



Heritage Council



of New South Wales

3 Marist Place
Parramatta NSW 2150

Locked Bag 5020
Parramatta NSW 2124
DX 8225 PARRAMATTA

Telephone: 61 2 9873 8500
Facsimile: 61 2 9873 8599

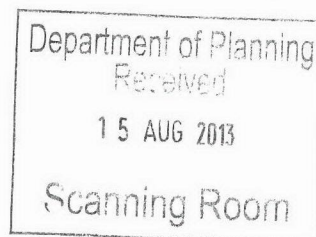
heritage@heritage.nsw.gov.au
www.heritage.nsw.gov.au



PCU047226

Ms Natasha Harras
Metropolitan & Regional Projects South
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Contact: Siobhan Lavelle
Phone: 02 9873 8546
Fax: 02 9873 8599
Email: siobhan.lavelle@heritage.nsw.gov.au
File: 13/12935
Our Ref: A1405020
Your Ref: MP 10_0198



Dear Ms Harras

**RE: MP 10_0198 Exhibition of Environmental Assessment for a Concept Plan
Application for a Residential Development with Ancillary Retail Uses and Open Space
— Channel 9 site, 6-30 Artarmon Road, Willoughby (Willoughby LGA)**

This letter has been prepared following review of the documents forming the Environmental Impact Statement for the above project. The review has been undertaken by Heritage staff.

It is noted that the Director-General's Requirements (DGRs) issued for the project on 9 February 2011 included Heritage as a Key issue, requiring preparation of a Statement of Heritage Impact (SOHI) and assessment of Aboriginal and Historic heritage.

The updated EIS was exhibited for public comment in April-May 2013. The EIS included a specialist SOHI report prepared by Godden Mackay Logan, Heritage Consultants.

The SOHI notes 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 does have some historic value as one of the first campus style television studios in Australia. 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. Historically, the site was developed from the early 1900s with the major use being for a dairy (1904-1955) until the site was purchased for development of the new Channel 9 television broadcasting station. The site has been assessed as unlikely to have remains with historical archaeological significance or research potential. 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 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 SOHI has found that due to the distance of any identified items from the development (including State listed items for example the Walter Burley Griffin Incinerator and Flat Rock Bridge) that the proposal would have a negligible impact on the setting of any heritage items.

In addition, 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 locally heritage listed 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.

In this regard the main EIS report (JBA Planning, March 2013) has noted (p.76) that:

Overall it is considered that the Preferred Option achieves an appropriate balance between the realisation of the site's significant redevelopment potential to meet local and regional housing needs and the amenity of surrounding dwellings. The visual impact of the proposed development on nearby dwellings is minimal, with appropriate transition zones maintaining the visual character of local streets.

And:

The advantages of providing housing in a well-serviced area with high amenity and close access to employment, services, recreation and public transport are considered to outweigh the limited impacts on the visual setting of some parts of the HCA. (p.96).

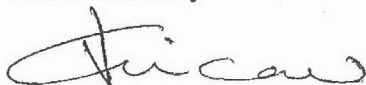
The SOHI has recommended that use of Interpretation should be explored during the detailed design phase of the project. This recommendation is supported.

The Draft Statement of Commitments for the Project was provided in Section 8.0 of the EIS report. There is an appropriate commitment made for Indigenous Archaeology which notes If that if Aboriginal 'objects' are identified during the development, works must stop immediately and the Office of Environment and Heritage should be contacted.

It is recommended that the Commitment regarding archaeology should also include compliance with Section 146 of the NSW Heritage Act, 1977, which requires that in the event historical archaeological 'relics' are found that the Heritage Council of NSW must be notified.

Thank you for referring this project for comment. I trust that the information in this letter will be of assistance to you. The Heritage Division would be happy to comment further on this project if deemed necessary by the Department of Planning & Infrastructure at a future stage.

Yours sincerely



13/08/2013

Vincent Sicari

Conservation Manager

Heritage Division

Office of Environment & Heritage

Department of Premier & Cabinet

AS DELEGATE OF THE NSW HERITAGE COUNCIL