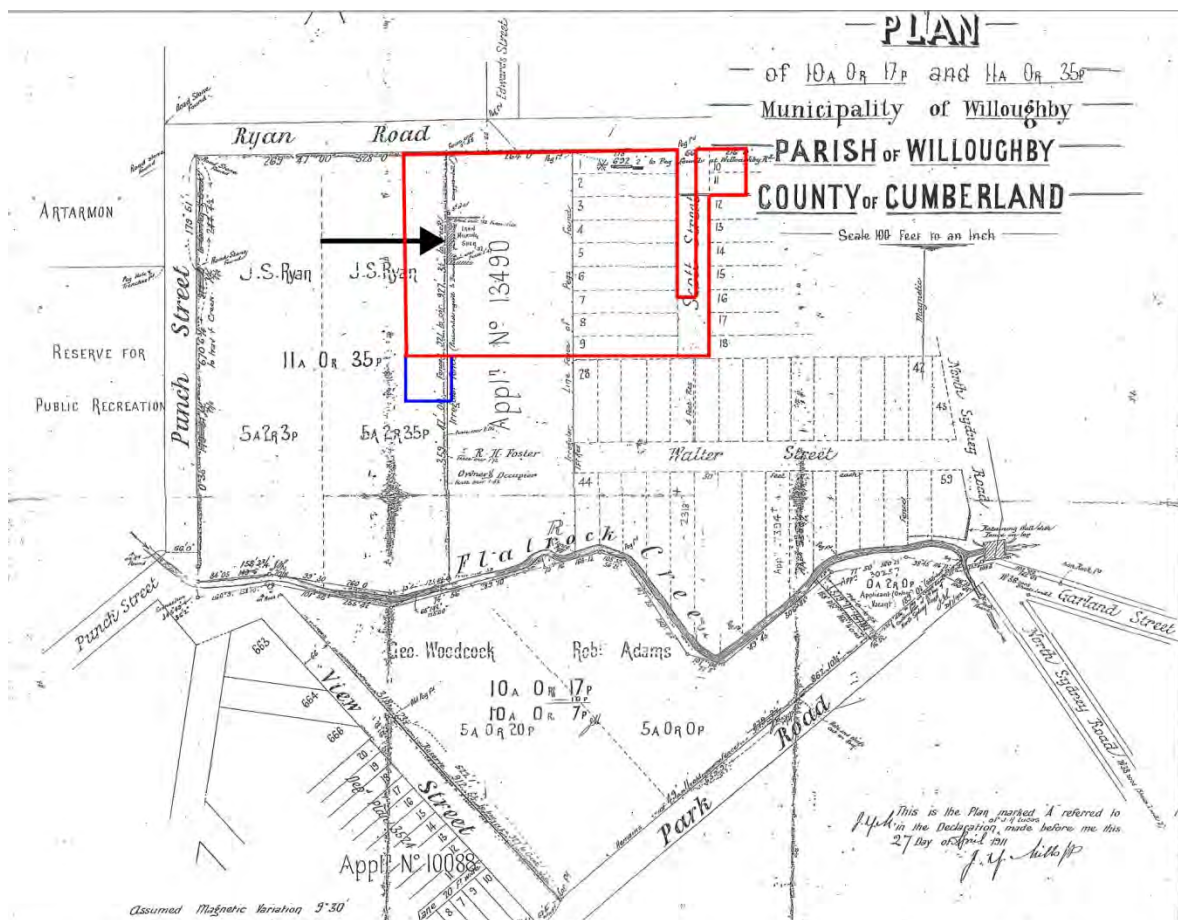


Figure 2.2 1911 plan showing the subject site outlined (NB iron milking shed indicated by an arrow, on part of subject land that formed part of Robert Foster's dairy which operated from 1906 to 1955). Subdivision has already begun on Catlett's land. Ryan's land was subdivided for residential development in 1912. (Source: DP 67205 Department of Lands)

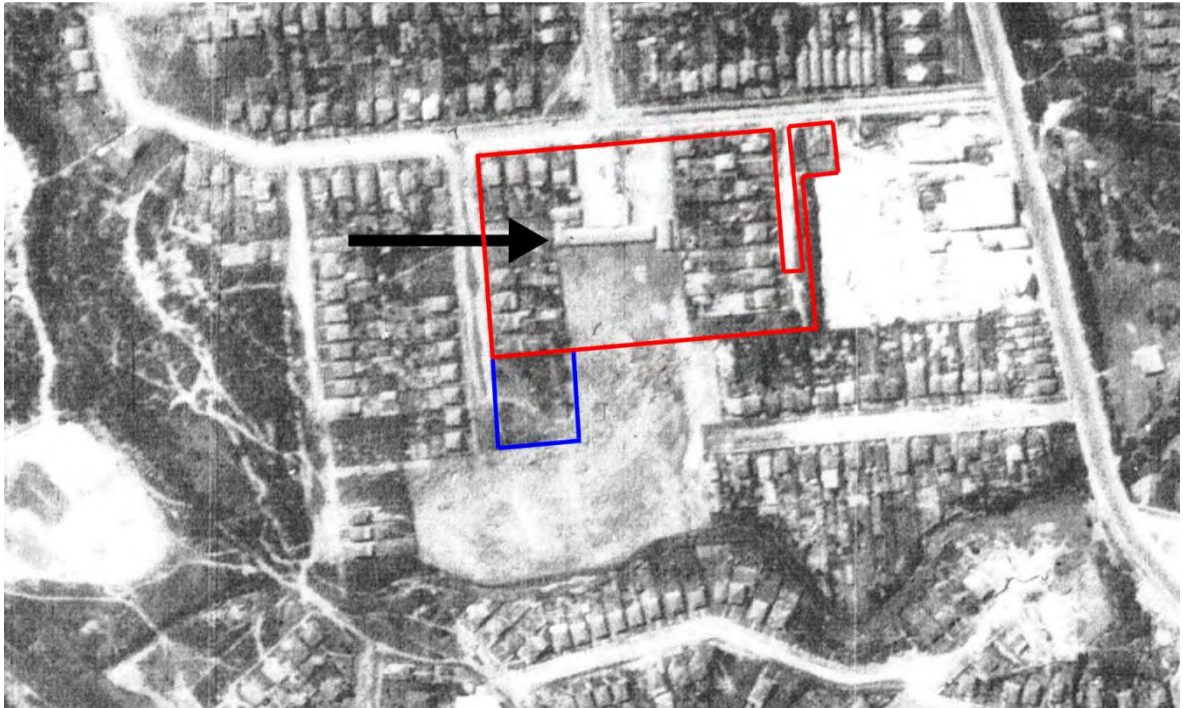


Figure 2.3 1930 aerial showing dairy in the centre plus, indicated by an arrow and residential development on both Ryan's and Catlett's original land grants. (Source: Department of Lands)



Figure 2.4 1943 aerial showing dairy, indicated by an arrow with many cows in the centre of the image surrounded by residential development. (Source: Department of Lands)



Figure 2.5 1961 aerial showing Channel 9 studios with the original tower, indicated by an arrow in the northwest of the site. (Source: Department of Lands)



Figure 2.6 1970 aerial showing the two towers, indicated by arrows on the site. Both the central buildings have been extended. (Source: Department of Lands)

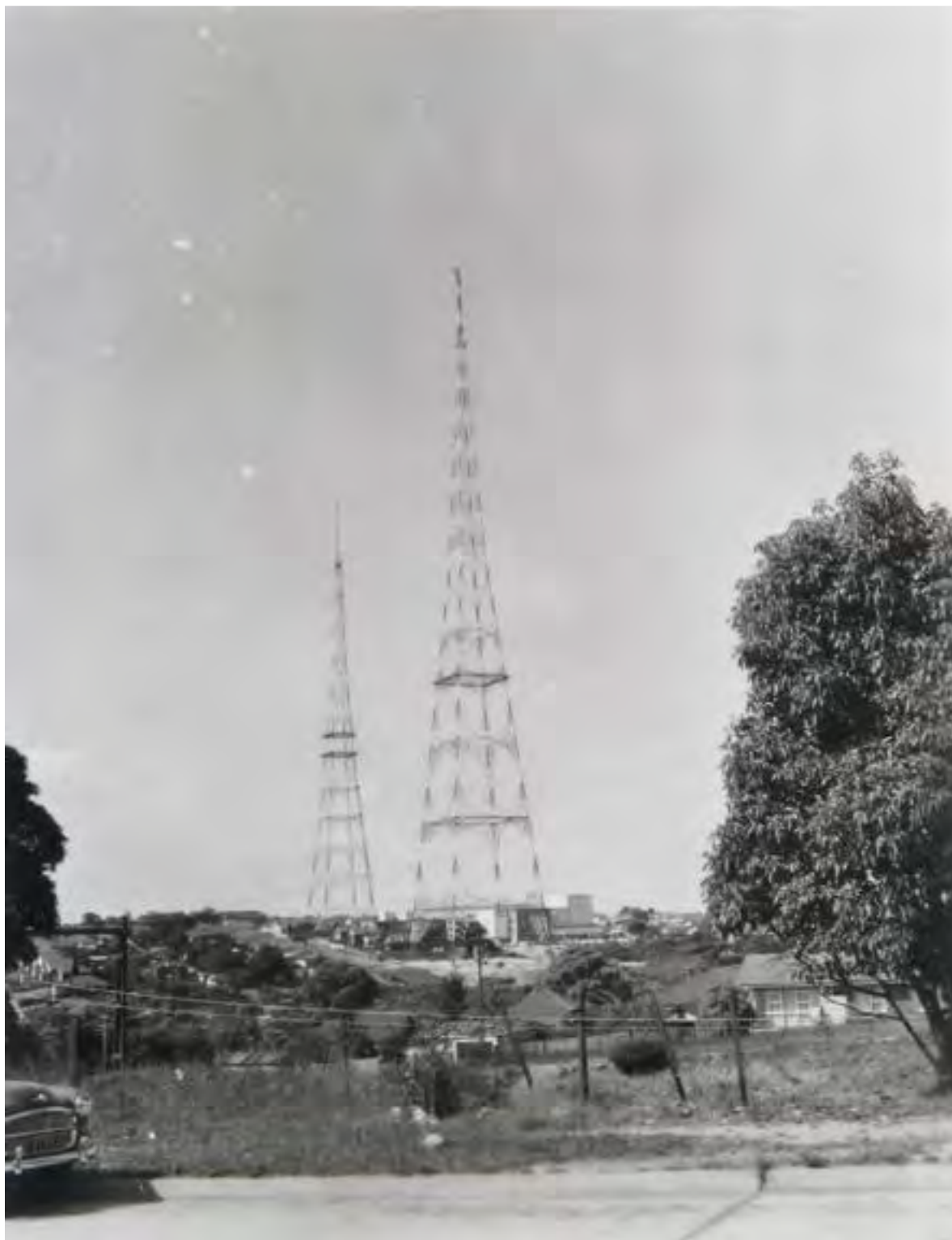


Figure 2.7 1964 image looking towards the Channel 9 site with both transmission towers still in position. (Source: Picture Willoughby)



Figure 2.8 1980 aerial showing the current tower. (The original smaller tower has been demolished. (Source: Department of Lands)



Figure 2.9 1980 image looking from Willoughby Road towards the Channel 9 site. (Source: Picture Willoughby)



Figure 2.10 Current aerial. (Source: Google Earth Pro with GML overlay)

2.4 Endnotes

- ¹ Leslie E & Michaelides J 1988, *Willoughby: The Suburb and its People*, Willoughby Municipal Council, p54-55
- ² Leslie E & Michaelides J 1988, *Willoughby: The Suburb and its People*, Willoughby Municipal Council, p54
- ³ Various Certificates of Title, Department of Lands
- ⁴ Leslie E & Michaelides J 1988, *Willoughby: The Suburb and its People*, Willoughby Municipal Council, p168

3.0 Site Description and Heritage Context

3.1 The Site and Its Setting

This section provides a description of the subject site and its setting, including description of heritage items in the vicinity of the site and a preliminary assessment of the historical archaeological potential.

The site as shown in Figure 1.2 is separated into two parts. The first is the restricted access area which contains two interconnected buildings where the studios and the majority of the broadcast operations are undertaken. The building ranges from between two and six storeys in height. The original late 1950s buildings appear to have been extensively modified with several campaigns of later additions evident.

The second area located to the east and accessed from Scott Street is the car park servicing the facility and the cottages which house various administration facilities. Federation period cottages face the street frontages of Richmond Ave and Scott Street. Like the studio buildings, the cottages have undergone many alterations over the years and no have relatively little aesthetic value.



Figure 3.1 The northern wing of the studio/administration building pictured to left with the later brick addition to the right and broadcasting tower in the background. (Source: GML 2012)



Figure 3.2 Looking toward Artarmon Road from the back of the studio/administration building showing the sloping topography. (Source: GML 2012)



Figure 3.3 The rear of the studio/administration building where historical maps place the early dairy feeding structures. (Source: GML 2012)



Figure 3.4 One of the Federation cottages that front Richmond Avenue. The cottages are generally in poor condition and more intact examples exist in the surrounding suburb. (Source: GML 2012)



Figure 3.5 View north toward the rear of the studio/administration building. (Source: GML 2012)



Figure 3.6 The 1960s broadcasting tower located on the adjacent site to the south. (Source: GML 2012)



Figure 3.7 View west from the secure car park toward the main entrance of the studio/administration buildings. (Source: GML 2012)



Figure 3.8 Looking to the west toward the secure compound of the site showing the significant level change and slope. (Source: GML 2012)



Figure 3.9 The Loft, 6 Artarmon Road which is located within the subject site. (Source: GML 2012)



Figure 3.10 Cottages fronting Scott Street which are a part of the subject site (Source: GML 2012)

3.2 Heritage Values of the Subject Site

Desktop Research of the NSW SHR, the NSW State Heritage Inventory (SHI), the *Willoughby Local Environment Plan 1995* and the *Draft Willoughby Local Environment Plan 2012*, confirms that the subject site is not listed as heritage item in any of the above registers, nor is it contained within a heritage conservation area.

The site contains primarily utilitarian structures none of which have any identified aesthetic value. The site has not previously been identified as having sufficient heritage significance to warrant listing as a heritage item. Nevertheless the site does have some historic value as one of the first campus style television studios in Australia. The property may also have some social significance, particularly to those who worked there, although this would need to be tested. The tower (located immediately adjacent to the site) has some landmark value and although not the original tower, it is a symbol of the site's broadcasting function.

3.2.1 Historical Archaeology

A preliminary assessment of the Historical Archaeological potential has been carried out based on the historical understanding of the site's development and a site inspection.

The site remained largely undeveloped until the early 1900s, when the area was subdivided. Residential development occurred along the eastern and western portions of the site from this time, and a dairy was established in the central portion of the site in 1904.

Many of the early twentieth century residential elements remain at the site. Most of the external residential areas (yards, outbuildings and gardens) have been modified, removed or disturbed. Physical remains of some former early twentieth century residential structures and elements may be present at the site, particularly along the eastern side of the site. However, these remains would be unlikely to have archaeological significance or research potential.

Most of the main dairy buildings were located under the main Channel Nine buildings and most of the remains of these former structures were likely removed or subject to major disturbance. There is some potential for remains of minor elements (northeast corner of shed structure, former fence lines) to survive in the car park area to the north of the main studio complex, though this evidence would likely to be limited and fragmentary. These remains would be unlikely to have archaeological significance or research potential.

The original residence associated with the dairy, adjacent to Artarmon Road, was in the location of the current electricity substation for the site. This area has been subject to major disturbance and any remains of this former structure would have been removed.

3.3 Heritage Context

For the purpose of this assessment, the following heritage items and conservation areas are regarded as being within the vicinity of the site, as shown on Figure 3.11:

- **2 Small Street, Willoughby;** Walter Burley Griffin Incinerator (Map Reference: I228)
- **Flat Rock Creek Bridge;** Willoughby Road, Willoughby (Map Reference: I232)
- **16 and 18 Salisbury Road, Willoughby** (Map Reference: I225 and I226)
- **35 Frenchs Road, Willoughby;** (Map Reference: I195)
- **Bridgeview Hotel;** 576 Willoughby Road, Willoughby (Map Reference: I234)
- **76 Marlborough Road, Willoughby;** (Map Reference: I197)
- **18, 20, 22 and 24 Penkivil Street, Willoughby;** (Map Reference: I214, I215, I216, I217)
- **Boronia;** 50 Sydney Street, Artarmon (Map Reference: I222)
- **6 Pyrl Road, Artarmon;** (Map Reference: I10)
- **12 Harden Road, Artarmon;** (Map Reference: I2)
- **Wilkes Plaza, Artarmon;** 1,3 and 7 Wilkes Avenue and 22 Elizabeth Street, Artarmon (Map Reference: I11)

- **Artarmon Conservation Area (Map Reference C1)**

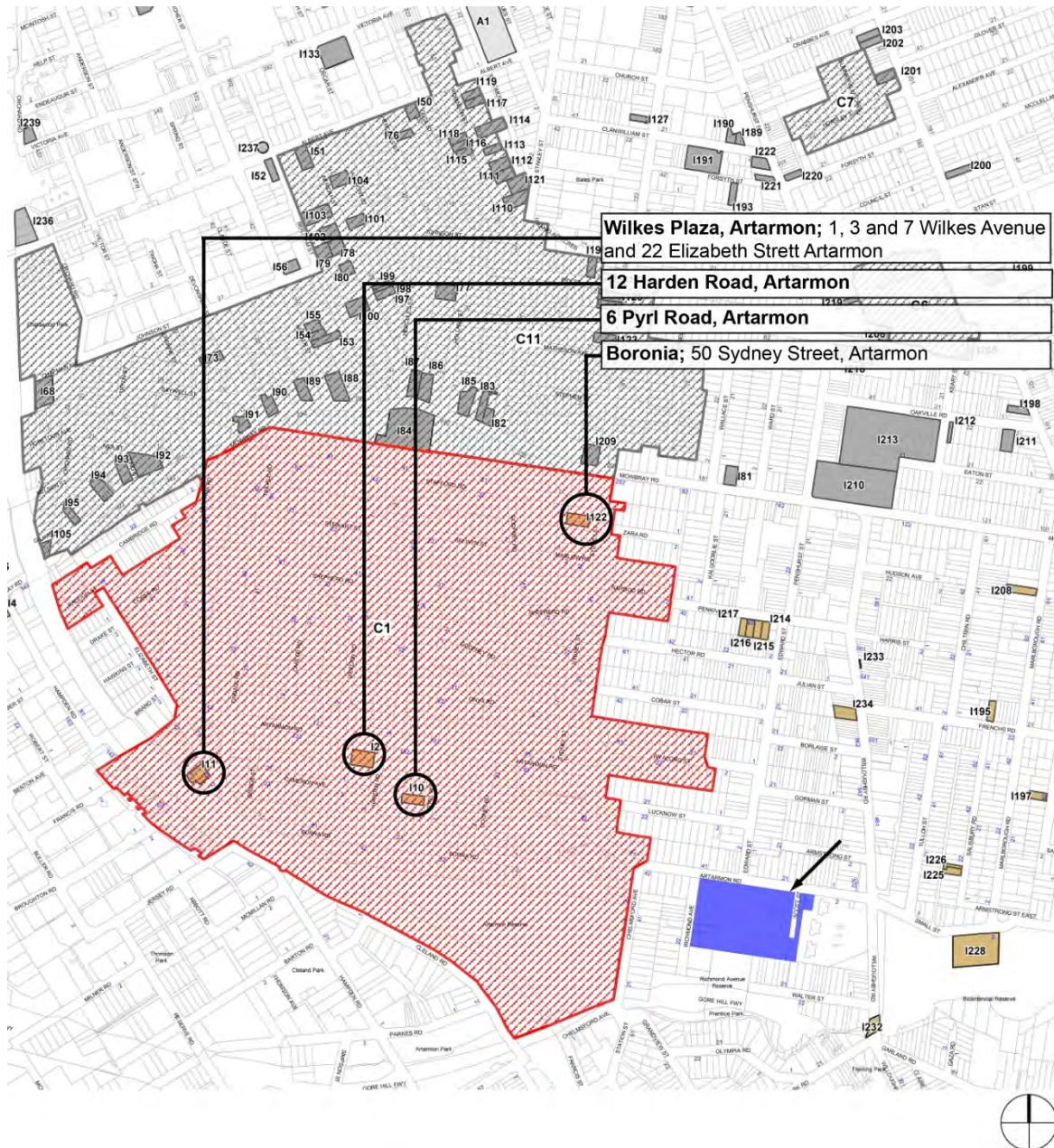


Figure 3.11 Heritage items and the Artarmon Conservation Area (Area C1) in the vicinity of the subject site with the Channel 9 site shaded blue. (Source: Willoughby City Council with GML Overlay) NB For the purposes of legibility the individual heritage items within the Artarmon Conservation Area have been additionally identified within Figure 3.11.

4.0 Proposal

4.1 Description of the Proposal

The following proposal description has been provided by JBA Planning:

The Concept Plan Application seeks to establish a high density residential land use for the Channel Nine, Willoughby site use with indicative building envelopes, site access arrangements, public open space, landscaping and infrastructure and stormwater concepts. The Concept Plan also includes details of project staging, superlot subdivision and establishes a framework for future development approvals and developer contributions.

The Preferred Option which has been developed by SJB Australia seeks to establish building envelopes which will provide approximately 600 dwellings (approximately 60,000m² of gross floor area) within the site as well as a new local park along part of the site's Artarmon Road and Richmond Avenue frontage. The Preferred Option provides for:

- 6 residential flat buildings, with indicative building envelopes providing for three buildings being between 4 and 6 storeys in height, a 10 storey building, a 14 storey building and an 18 storey building ; and*
- Approximately 30 attached dwellings up to two storeys in height.*

Three alternate options for building envelopes, site layout and access have also been developed and are detailed in the SJB Concept Plan documentation.

As stated above the preferred option and three alternate options for building envelopes, site layout and access have been developed and are detailed in the SJB Concept Plan documentation from which this HIS has based its conclusions.

5.0 Assessment of Heritage Impacts

5.1 Introduction

The assessment of heritage impacts is based on the drawings prepared by SJB Urban as identified in the Section 4.0.

Impacts on the heritage values of the subject site are dealt with firstly in Section 5.2. Impacts on heritage items adjacent to or within the vicinity of the subject site are assessed in Section 5.3. Impacts on the Artarmon Conservation Area are assessed in Section 5.4.

5.2 Heritage Impacts on the Site and Adjacent Broadcast Tower

5.2.1 Generally

The Channel 9 site has not previously been identified as having any specific heritage values. Nevertheless, as stated above, the site that does have some historic value as one of the first television studios in Australia and perhaps the first 'campus' style complexes. The proposed demolition of the studios complex would remove most of the physical and historical evidence of the function of this site since the late 1950s. The property may also be of some social significance, particularly to those who worked there. If this proved to be the case, its removal would have some impact on these values, requiring some form of mitigation eg. through some sort of closure event, community open day etc.

The broadcast tower, constructed in the 1960s, is not previously been identified as having heritage value. Nevertheless, it is a local landmark which identifies the location of the immediately adjacent studios site to observers from a wide radius around the property. The tower has the ability to continue to be a marker of the historic function of the studios site long after the studios are removed. Its retention, as proposed, would therefore mitigate impacts associated with removal of the studios.

Given the scale of the proposed development, the existing broadcast tower would no longer stand in isolation nor would the lower portion be viewed in the round against the sky. The new buildings would, have some impact on landmark qualities of the tower although the upper two thirds of the existing structure would remain prominent in most views.

5.2.2 Historical Archaeology

Subsurface Impacts

There is potential for archaeological impacts associated with the proposed redevelopment to occur in any areas of the site identified as having archaeological significance and research potential that would be subject to physical disturbance or removal. The proposed redevelopment includes construction of a basement level, adjacent to Burwood Street, which would require bulk excavation of this area. This excavation would require removal of any archaeological remains in this area of the site.

Other elements of the proposed redevelopment, such as excavation for new building foundations and installation of underground services, site preparation works, (eg removal of existing concrete and asphalt surfaces and other site elements, site grading, removal of fill or other deposits) may also result in some disturbance of subsurface deposits.

The potential archaeological impacts associated with these proposed works are discussed below.

Historical Archaeology

The site is considered to have little or no potential to contain any historical archaeological evidence that would be considered relics under the *Heritage Act 1977* (NSW).

The site has some potential to contain archaeological evidence associated with earlier phases of development and occupation, but this evidence is likely to have been disturbed by subsequent development, and unlikely to survive substantially intact. Some of these remains would be disturbed by the proposed redevelopment of the site, particularly in the area of excavation for the new development.

Disturbance or removal of these remains would be considered a minor archaeological impact. Recommendations to mitigate these potential archaeological impacts are identified in Section 5.0 of this report.

5.3 Impacts on Heritage Items in the Vicinity of the Subject Site

The following section identifies the heritage significance (as contained within the NSW State Heritage Inventory (SHI) Database) of the heritage items within the vicinity of the site and considers the impacts of the proposal on their heritage significance and visual setting:

- **2 Small Street, Willoughby; Walter Burley Griffin Incinerator (SHI 2260224)**

Description

The item is described as follows in the NSW SHI Database:

The Walter Burley Griffin Incinerator, Willoughby is in the vicinity of the subject site. The Walter Burley Griffin Incinerator is also listed on the Register of the National Estate, The National Trust of Australia Register and the Australian Institute of Architects Twentieth Century Register of Significant Buildings all of which are non-statutory heritage registers.

The Walter Burley Griffin Incinerator, Willoughby is one of twelve designed by Walter Burley Griffin and Eric Milton Nicholls for RElCo Pty Ltd. Its construction was part of an employment initiative during the Great Depression. The incinerator operated from 1934-67 and continued use as a sewerage plant until 1974. The building was proposed to be demolished in 1968 before it was listed on the National Trust. In 1999 it was listed on the State Heritage Register and refitted to accommodate and artist in residence facility and community arts space.

The Walter Burley Griffin Incinerator is listed for its historical, aesthetic, social and research potential. It is of aesthetic significance as it is perhaps the best surviving example of the work of the architect Walter Burley Griffin and his partner Eric Nicholls featuring Griffin's geometric modelling.

Significance

The NSW SHI database contains the following statement of significance for the item:

The Willoughby Incinerator is significant as one of two remaining municipal incinerator buildings in NSW, designed by the internationally renowned architect (and landscape architect) Walter Burley Griffin and his partner Eric Nicholls, to house the Australian-patented system of vertical top gravity feed (followed by drying prior to burning) developed by the Reverberatory Incinerator and Engineering Company (RElCo). It is significant in its local context as: - a major work of the architectural partnership of Griffin and Nicholls, both of whom lived in nearby Castlecrag

and were active in the development of the suburb of Castlecrag and nearby areas, and also as a work associated with Nisson Leonard-Kanevsky, managing director of the REICo, who lived at Castlecrag from 1931-the early 1940s (in the Griffin-designed Fishwick house); - a local landmark in the suburb and local government area of Willoughby; - a site of contention and protest associated with its use and operation for waste management; and - a major cause celebre in heritage conservation in the Willoughby local government area. The Willoughby Incinerator is of cultural significance for its relationship with the adjoining parkland and their combined evidence of environmental management of waste disposal, and as a municipal incinerator building that survives from the 1930s. (Walker, M. & Waters, T., 2001) The Incinerator is an intact and particularly successful example of an industrial building integrating function with site and one of the most significant buildings erected in Australia in the 1930s. It is also one of the only three buildings of this type by Walter Burley Griffin remaining in New South Wales.



Figure 5.1 2 Small Street, Willoughby; Walter Burley Griffin Incinerator with a view of the broadcasting tower in the background (Source: GML 2012)

Impacts of Proposal

Given the topography, and the distance of the heritage item from the site, the proposal would not form a backdrop to the item in most of the available views. However, some views from the east would include the uppermost portions of the tallest buildings. However, it is considered that this would not represent an adverse impact on the visual setting of the heritage item.

- **Flat Rock Creek Bridge;** Willoughby Road, Willoughby (SHI 2660263)

Description

The item is described as follows in the NSW SHI Database:

Flat Rock Creek Bridge is a single span, sandstone arched bridge with fine stonework. The arch is semicircular and 4.9metres in width. Buttresses were added to the structure in the 1920's to cope with increased loads resulting from the tramway and later the increased width of the road. A foundation stone on the balustrade reads "ERECTED 1886/H. FLEMING/ MAYOR. The stone bridge is a local feature of the Willoughby Park. The bridge is now not visible from the street.

Significance

The NSW SHI database contains the following statement of significance for the item:

Flat Rock Creek Bridge is historically significant for its role as a transport link which promoted early urban growth in Sydney's north. Its visual appeal and ongoing retention in the municipality have contributed to the bridge's aesthetic and social significance. This bridge is one of the few surviving masonry arch bridges in the Sydney Metropolitan area and is significant for its demonstration of the characteristics of Victorian masonry styles.



Figure 5.2 View north west from Garland Road towards Flat Rock Bridge. The subject site and broadcasting tower are in the background. (Source: GML 2012)



Figure 5.3 View of Flat Rock Bridge from Willoughby Park. (Source: Willoughby City Council)

Impacts of Proposal

The uppermost levels of the tallest buildings would be visible adjacent to the broadcasting tower but this would not have any impact on the visual setting of the bridge which is only appreciated from close range from the east and west.

- **16 and 18 Salisbury Road; Willoughby (SHI 2660219)**

Description

The item is described as follows in the NSW SHI Database:

Numbers 16 and 18 Salisbury Road is an unusual pair of early semi-detached stone cottages with corrugated sheet iron roof and tall brick chimneys, set close to the street. Number 16 has a large garden area to its south, and the front boundary has a timber picket fence, as does number 18.

Both cottages retain most of its original features including a hipped roof (recently clad in concrete tiles); the return verandah features simple timber posts and Victorian joinery.

Significance

The NSW SHI database contains the following statement of significance for the item:

One of an unusual pair of Victorian semi-detached houses that have historical significance for their demonstration of early suburban residential development in the area. They make an aesthetic contribution to the streetscape for their unity and architectural detail. A relatively rare item, they are representative of late-Victorian residential architecture.



Figure 5.4 View between 14 and 16 Salisbury Road toward the broadcasting tower and the Channel 9 site. (Source: GML 2012)



Figure 5.5 16 Salisbury Road, Willoughby looking west with the upper section of the broadcasting tower visible (Source: GML 2012)



Figure 5.6 Current view of 16 and 18 Salisbury Road, Willoughby (Source: GML 2012)

Impact of Proposal

The uppermost portions of the tallest towers would be visible above and/or adjacent to the roofline of the heritage items. However given the distance involved this would have negligible impact on the heritage significance and visual setting of these items.

- **35 Frenchs Road, Willoughby; (SHI 2660125)**

Description

The item is described as follows in the NSW SHI Database:

35 Frenchs Road is an archetypal polychrome brick cottage of Victorian period detail, with a mixture Italianate touches. The cottage is single storey full brick cottage with iron roof (gable ended) and separate front verandah, iron columns and lace valances. There is decorative brickwork on the front and an elegant front door with side panels. The gables have fretted bargeboards and finials.

Significance

The NSW SHI database contains the following statement of significance for the item:

35 Frenchs Road Willoughby has local historic significance as a late-Victorian free standing cottage. The cottage is surviving evidence that demonstrates a style of early urban development in the area that co-incided with the arrival of the railway line in the 1890's.



Figure 5.7 Current view of 35 Frenchs Road, Willoughby
(Source: Willoughby City Council)

Impact of Proposal

The Cottage faces south and is viewed in a northerly direction. The new buildings are well to the south and would not be a backdrop or affect the visual setting.

- **Bridgeview Hotel; 576 Willoughby Road; Willoughby (SHI 2660270)**

Description

The item is described as follows in the NSW SHI Database:

The Hotel Bridgeview is a large three-storey, red-brick hotel and exists as a dominant part of the Willoughby Road commercial streetscape. Significant features of the building include its symmetrical façade and neo-classical elements like pediment on the front (eastern) façade and a small columned balcony as part of the top level. The eastern façade of the hotel features timber-paned arched windows and decorative masonry pilasters painted in pale pinks and blues. Although a full storey higher, the Bridgeview Hotel is compatible with the surrounding streetscape.

Significance

The NSW SHI database contains the following statement of significance for the item:

Hotel Bridgeview is locally significant as an imposing example of Neo Classical 20th Century hotel architecture, which forms a significant landmark and meeting place for local residents. Historically, it represents a period of growth in early 20th Century Willoughby, and has historic associations with Tooth and Co. Brewers. Aesthetically, the hotel is a dominant part of the commercial streetscape and provides a focal point of interest along Willoughby Road.



Figure 5.8 Current view of the Bridgeview Hotel from directly across Willoughby Road, Willoughby (Source: Willoughby City Council)

Impacts of Proposal

The site is well to the southwest of this item and the proposed towers would not impact on its visual appreciation or setting.

- **76 Marlborough Road, Willoughby; (SHI 2660158)**

Description

The item is described as follows in the NSW SHI Database:

A single storey sandstock brick cottage with corrugated iron roof, it has been substantially renovated and extended in recent years. The original four rooms remain to the street frontage, a new attic level within the roof space has been added, and a large family room extension built to the rear. The original cottage was set low to the ground, flooring throughout it has been replaced, and the underfloor ventilation improved. Joinery within the original has been substantially reworked/replaced. The front verandah features early iron posts and details, which have been replicated in a new side verandah beside the driveway. The window to the verandah has been replaced with French doors, and additional windows added to the original cottage on the driveway wall. The brick paved driveway is new. Low stone wall (recent) edges the garden at the street front, replacing the earlier privet hedge and fence. Extensive additions to the cottage have greatly extended its floor area to the rear and in an upper level, as well as a substantial cabana adjacent to the pool which provides independent accommodation. The rear garden has been comprehensively landscaped.

Significance

The NSW SHI database contains the following statement of significance for the item:

'Willoughby Farm' has local historical significance as one of the earliest cottages in this area. Aesthetically, it contributes to the (later) streetscape context and the original cottage form is representative of the first period of suburban development that characterised the early buildings of the area.



Figure 5.9 Current view of 76 Marlborough Road, Willoughby (Source: GML 2012)

Impacts of Proposal

The site is well to the southwest of this item and the proposed towers would not impact on its visual appreciation or setting.

- **18, 20, 22 and 24 Penkivil Street, Willoughby;** (SHI 2660195, 2260196, 2260197, 2260198)

Description

The items are described as follows in the NSW SHI Database:

'Riversdale', at 18 Penkivil Street is a one-storey red brick, slate roofed cottage of Federation style. A return verandah to the street front and side drive is supported on timber posts under the main roof. The verandah features a timber valence and later balustrade. Double hung sash windows with dark brick sills and header courses to the projecting gable are located on the western and southern sides. The low stone fence to street is later.

20 Penkivil Street is a one-storey red brick Federation house with hipped terracotta tiled roof. A projecting gable with double hung sash windows and enclosed verandah with timber valence and trim presents to the street behind a timber picket fence (later) and hedge. The house is entered to the eastern side through an integrated arched porch. A flat roofed carport has been attached to the side driveway, the verandah enclosed and an awning added over the front windows. A studio space exists in the rear garden. Large split level extension has been built to the rear of the house for family space with storage underneath. Interior features include fireplaces and over-mantles.

22 Penkivil Street is a one-storey red brick Federation house with terracotta tile roof and twin projecting gables. Timber posts with decorative brackets support the front verandah which runs across the full frontage of the house and is timber floored. Windows are symmetrical around the front door. A picket fence (replacement) and mature garden shrubs provide privacy from the street. A double car port in Federation style sits within the front garden. The house possesses timber floors, marble mantelpieces and plaster ceilings. A modern extension exists to the rear.

24 Penkivil Street is a one-storey red brick Federation house with terracotta tiled hipped roof and projecting gable. It has paired double hung sash windows to the verandah, a timber picket fence and carport to side driveway. The interior has been modernised and extended to the rear with workspace underneath.

Significance

The NSW SHI database contains the following statement of significance for the item:

These houses form a group of Federation house at numbers 18, 20, 22 and 24 Penkivil Street which demonstrate the rapid suburban residential development in the area, set on small lots with modest gardens, close to major traffic routes at the start of the twentieth century. The consistent architectural features, form, fabric and mature gardens of 'Riverdale', makes a significant contribution to the group and the streetscape.



Figure 5.10 Current view of 18 Penkivil Street, Willoughby (Source: GML 2012)



Figure 5.11 Current view of 20 Penkivil Street, Willoughby (Source: GML 2012)



Figure 5.12 Current view of 22 Penkivil Street, Willoughby (Source: GML 2012)



Figure 5.13 Current view of 24 Penkivil Street, Willoughby (Source: GML 2012)

Impacts of Proposal

Only the very top of the broadcasting tower is currently visible above the roofs of these items. The new towers would not intrude into views of these items and therefore would not affect their visual settings.

- **Boronia; 50 Sydney Street, Artarmon (SHI 2660228)**

Description

The item is described as follows in the NSW SHI Database:

Boronia is a late Federation house with art deco details. Brick arched entrance portico, pyramidal roof with gables at frontage and sides. The garden and street setting are pleasantly landscaped with native and exotic species and the original sandstone fence still remains.

Significance

The NSW SHI database contains the following statement of significance for the item:

'Boronia' has local significance as a fine example of a Federation house. Historically, it is evidence of early suburban development in the area and is rare as one of the few Federation houses left in original condition in Willoughby. Its art deco architectural features and original gardens and fence, contribute aesthetic value to the streetscape.



Figure 5.14 Current view of Boronia, Artarmon (Source: Willoughby City Council)

Impacts of Proposal

This item is viewed from the street in a westerly direction whereas the subject site lies in a southerly direction. The proposal would not form part of the visual setting of this item.

- **6 Pyrl Road, Artarmon; (SHI 2660205)**

Description

The item is described as follows in the NSW SHI Database:

The house at 6 Pyrl Road, Artarmon is a large single storey brick Federation house with a slate roof, set in a well-established garden of native and exotic trees. Entered from the side, the front elevation features a timber verandah to one side, with decorative timber trim. 6 Pyrl Road has an unusual plan configuration with central gable over a bay window and two small verandahs to either side with simple timber detailing to columns and balustrades. The slate roof features terracotta ridge tiles, finials, and intact chimneys. Excellent plaster ceilings

feature Australian flora to all principle rooms, which also have stained leadlight windows and fine mantelpieces. A half-timbered snug with original blue tiled fireplace and new skylight are located adjacent to the family room. The low stone wall and reproduction timber fence complements the house.

Significance

The NSW SHI database contains the following statement of significance for the item:

This house has local significance as an excellent example of a large, single storey Federation house. Historically, it represents an important phase of early suburban development in the area. Its architectural features and established garden setting give it aesthetic value for its contribution to the streetscape.



Figure 5.15 Current view of 6 Pyrl Road, Artarmon (Source: GML 2012)



Figure 5.16 Current alternative view of 6 Pyrl Road, Artarmon (Source: GML 2012)

Impacts of Proposal

This item is viewed from the street in a westerly direction whereas the subject site lies in a southeasterly direction. The proposal would not form part of the visual setting of this item.

- **12 Harden Road, Artarmon; (SHI 2660138)**

Description

The item is described as follows in the NSW SHI Database:

12 Harden Road is a single storey late Federation house located on the crest of Harden Road and set in an established garden, across two allotments. The house is set on sandstone foundations, and is of face brick with a simple timber detailed verandah on two sides, facing the street and the city, with gables on opposite corners and a hipped and gabled tiled roof featuring a timber shingles gablet to the verandah corner. Roughcast chimneys and fine tuck pointing indicate a building of quality design, materials and craftsmanship, including encaustic tiled verandahs and an oriel window adjacent to the front door. The garage is a later addition, is not sympathetic to the style of the house, and appears to be the result of a later subdivision. The carefully detailed brick fence is sympathetic, but may be later than the house. A timber and wire fenced tennis court is located to the rear with a small tennis pavilion adjacent.

Significance

The NSW SHI database contains the following state of significance for the item:

This house has local significance as an excellent example of a carefully designed Federation house conserved in its original garden setting. It remains intact internally and externally. Historically, it represents an important phase of early suburban development and is rare as one of few Federation houses left in original condition in the Municipality. Its architectural features and continuously maintained gardens contribute aesthetic value.



Figure 5.17 Current view of 12 Harden Road, Artarmon (Source: GML 2012)



Figure 5.18 Current alternative view of 12 Harden Road, Artarmon (Source: GML 2012)

Impact of Proposal

The uppermost levels of the new towers may be visible above the roofline of this item from some locations to the West but, given the distance from the subject site, would have negligible impact on its visual setting.

- **Wilkes Plaza, Artarmon;** 1, 3 and 7 Wilkes Avenue and 22 Elizabeth Street, Artarmon (SHI 2660261)

Description

The item is described as follows in the NSW SHI Database:

Wilkes Plaza is a small, paved pedestrian shopping precinct of 2 storey buildings. Within the site are two groups of two-storey masonry terrace shops and single storey masonry and tiled roof 'cottage' shop. Paved pedestrian mall. Buildings include features of polished brass trims to their shop windows and some coloured leadlights. Pedestrian mall and planter boxes provide an intimate and traditional shopping plaza. The buildings are a unified group and make up a well-designed urban streetscape.

Significance

The NSW SHI database contains the following state of significance for the item:

Numbers 1,3 and 7 Wilkes Avenue and 22 Elizabeth Street, have local heritage significance for its association with the early urbanisation of the Artarmon area. Built in the Inter-War style, the buildings are representative of late 1920s design, exhibiting characteristics typical of their era. Aesthetically, the buildings make up a unified

group in a well-designed urban streetscape and display good standards of craftsmanship in the brickwork and joinery. Local commercial centres like Wilkes Plaza have provided and continue to provide a social facility for the local working and residential community.



Figure 5.19 Current view of Wilkes Plaza, Artarmon
(Source: Willoughby City Council)



Figure 5.20 Current alternative view of Wilkes Plaza, Artarmon
(Source: Willoughby City Council)

Impact of Proposal

The new towers would not be able to be seen from within or adjacent to this item and the proposal would not have any impact on its visual setting.

5.4 Impacts on the Artarmon Conservation Area

Description

The item is described as follows in the *Willoughby Development Control Plan 2006* (WDCP 2006):

The conservation area is characterised by a rectilinear subdivision pattern superimposed on an undulating topography. There are several well vegetated drainage reserves in the remnant bushland of the Artarmon Reserve. Apart from Artarmon and Sydney Roads which have wider roads taking the main traffic volumes, the original subdivision pattern of narrow carriageways and grassy verges remain prominent features of the conservation area. The key period of significance is 1900-1940 with houses ranging from Federation style house in red-brown brick with terracotta tiled roofs, to a variety of 1920s and 1930s bungalows, including typical Californian Bungalow and Inter-war Bungalows. The character is predominately single storey with relatively few second storey additions. There are a number of good individual examples of well-proportioned flat buildings ranging from the Inter-war period to examples featuring Art Deco or Spanish Mission characteristics.

Significance

The *Willoughby Development Control Plan 2006* (WDCP 2006) contains the following state of significance for the Artarmon Conservation Area:

The Conservation Area is outstanding for its intactness, with few unsympathetic intrusions occurring. The wide range of largely intact California and Interwar bungalows as well as Federation housing in generally good condition, occur in either groupings of consistent styles or subtle blends of successive periods to produce a mix of

interesting and varied streetscapes. The area is significant as a harmonious and unified 1910 – 1920's lower North Shore residential area whose development relates to the development of the railway.

Impact of Proposal

The subject site is located to the east and southeast of the Artarmon Conservation Area. This area is primarily significant for its intact streetscapes of mostly interwar period houses. There is an overall uniformity of scale and character which is enhanced by existing historic plantings and remnant forest trees.

The easternmost extent of the Conservation Area is one block west of the subject site. The proposal would therefore not have any physical impact on the Conservation Area. The visual setting of the Area, as viewed from within the streetscapes and other areas of the public domain, including Artarmon Reserve, would be impacted by the proposal to varying degrees.

The analysis below illustrates views towards the existing broadcasting tower. The lowest walkway of the tower, which is visible in some views, is equivalent to the height of a 14 storey residential building. Therefore, it is possible to determine the extent that the tallest of the proposed new buildings (at heights ranging between 10 and 18 storeys) would be seen from within the Conservation Area and, hence, alter its visual setting, particularly available streetscape and skyline views.

Due to the topography, the proposed development would not be visible from most areas of the public domain of the central, northern and western parts of the Conservation Area. There are some existing opportunistic and filtered views of the lower levels of the broadcasting tower (and, therefore, the upper levels of the proposed towers) available from these parts of the Conservation Area but, in the main, the proposal would not have an appreciable impact of the setting of these central, northern and western parts of the Area.

As one moves closer to the subject site, views of the lower parts of the existing broadcasting tower become more visible. Similarly, the proposed towers would be more visible from these parts of the Conservation Area.

The greatest impacts on the setting of the Conservation Area would be from within its south-eastern portion. In these locations, the upper levels of the proposed towers would be viewed above the roofline of existing dwellings and would impact on streetscape views and/or the skyline. The existing tower currently dominates the skyline in these views but is visually transparent and slender in form.

When viewed from Artarmon Reserve, located in the southeast corner of the Conservation Area, the proposal would have a significant impact on the character and ambience of this well-used open space. It would become a major built form above the existing tree canopy skyline flanking the Reserve. The visual impacts from the proposed development would be relatively severe within these parts of the Artarmon Conservation Area.

In summary, the proposal would have negligible impact on the streetscape value of the majority of the Artarmon Conservation Area. However, given the scale of the tallest of the towers there would be an appreciable impact on the visual setting of the south-eastern portion of the Conservation Area which would impact on its identified streetscape significance.

Analysis of Views from within the Artarmon Conservation Area

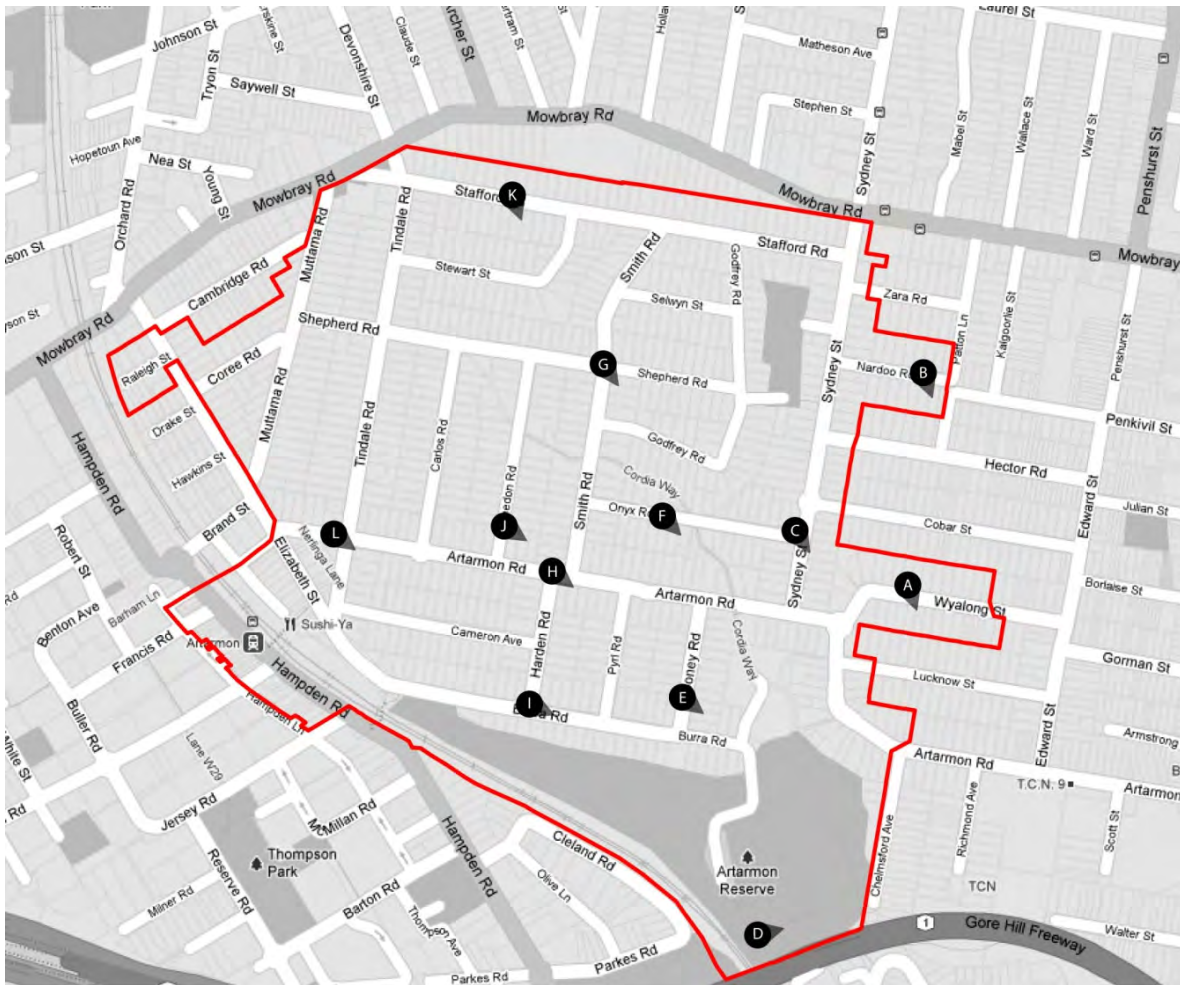


Figure 5.21 Reference map for views analysis of the Artarmon Conservation Area (Source: Google Earth Pro with GML overlay)



Figure 5.22 View A (Source: GML 2012)



Figure 5.23 View B (Source: GML 2012)



Figure 5.24 View C (Source: GML 2012)



Figure 5.25 View D (Source: SJB Urban 2012)



Figure 5.26 View E (Source: GML 2012)



Figure 5.27 View F (Source: GML 2012)



Figure 5.28 View G (Source: GML 2012)



Figure 5.29 View H (Source: GML 2012)



Figure 5.30 View I (Source: GML 2012)



Figure 5.31 View J (Source: GML 2012)



Figure 5.32 View K (Source: GML 2012)



Figure 5.33 View L (Source: GML 2012)

6.0 Conclusions and Recommendations

6.1 Conclusions

This HIS has been prepared to assess the heritage impacts of the proposal on heritage items in the vicinity of the proposed development and to assess its compatibility with the Artarmon Heritage Conservation Area. This HIS will form part of the EA documentation for submission to the Department of Planning.

The site is not listed as a heritage item nor has it previously been identified as having any heritage value. Nevertheless, it is considered to have some historic value as one of the earliest sites of television broadcasting in Australia. The most recognisable feature of this use is the existing broadcasting tower. This tower is immediately adjacent to the subject site not part of the proposed development. Therefore, it is able to remain as a marker of the television studios function once the site is redeveloped.

While parts of the site have some potential to contain physical evidence of the former dairy uses, the site is considered to have little or no historical archaeological potential or significance. There should be no requirement for any further detailed historical archaeological assessment or management of the site, unless any unexpected discoveries are made during site works.

The subject site is located at a considerable distance from listed heritage items. Nevertheless, the proposal has been assessed for its potential impacts on the setting of listed items within its visual vicinity. It is concluded that the proposal would have negligible impact on the visual setting or heritage significance of those items.

The proposal would have negligible impact on the streetscape value of the majority of the Artarmon Conservation Area. However, given the scale of the tallest of the towers there would be an appreciable impact on the visual setting and identified streetscape significance of the south-eastern portion of the Conservation Area.

6.2 Recommendations and Mitigative Measures

Historical Archaeology

In the event that any unexpected historical archaeological remains were discovered during any excavation works at the site, further assessment or approval may be required under Section 146 of the Heritage Act.

Aboriginal Archaeology

A Due Diligence Aboriginal Archaeological Assessment should be carried out prior to the development proceeding.

Interpretation

Opportunities for heritage interpretation should be explored during the detailed design phase. The aim of heritage interpretation would be to inform the public of the history of the site, in particular the Channel 9 studios use. This could occur either within the new buildings or in conjunction with any other proposed interpretation in publicly accessible areas of the site or on adjacent public land, for example near to the remaining broadcasting tower.