

# **HERITAGE IMPACT STATEMENT**

**CONCEPT PLAN  
MODIFICATION  
APPLICATION, TX  
AUSTRALIA SITE,  
ARTARMON RD &  
RICHMOND AVE,  
WILLOUGHBY**

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# EXECUTIVE SUMMARY

Urbis have been engaged by Mirvac to prepare the following heritage impact statement for the proposed Concept Plan Modification Application which seeks to incorporate a transmission tower site at 15 Richmond Avenue, Willoughby into a Concept Plan Approval at 6-30 Artarmon Road, Willoughby.

The Channel Nine Campus at 6-30 Artarmon Road, Willoughby is subject to a Part 3A Concept Plan Approval (MP10\_0198 MOD 1) (Concept Plan Approval) that was approved by the Minister for Planning on 31 January 2019. The Concept Plan Approval provides for redevelopment of the site into 460 residential dwellings across nine buildings along with small-scale non-residential uses.

In February 2020 Mirvac entered into an agreement with Euro Properties and Lotus Property Fund No.8 (LEPC9) to acquire the Channel Nine Campus site. Mirvac simultaneously entered into a separate agreement with TX Australia Pty Ltd to acquire the approximate 2,132sqm site directly to the south of the Channel Nine Campus known as Lot 11 DP1162507 at 15 Richmond Avenue, Willoughby that currently accommodates a 233m tall transmission tower.

Mirvac are applying to the NSW Department of Planning, Industry & Environment to modify the current Concept Plan, to incorporate the transmission tower site within the Approval to permit redevelopment into a tenth residential building while maintaining the existing 460 residential dwelling approval.

The Concept Plan amendment proposes removal of the existing transmission tower and redevelopment of Lot 11 & Lot 12 into a five storey residential flat building. The building height, scale and open space across the Channel Nine Campus site at 6-30 Artarmon Road is proposed to remain consistent with the existing Concept Plan Approval.

The subject property including the transmission tower is not identified as an item of heritage significance under any statutory heritage lists. It is located in the broader vicinity of the Artarmon Conservation Area under Schedule 5 of the *Willoughby Local Environmental Plan 2012* but does not have any significant interfaces with any heritage items or conservation areas. This Heritage Impact Statement has been undertaken to assess the potential heritage impacts of the proposed modification to the Concept Plan Approval.

The Concept Plan amendment will facilitate the demolition of the transmission tower at Richmond Avenue. A Heritage Assessment prepared by Urbis in February 2020 (Appendix A) concluded that the transmission tower portion of the subject property did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds. The demolition of the transmission tower to facilitate the proposed modification application will have no detrimental heritage impacts on any significant fabric, structure or building.

The subject property is substantially distanced from the Artarmon Heritage Conservation Area, which is located to the west of the subject property and separated by residential development. The proposal and future development of the subject property will have no physical or visual impact on the heritage significance of the conservation area. Existing vistas and significant views to and from the conservation area will be maintained. The proposal is substantially distanced and therefore the future built development will not visually dominate or overwhelm the conservation area. The character, significant elements and inherent significance of the conservation area will be conserved and will not be impacted by the proposal.

The proposed Building K on the subject transmission tower site is consistent with the design and scale of the remainder of the former Channel Nine Campus approved concept development, in accordance with the Concept Plan Approval. This is a minor addition to a larger development which has already been assessed and approved at concept stage, and the proposed new Building K will have no material impact on the overall scale and form of the proposed development.

The scale, massing and form of the proposed modification (Building K) will have no detrimental heritage impacts on any listed heritage items or conservation areas. The subject property is substantially distanced from any listed heritage item or conservation area, and the proposed development will have no adverse heritage impacts visually or physically, on any building or element of environmental heritage within the Willoughby LGA.

The proposal has been assessed to have no heritage impact and is recommended for approval from a heritage perspective.

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# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis have been engaged by Mirvac to prepare the following heritage impact statement for the proposed Concept Plan Modification Application which seeks to incorporate a transmission tower site at 15 Richmond Avenue, Willoughby into a Concept Plan Approval at 6-30 Artarmon Road, Willoughby.

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In February 2020 Mirvac entered into an agreement with Euro Properties and Lotus Property Fund No.8 (LEPC9) to acquire the Channel Nine Campus site. Mirvac simultaneously entered into a separate agreement with TX Australia Pty Ltd to acquire the approximate 2,132sqm site directly to the south of the Channel Nine Campus known as Lot 11 DP1162507 at 15 Richmond Avenue, Willoughby that currently accommodates a 233m tall transmission tower.

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The Concept Plan amendment proposes removal of the existing transmission tower and redevelopment of Lot 11 & Lot 12 into a five storey residential flat building. The building height, scale and open space across the Channel Nine Campus site at 6-30 Artarmon Road is proposed to remain consistent with the existing Concept Plan Approval.

The subject property including the transmission tower is not identified as an item of heritage significance under any statutory heritage lists. It is located in the broader vicinity of the Artarmon Conservation Area under Schedule 5 of the *Willoughby Local Environmental Plan 2012* but does not have any significant interfaces with any heritage items or conservation areas.

A Heritage Assessment prepared by Urbis in February 2020 (Appendix A) concluded that the transmission tower on the subject site did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds. This Heritage Impact Statement has been undertaken to assess the potential heritage impacts of the proposed modification to the Concept Plan Approval.

## 1.2. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Willoughby Local Environmental Plan 2012* and the Willoughby Development Control Plan 2006.

## 1.3. AUTHOR IDENTIFICATION

The following report has been prepared by Bernice Phillips (Heritage Consultant). Ashleigh Persian (Senior Heritage Consultant) has reviewed and endorsed its content. Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.4. SITE LOCATION

The consolidated subject property includes the former Channel Nine Campus at 6-30 Artarmon Road, Willoughby, a transmission tower site at 15 Richmond Avenue, Willoughby and a small lot of land to the immediate south of the transmission tower. The location of the consolidated subject property is shown in the following diagram.

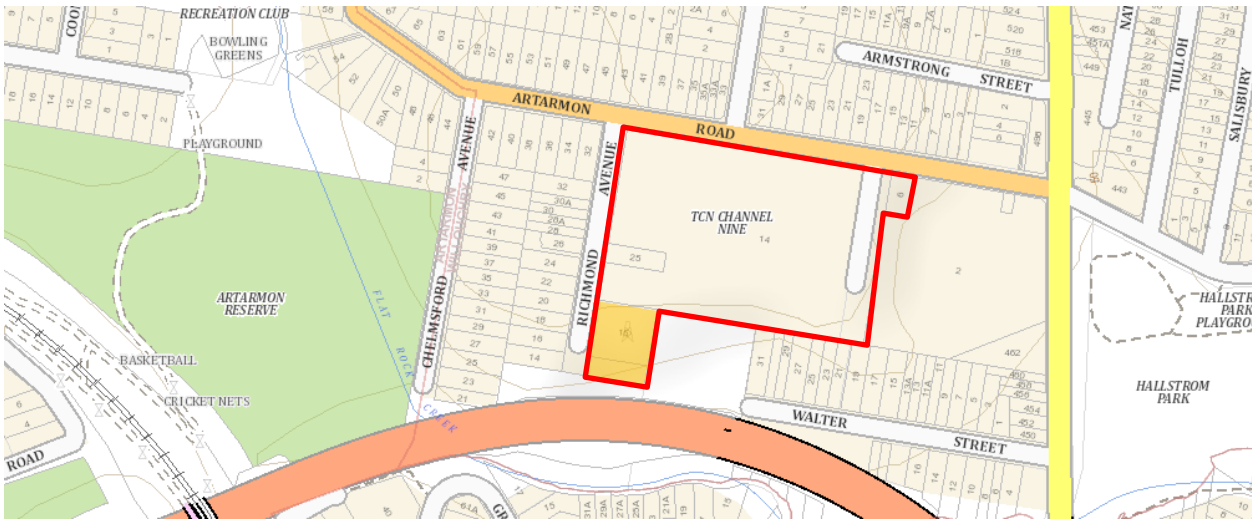


Figure 1 – Locality map showing the consolidated subject property outlined in red and the location of the proposed modification (transmission tower site and vacant land) shaded orange.

Source: Six Maps, 2020.

## 1.5. HERITAGE LISTING

The subject site is not an item of environmental heritage under any statutory legislation. It is located within the broader vicinity of the Artarmon Conservation Area and a small number of heritage items listed under Schedule 5 of the *Willoughby Local Environmental Plan 2012*. The subject property does not have any critical interfaces with any heritage items or conservation areas.



Figure 2 – Heritage map showing the consolidated subject property outlined in blue and the location of the proposed modification (transmission tower site and vacant land) shaded orange.

Source: Willoughby LEP, 2012 Heritage Map, HER\_004.

## 2. SITE DESCRIPTION

### 2.1. THE SUBJECT SITE

The consolidated subject property is located in the south-west portion of the suburb of Willoughby. It is bounded by Artarmon Road, Richmond Avenue and is located to the north of the Gore Hill Freeway. The subject property is generally surrounded by low density residential development throughout the suburb of Willoughby. An aerial view of the property is included below.

The main portion of the subject property is the restricted access area which contains two interconnected buildings where the studios and the majority of the broadcast operations are undertaken. The buildings range from between two and six storeys in height. The original late 1950s' buildings appear to have been extensively modified.

A smaller area of the subject property is located to the east and is accessed from Scott Street, containing 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.

A transmission tower is located on a small portion of the property to the southern end of Richmond Avenue, on the eastern alignment of the site. The site also includes a small area of vacant (timbered) land.



Figure 3 – Aerial view showing the consolidated subject property outlined in red and the location of the proposed modification (transmission tower site and vacant land) shaded orange.

Source: SIX Maps, 2020



Figure 4 – Street viewing showing dwellings located on the western side of Richmond Avenue, directly across from the subject tower.

Source: Google Street View



Figure 5 – View north on Richmond Avenue from the location from the subject tower.

Source: Google Street View



Figure 6 – View south on Richmond Avenue with the subject tower visible on the left. Some of the Channel 9 studio buildings can also be seen on the left.

Source: Google Street View.

## 2.2. THE ARTARMON CONSERVATION AREA

The following description of the Artarmon conservation area has been sourced from the Willoughby DCP (2006).

*A rectilinear subdivision pattern has been superimposed on a hilly area of moderate slopes. The regularity of the lot layout is interrupted by several well vegetated drainage reserves flowing across to the remnant bushland of Artarmon reserve. The original subdivision pattern of narrow carriageways and wide grassy verges (usually planted with mature street trees, such as brush box and jacaranda) prevails, except for Artarmon and Sydney Roads, which have wider carriageways taking the main traffic volumes to and from Artarmon Station and shopping centre.*

*The combination of undulating landform, well established street trees and other vegetation (including mature trees behind houses, remnant bushland in the drainage reserves and the pattern of usually generous lot sizes) creates vistas of leafy ridges and valleys and a wide range of interesting streetscapes with houses stepped down the terrain.*

*Houses are either unpainted red-brown brick and unglazed terracotta tile Federation styles or a rich variety of 1920's to 1930's bungalows. The latter range from typical California Bungalow styles to the transitional 1930's Interwar bungalows of unpainted brown to liver brick with red or brown tiled roofs. The character is predominantly single storey other than the small number of Interwar flats and relatively few second storey additions. Good individual examples including some of the older flat buildings, with Art Deco or Spanish Mission characteristic, also occur.*

*The denser pattern of settlement near Artarmon Station is a good example of Interwar flat development providing comfortable housing that is well integrated with nearby public transport and commercial opportunities. The well-proportioned flat buildings form a cohesive residential precinct of generally consistent two storey scale, of similar materials and with shared modest embellishments, including decorative brickwork. Such characteristics enhance their unity with the earlier group of Edwardian commercial buildings at Wilkes Plaza.*

The following statement of significance was sourced from the Willoughby DCP (2006).

*The Heritage 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.*

### 3. HISTORIC OVERVIEW

The following history has been sourced from the *Channel Nine, Willoughby Heritage Impact Statement Report* prepared by GML in November 2012 and relates to the development of the Channel Nine studio site and the associated transmission tower.

#### 3.1. 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. Subdivision of Catlett's land for residential subdivision began in 1911 followed by Ryan's land in 1912. Thomas Cronin's land was not subdivided.*

#### 3.2. 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 Leonard's' 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.*

*In 1928 Robert Foster claimed he was milking 180 hand-fed cows daily at his dairy. DP 67205 dating from 1911 shows the outline of an iron milking shed on the site. Aerial photographs from 1930 and 1943 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.*



Figure 7 – 1943 aerial showing the consolidated subject property outlined in red and the location of the proposed modification (transmission tower site and vacant land) shaded orange.

Source: SIX Maps, 2020.

### 3.3. 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.*



Figure 8 – Australia's first television transmitter – constructed in 1956 and demolished in 1972.

Source: National Archives of Australia.

*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 Adelaide, in 1962.*

*Channel 9 quickly outgrew the Forster's Dairy site and from 1956 began buying up nearby properties. 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. A couple of the Richmond Avenue cottages and most of the Scott Street cottages still remain within the Channel 9 site.

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. This had been demolished by 1972.

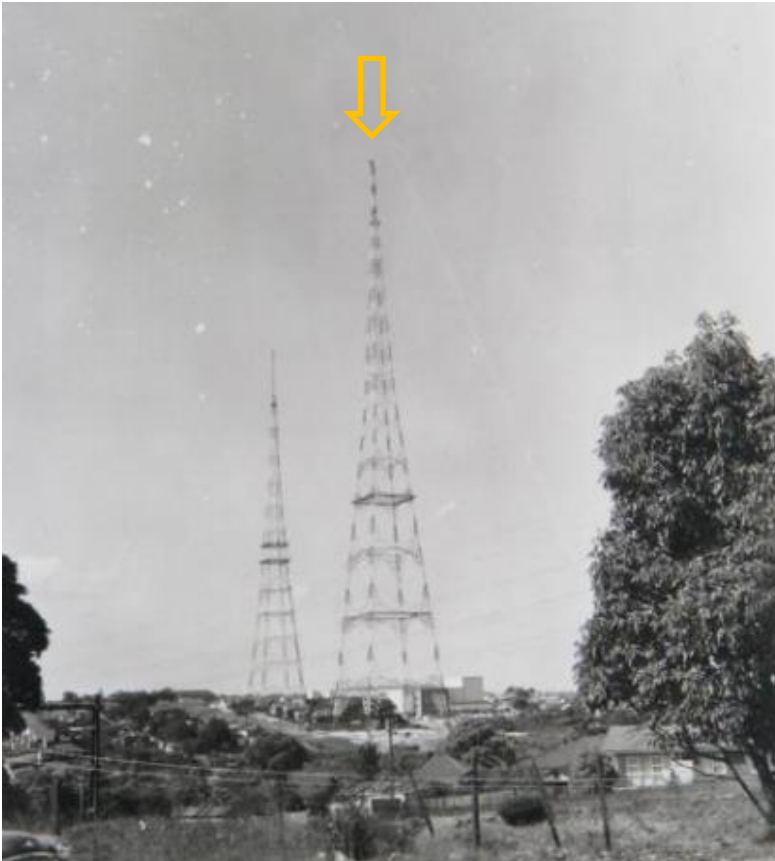


Figure 9 – The two towers in 1964. The later second subject tower is indicated.

Source: Willoughby Archives, 002495.

Further additions to the site saw the construction of three antennas and microwave dishes between 1980 and 1987.

In 1986 Kerry Packer sold the National Nine Network to Alan Bond for one billion dollars and then bought it back three years later for a mere \$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.

### 3.4. CONSTRUCTION DATE

The Channel Nine site was first developed in the late 1950s with subsequent modifications. The subject transmission tower was constructed early in the 1960s (by 1964 as shown in the above photograph at Figure

9) and eventually replaced the original tower as the only tower on the site (the original having been demolished in 1972).

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. ESTABLISHED HERITAGE SIGNIFICANCE

The consolidated subject property is not a listed heritage item under any statutory planning instrument and is not located within a heritage conservation area. The Channel Nine campus has already been granted approval for residential redevelopment under the Part 3A Concept Plan Approval (MP10\_0198 MOD 1) (Concept Plan Approval) that was approved on 31 January 2019.

A Heritage Assessment prepared by Urbis in February 2020 (Appendix A) concluded that the transmission tower portion of the subject property did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds. The Heritage Assessment made the following conclusions:

- The subject tower was the second television transmission tower constructed on the subject site. While Channel 9 was the first broadcaster to broadcast across Australia on 16 September 1956, this broadcast was undertaken from a different site in Surry Hills, not from the subject site, and not using the subject transmission tower. The first transmission tower on the subject site was constructed in 1956 and was replaced by the subject transmission tower in the 1960s (by 1964).
- While the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or important transmission tower on the site, and it is not the best example of its type in the north shore area. Further, once the approved redevelopment on the adjoining studio site proceeds, the subject transmission tower's associations with Channel 9 broadcasting will be severed.
- The subject tower does not demonstrate aesthetic significance. The design and construction of the tower is typical of its type as a functional piece of infrastructure. The overall design intention of the structure is not to demonstrate a particular style or architectural quality. While associated with an advancement in technology, there are other earlier and more important examples of the type in the immediate area. While the tower itself is visible in distant views, and arguably has some landmark quality, this does not necessarily equate to significance.
- Transmission towers are common and are located throughout the immediate north shore area as well as the broader Sydney region. These pieces of infrastructure were required for television broadcasting and are not rare. The subject tower is of typical design and construction for the typology and has no distinguishing features which make it rare from the other examples identified in the immediate area or in Sydney.

## 5. THE PROPOSAL

The Channel Nine Campus at 6-30 Artarmon Road, Willoughby is subject to a Part 3A Concept Plan Approval (MP10\_0198 MOD 1) (Concept Plan Approval) that was approved by the Minister for Planning on 31 January 2019. The Concept Plan Approval provides for redevelopment of the site into 460 residential dwellings across nine buildings along with small-scale non-residential uses.

In February 2020 Mirvac entered into an agreement with Euro Properties and Lotus Property Fund No.8 (LEPC9) to acquire the Channel Nine Campus site. Mirvac simultaneously entered into a separate agreement with TX Australia Pty Ltd to acquire the approximate 2,132sqm site directly to the south of the Channel Nine Campus known as Lot 11 DP1162507 at 15 Richmond Avenue, Willoughby that currently accommodates a 233m tall transmission tower.

Mirvac are applying to the NSW Department of Planning, Industry & Environment to modify the current Concept Plan, to incorporate the transmission tower site within the Approval to permit redevelopment into a tenth residential building while maintaining the existing 460 residential dwelling approval.

The Concept Plan amendment will include removal of the existing transmission tower and redevelopment of Lot 11 & Lot 12 into a five storey residential flat building ('Building K'). The building height, scale and open space across the Channel Nine Campus site at 6-30 Artarmon Road is proposed to remain consistent with the existing Concept Plan Approval.

We have been provided with the following proposed plans, prepared by Chrofi.

### DRAWING SET

DRAWING NUMBER	DESCRIPTION	ISSUE
S75W-001	COVER PAGE	7
S75W-101	SITE PLAN	7
S75W-401	STAGING PLAN	7
S75W-402	ROOF PLAN - BUILDING ENVELOPE PLAN	7

### SUPPLEMENTARY DRAWINGS

DRAWING NUMBER	DESCRIPTION	ISSUE
S75W-002	COVER PAGE	7
S75W-102	REFERENCE LAYOUT - TYPICAL LEVEL	7
S75W-103	REFERENCE LAYOUT - TYPICAL UPPER LEVEL	7
S75W-201	ELEVATION - RICHMOND AVENUE	7
S75W-301	SITE SECTION - E/W	7

The proposal is shown in the following extracts of the plans prepared by Chrofi.

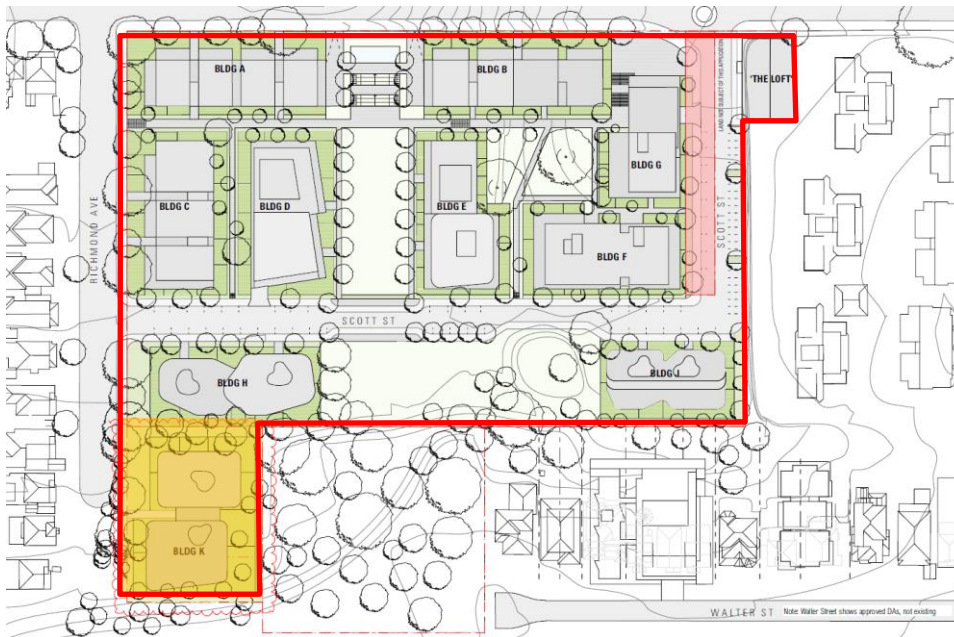


Figure 10 – Plan showing the consolidated subject property outlined in red and the location of the proposed modification (transmission tower site and vacant land) shaded orange.

Source: Chrofi

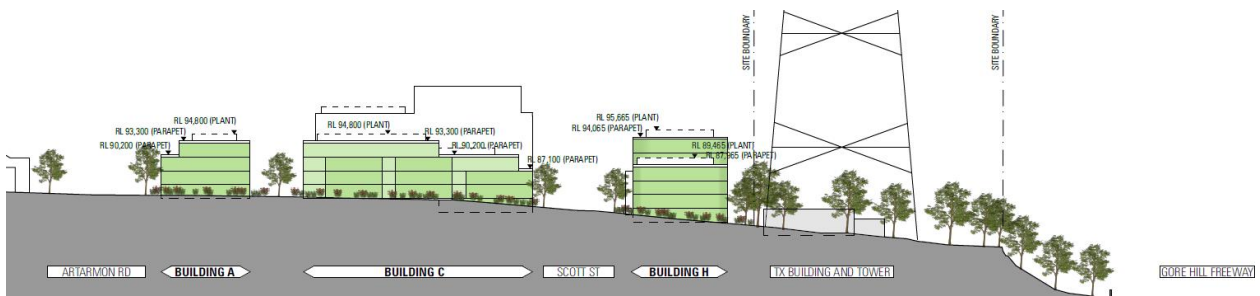


Figure 11 – Extract of Existing Street Elevation – Richmond Avenue

Source: Chrofi

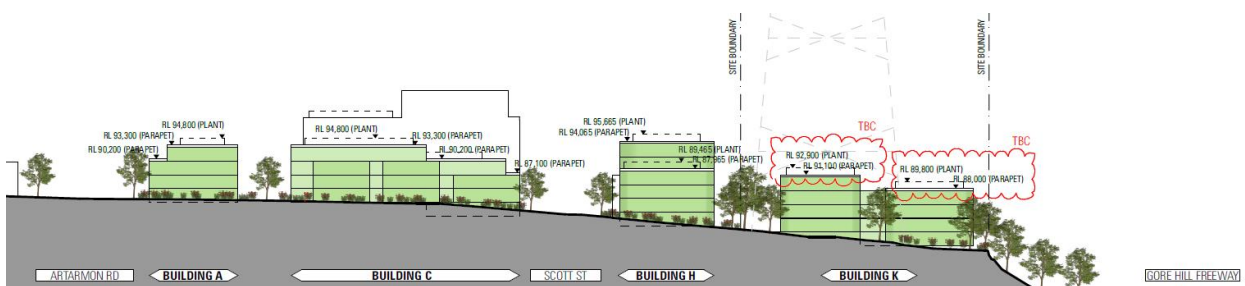


Figure 12 – Extract of Proposed Street Elevation – Richmond Avenue

Source: Chrofi

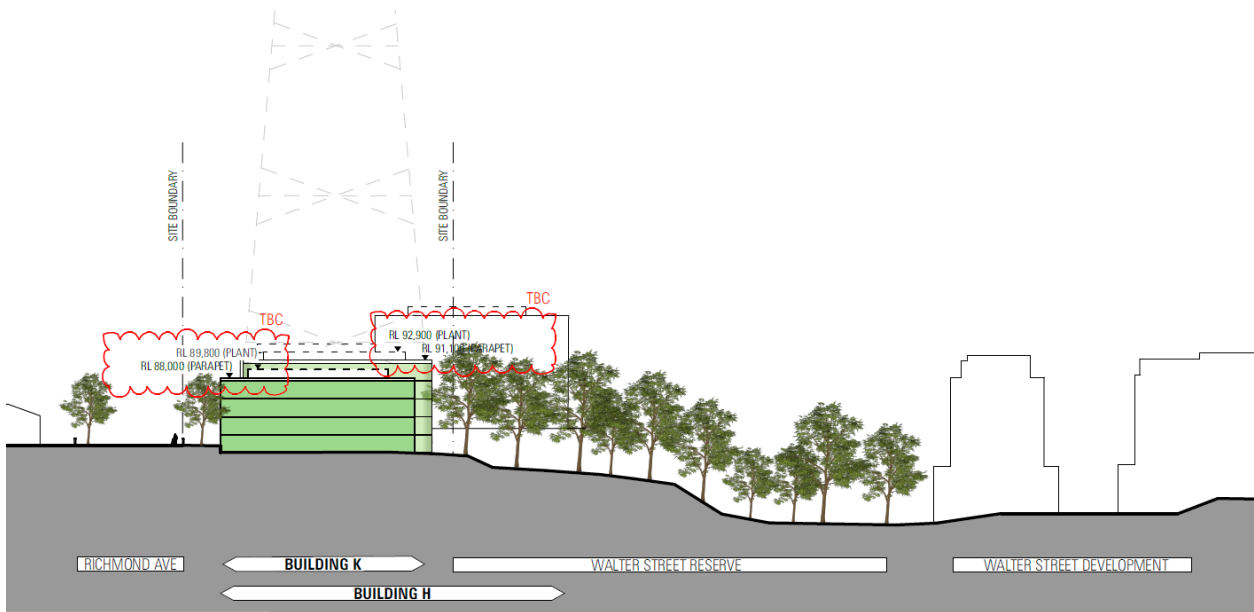


Figure 13 – Extract of Proposed Site Section – E/W Through K

Source: Chrofi

## 6. IMPACT ASSESSMENT

### 6.1. STATUTORY CONTROLS

#### 6.1.1. Willoughby Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 1 – Assessment against relevant provisions of the Willoughby Local Environmental Plan 2012

Clause	Discussion
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance ...</p>	<p>The subject property is not a listed heritage item under any statutory planning instrument and is not located within a heritage conservation area. However Urbis has been requested to prepare this heritage impact statement for the proposal to identify potential heritage impacts. A detailed impact assessment is included below.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>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</p>	<p>A detailed impact assessment of the proposal is included in the following sections of this report and satisfies this clause.</p>

Clause	Discussion
<p>management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>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.</p>	<p>This heritage impact statement satisfies this clause and has been prepared to assess the potential heritage impacts of the proposal and to assist the consent authority in their determination of the proposal.</p>

## 6.1.2. Willoughby Development Control Plan 2006

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 2 – Assessment against relevant provisions of the Willoughby Development Control Plan 2006

Clause	Discussion
<b>PART H – HERITAGE ITEMS AND CONSERVATION AREAS</b>	
<b>H.2.4 Demolition</b>  <i>Objectives</i>  To conserve both individually listed Heritage Items and the general building stock which contributes to the significance of the Heritage Conservation Area and to ensure that replacement development enhances the significance of the Heritage Conservation Area.	<p>The subject site is not a listed heritage item, nor is it located within a heritage conservation area. A Heritage Assessment prepared by Urbis in February 2020 concluded that the transmission tower portion of the subject property did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds.</p> <p>The demolition of the transmission tower to facilitate the proposed modification application will have no detrimental heritage impacts on any listed heritage item or heritage conservation area.</p>
<b>H.2.6 Infill Development</b>  <i>Requirements</i>  i) Infill can be contemporary in design however, the scale, form and detail of the infill must not detract from the scale, form, unity, cohesion and predominant character of the building and development (i.e. streetscape/landscape elements) around it;  ii) Infill development in the vicinity of a Heritage Item must respect the visual curtilage of that item;  iii) Infill development must not visually dominate, compete with or be incompatible with the scale (size, height and bulk) of existing buildings either on the site or in the vicinity of the proposal;  iv) Infill development must be sited to correspond with the existing pattern of relationships between buildings and their sites. Front boundary setbacks are to be equivalent to those of neighbouring buildings. Side setbacks must be consistent with existing patterns;  v) Infill design is to be integrated into the established character of the area and heritage buildings. Incorporating basic design elements such as the	<p>The subject site not a listed heritage item, nor is it located within a heritage conservation area, and therefore this provision does not apply to the proposed redevelopment of the site. However, for clarity and assessment the following comments are made:</p> <ul style="list-style-type: none"> <li>• The proposed Building K on the subject transmission tower site is consistent with the design and scale of the remainder of the former Channel Nine Campus proposed development, in accordance with the Concept Plan Approval. This is a minor addition to a larger development which has already been assessed and approved at concept stage, and the proposed new Building K will have no material impact on the overall scale and form of the proposed development.</li> <li>• The scale, massing and form of the proposed modification (Building K) will have no detrimental heritage impacts to any listed heritage items or conservation areas. The subject property is substantially distanced from any listed heritage item or conservation area, and the proposed development will have no adverse heritage impacts visually or physically, on any building or element of heritage significance in the Willoughby LGA.</li> </ul>

Clause	Discussion
<p>characteristic roof form and massing of the original development, proportions of windows, doors and verandahs;</p> <p>vi) Infill design must not visually dominate, compete with or be incompatible with the form of existing buildings of significance, either on the site or in the vicinity of heritage items;</p> <p>vii) New development must use materials and colours similar to or compatible with that of original buildings in the locality;</p> <p>viii) Contemporary kit/project designs which purport to be “heritage homes” are generally poorly integrated mixtures of design elements from different eras and do not fulfil the objectives for infill development in heritage conservation areas or adjacent to heritage items; and</p> <p>ix) For infill development in the Griffin Heritage Conservation Area the Management Policies and Controls for that Area are to apply, in particular the Griffin design principle of subordinating buildings to the natural landscape</p>	
<p><b>H.3.2 Artarmon Heritage Conservation Area: C1</b></p> <p><i>Management policies</i></p> <p>Retain and enhance the original form, scale and detail of existing buildings which contribute to the character of streetscapes and the heritage significance of the area;</p> <p>Retain single storey character of the area;</p> <p>Retain characteristic palette of materials of the area, particularly the use of unpainted dark monotone face brick, sandstone bases, painted timber trim and unglazed terracotta roof tiles;</p> <p>Retain intactness of area by controlling alterations and additions, which should</p>	<p>The subject property is substantially distanced from the Artarmon Heritage Conservation Area, which is located to the west of the subject property and separated by residential development. The proposal and future development of the subject property will have no physical or visual impact on the heritage significance of the conservation area. Existing vistas and significant views to and from the conservation area will be maintained. The proposal is substantially distanced and therefore the future built development will not visually dominate or overwhelm the conservation area. The character, significant elements and inherent significance of the conservation area will be conserved and will not be impacted by the proposal.</p>

Clause	Discussion
<p>be set at the rear and not be visible from the street;</p> <p>Additions must not result in excessive changes in scale, or bulk, or the introduction of visually intrusive and dissimilar materials particularly on prominent sites, including corner sites;</p> <p>Two storey development and second storey additions are inappropriate unless the original streetscape appearance of the building is retained, or in areas adjacent to original two storey flats. Sloping sites may enable two storey additions to the rear, which must preserve the predominantly single storey scale of the detached housing and must not offend the individual building's roof shape or interrupt the streetscape, unified by similarly patterned roofs;</p> <p>New front fences must reconstruct original details or repeat the pattern of low unpainted masonry fences and dense boundary plantings;</p> <p>Retain existing side driveways and rear car parking facilities;</p> <p>The site cover and siting of new development must not result in the loss of significant landscaping either on-site or in verges. In this regard driveways are to be minimal with wheel strips being the preferred solution;</p> <p>Protect mature trees in rear gardens which form a backdrop to the streetscapes;</p> <p>Street plantings and reserve vegetation must be maintained and encouraged, particularly in lesser vegetated streets. Where a site is bushfire prone land landscaping should conform with the performance requirements of the NSW Rural Fire Service 'Planning for Bushfire Protection';</p>	

Clause	Discussion
<p>Existing vistas resulting from the undulating topography must be maintained; and</p> <p>The character and significance of the railway station and the Hampden Road shops as historic elements and as a buffer to the high rise development of West Artarmon must be respected in any new development.</p>	

## 6.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 3 – Heritage Division Guidelines

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	There are no potential visual or physical impacts on any listed heritage items or conservation areas within the Willoughby LGA. All significant elements within the vicinity conservation areas and all vicinity heritage items will be maintained and conserved as is.
The following aspects of the proposal could detrimentally impact on heritage significance.  The reasons are explained as well as the measures to be taken to minimise impacts:	There are no potential detrimental or adverse heritage impacts as a result of the proposal. The subject site is not a listed heritage item and does not contain any elements which have been identified to be of heritage significance. No significant fabric or buildings will be impacted.
The following sympathetic solutions have been considered and discounted for the following reasons:	None considered or required. There are no potential heritage impacts resulting from the proposal.
<b>Demolition of a building or structure</b>  Have all options for retention and adaptive re-use been explored?  Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?  Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?  Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	The proposal will facilitate the demolition of the transmission tower at Richmond Avenue. A Heritage Assessment prepared by Urbis in February 2020 concluded that the transmission tower portion of the subject property did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds.  The demolition of the transmission tower to facilitate the proposed modification application will have no detrimental heritage impacts on any listed heritage item or heritage conservation area.
<b>Change of use</b>  Has the advice of a heritage consultant or structural engineer been sought?  Has the consultant's advice been implemented? If not, why not?  Does the existing use contribute to the significance of the heritage item?  Why does the use need to be changed?	The proposal will facilitate the change in use for the transmission tower site from infrastructure to residential use when the proposed new building is constructed. This new use is consistent with the surrounding proposed residential development on the larger Channel Nine campus site, which has been granted in principle approval through a Part 3A Concept Plan Approval.

Question	Discussion
<p>What changes to the fabric are required as a result of the change of use?</p> <p>What changes to the site are required as a result of the change of use?</p>	
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The subject property is substantially distanced from the Artarmon Heritage Conservation Area and any heritage items. The proposal and future development of the subject property will have no physical or visual impact on the heritage significance of the conservation area or any heritage items in the Willoughby LGA. Existing vistas and significant views to and from the conservation area and all heritage items will be maintained. The proposal is substantially distanced and therefore the future built development will not visually dominate or overwhelm the conservation area. The character, significant elements and inherent significance of the conservation area will be conserved and will not be impacted by the proposal.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

The subject site is not a listed heritage item, nor is it located within a heritage conservation area.

The Concept Plan amendment will facilitate the demolition of the transmission tower at Richmond Avenue. A Heritage Assessment prepared by Urbis in February 2020 (Appendix A) concluded that the transmission tower portion of the subject property did not meet the requisite threshold for heritage listing and was not required to be retained on heritage grounds. The demolition of the transmission tower to facilitate the proposed modification application will have no detrimental heritage impacts on any significant fabric, structure or building.

The subject property is substantially distanced from the Artarmon Heritage Conservation Area, which is located to the west of the subject property and separated by residential development. The proposal and future development of the subject property will have no physical or visual impact on the heritage significance of the conservation area. Existing vistas and significant views to and from the conservation area will be maintained. The proposal is substantially distanced and therefore the future built development will not visually dominate or overwhelm the conservation area. The character, significant elements and inherent significance of the conservation area will be conserved and will not be impacted by the proposal.

The proposed Building K on the subject transmission tower site is consistent with the design and scale of the remainder of the former Channel Nine Campus approved concept development, in accordance with the Concept Plan Approval. This is a minor addition to a larger development which has already been assessed and approved at concept stage, and the proposed new Building K will have no material impact on the overall scale and form of the proposed development.

The scale, massing and form of the proposed modification (Building K) will have no detrimental heritage impacts on any listed heritage items or conservation areas. The subject property is substantially distanced from any listed heritage item or conservation area, and the proposed development will have no adverse heritage impacts visually or physically, on any building or element of environmental heritage within the Willoughby LGA.

The proposal has been assessed to have no heritage impact and is recommended for approval from a heritage perspective.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# **APPENDIX A      TRANSMISSION TOWER HERITAGE ASSESSMENT**

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# **HERITAGE ASSESSMENT**

## **15 RICHMOND AVENUE, WILLOUGHBY TRANSMISSION TOWER**

7 APRIL 2020  
P0019859  
PREPARED FOR MIRVAC RESIDENTIAL (NSW) DEVELOPMENT PTY LTD

**URBIS**

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

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Project Code	P0019859		
Report Number	01	07.02.2020	Draft
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	03	07.04.2020	Final

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# EXECUTIVE SUMMARY

Urbis have been engaged by Mirvac Residential (NSW) Developments Pty Ltd to prepare the following heritage assessment for the transmission tower, located at 15 Richmond Avenue, Willoughby (subject site).

In January 2019, the existing Concept Plan modification was approved for the site immediately to the north, known as the Channel 9 site at 24 Artarmon Road, Willoughby. This Concept Plan as modified provides for future development of up to 460 apartments over 9 residential buildings, retail and commercial spaces. This development will be subject to future development applications through Willoughby Council.

We understand that Mirvac intend to lodge a modification application to the NSW Department of Planning, Industry and Environment to vary the existing Concept Plan, seeking consent to extend the existing masterplan for redevelopment of the subject site to residential apartments.

In the first instance, Mirvac have engaged Urbis to undertake this Heritage Assessment report, to identify the potential heritage significance and constraints of the site. The subject transmission tower is not identified as an item of heritage significance under any statutory heritage registers. It is located in the vicinity of the Artarmon Conservation Area under Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

Urbis has considered the previous historic overview, prepared by GML (included in Section 3), prepared as part of the existing Concept Approval in conjunction with the comparative analysis at Section 4 of this report.

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of NSW. The subject site has been assessed and does not meet the requisite threshold for heritage listing under any of the criteria. The subject site is not heritage listed under any statutory heritage list.

The subject tower was the second television transmission tower constructed on the subject site. While Channel 9 was the first broadcaster to broadcast across Australia on 16 September 1956, this broadcast was undertaken from a different site in Surry Hills, not from the subject site, and not using the subject transmission tower. The first transmission tower on the subject site was constructed in 1956 and was eventually replaced by the subject transmission tower which was constructed in the 1960s (by 1964). The first transmission tower was demolished in 1972.

While the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or most important transmission tower on the site, and it is not the best example of its type in the north shore area.

The subject tower does not demonstrate aesthetic significance. The design and construction of the tower is typical of its type as a functional piece of infrastructure. The overall design intention of the structure is not to demonstrate a particular style or architectural quality. While associated with an advancement in technology, there are other earlier and more important examples of the type in the immediate area. While the tower itself is visible in distant views, and arguably has some landmark quality, this does not necessarily equate to significance.

Transmission towers are common and are located throughout the immediate north shore area as well as the broader Sydney region. These pieces of infrastructure are required for television broadcasting and are not rare. The subject tower is of typical design and construction for the typology and has no distinguishing features which make it rare from the other examples identified in the immediate area or in Sydney.

It is Urbis' opinion that the subject transmission tower does not meet the requisite threshold for heritage listing and does not need to be retained on heritage grounds. Other earlier and more important examples of this type of infrastructure are common throughout the local area, including one example which is heritage listed and therefore subject to protection (ABC) and which has the ability to demonstrate the key aspects of this transmission tower typology in perpetuity. An archival recording of the subject transmission tower, the subject site and views towards the site would be sufficient to mitigate the potential loss of the tower.

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# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis have been engaged by Mirvac Residential (NSW) Developments Pty Ltd to prepare the following heritage assessment for the transmission tower, located at 15 Richmond Avenue, Willoughby (subject site).

In January 2019, the existing Concept Plan modification was approved for the site immediately to the north, known as the Channel 9 site at 24 Artarmon Road, Willoughby. This Concept Plan as modified provides for future development of up to 460 apartments over 9 residential buildings, retail and commercial spaces. This development will be subject to future development applications through Willoughby Council.

We understand that Mirvac intend to lodge a modification application to the NSW Department of Planning, Industry and Environment to vary the existing Concept Plan, seeking consent to extend the existing masterplan for redevelopment of the subject site to residential apartments.

In the first instance, Mirvac have engaged Urbis to undertake this Heritage Assessment report, to identify the potential heritage significance and constraints of the site. The subject transmission tower is not identified as an item of heritage significance under any statutory heritage registers. It is located in the vicinity of the Artarmon Conservation Area under Schedule 5 of the *Willoughby Local Environmental Plan 2012*.

## 1.2. SITE LOCATION

The subject site is located at 15 Richmond Avenue, Willoughby and was formerly part of the Channel 9 Studio site (located adjacent to the north at 24 Artarmon Road). The legal definition is Lot 11, DP 1162507.

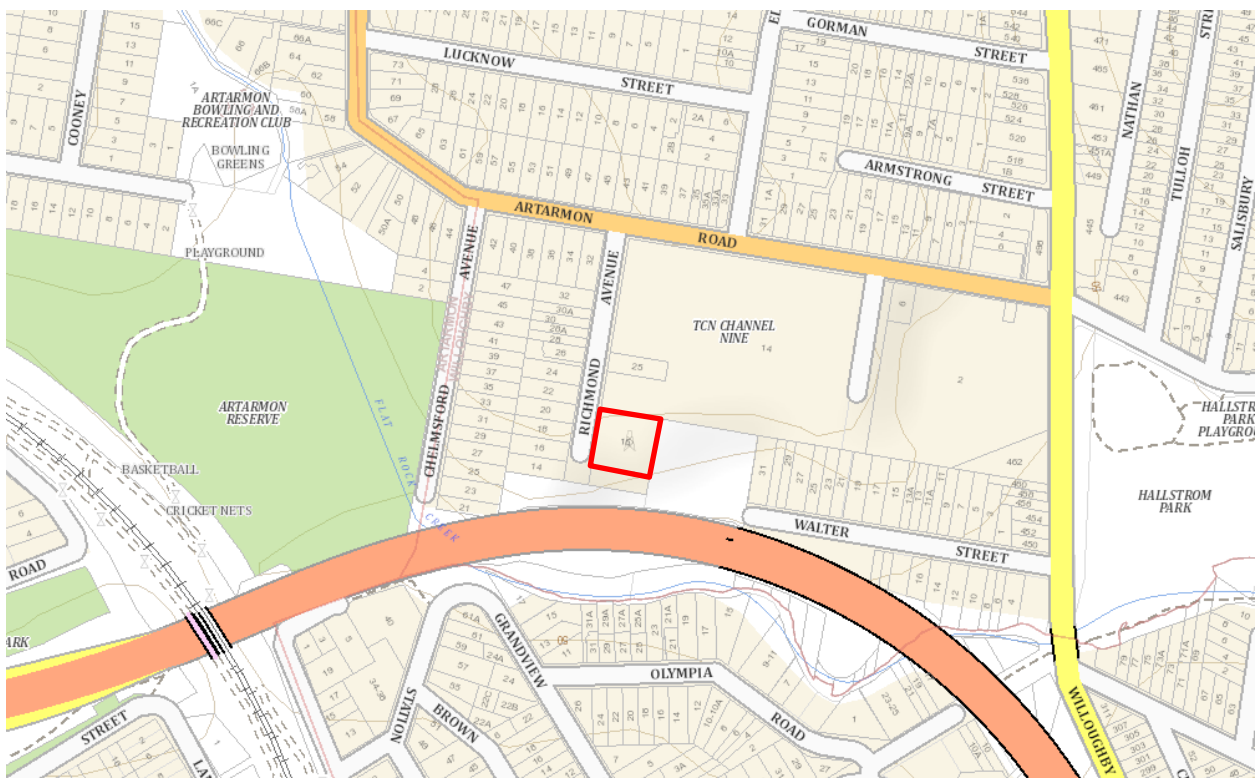


Figure 1 – Site location – subject site outlined in red.

Source: Six Maps, 2020.

### 1.3. HERITAGE LISTING

The subject site is not an item of heritage significance under any statutory legislation. It is however located in the vicinity of the Artarmon Conservation Area which is listed under Schedule 5 of the Willoughby Local Environmental Plan 2012. A small number of heritage items are located within the broader vicinity of the subject site but do not have any critical interfaces with the subject site.

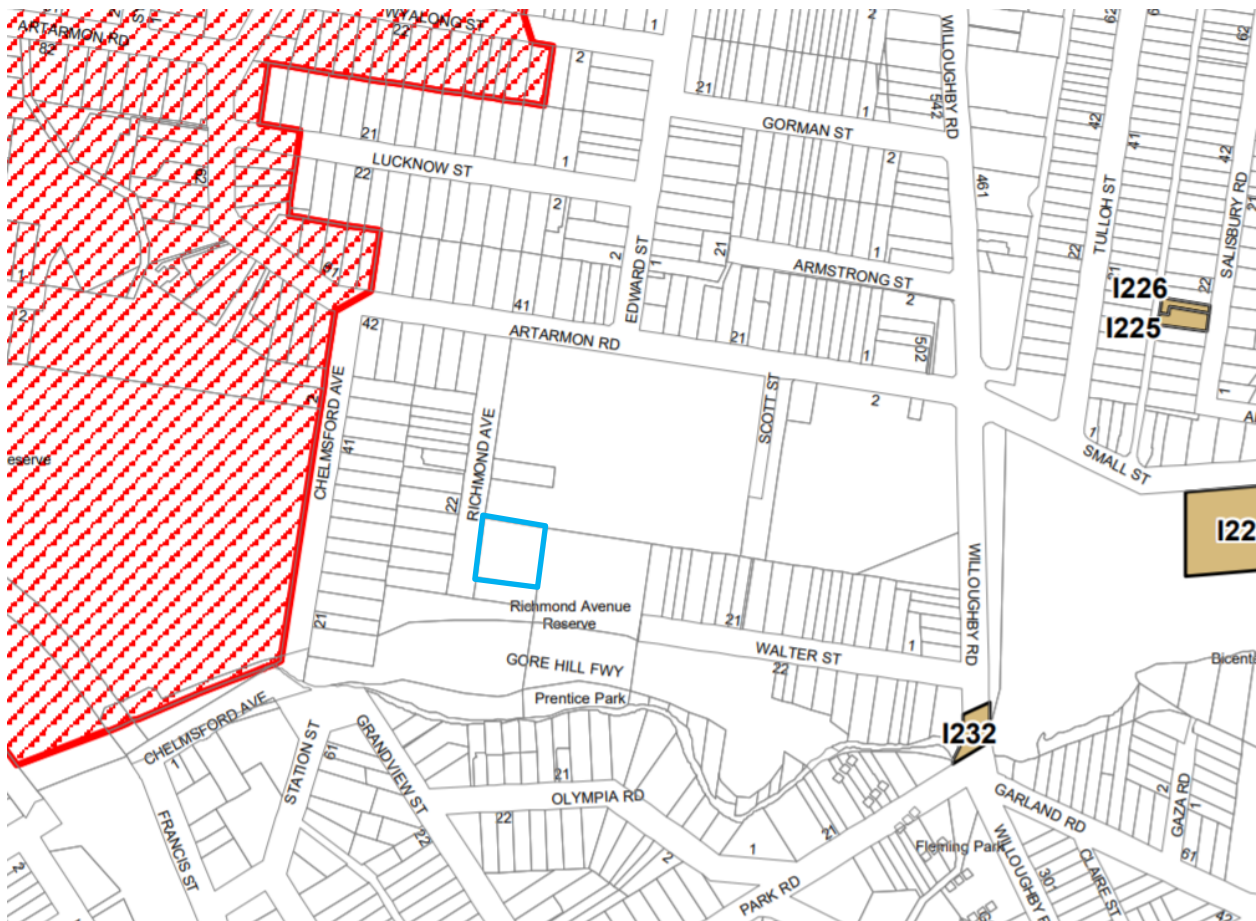


Figure 2 – Heritage Map. The subject site is outlined in blue.

Source: Willoughby LEP, 2012 Heritage Map, HER\_004.

### 1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

### 1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Bernice Phillips (Heritage Consultant). Ashleigh Persian (Senior Heritage Consultant) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 2. SITE DESCRIPTION

### 2.1. SETTING

The Transmission tower is located in the south-west portion of the suburb of Willoughby. It is located on the eastern side of Richmond Avenue and north of the Gore Hill Freeway.

The subject tower is part of the Channel 9 studio operations that is located to the immediate north of the transmission tower on adjoining Lot 10, DP 162507. The Channel 9 studio is to be redeveloped into a residential/mixed use development. This will include the demolition of all studio buildings and infrastructure and the construction of nine residential flat buildings with basement parking.

To the west of the subject tower is Richmond Avenue which is lined with street trees and low-rise residential dwellings. The dwellings on this street are mixed in style with some federation, interwar and late twentieth century dwellings.

To the south of the tower is the Gore Hill Freeway with small areas of undeveloped bushland in between the subject tower and the Freeway.

Overall, the area surrounding the transmission tower comprises generally low rise residential dwellings.



Figure 3 – Aerial view of the subject site and surrounding residential developments. The subject site is outlined in red and the Channel 9 studio is outlined in blue.

Source: SIX Maps, 2020



Figure 4 – Street viewing showing dwellings located on the western side of Richmond Avenue, directly across from the subject tower.

Source: Google Street View



Figure 5 – View north on Richmond Avenue from the location from the subject tower.

Source: Google Street View



Figure 6 – View south on Richmond Avenue with the subject tower visible on the left. Some of the Channel 9 studio buildings can also be seen on the left.

Source: Google Street View.

## 2.2. TRANSMISSION TOWER

The transmission tower occupies the total area of the subject lot. It is of steel construction and is 233 metres in height. It is painted red and white with some areas of paint deteriorating. There are antennas and microwave dishes affixed along the frame. The tower is surrounded by a security fence.



Figure 7 – The subject tower viewed from Richmond Avenue.

Source: Wikipedia, TCN

## 2.3. THE ARTARMON CONSERVATION AREA

The following description of the Artarmon conservation area has been sourced from the Willoughby DCP (2006).

*A rectilinear subdivision pattern has been superimposed on a hilly area of moderate slopes. The regularity of the lot layout is interrupted by several well vegetated drainage reserves flowing across to the remnant bushland of Artarmon reserve. The original subdivision pattern of narrow carriageways and wide grassy verges (usually planted with mature street trees, such as brush box and jacaranda) prevails, except for Artarmon and Sydney Roads, which have wider carriageways taking the main traffic volumes to and from Artarmon Station and shopping centre.*

*The combination of undulating landform, well established street trees and other vegetation (including mature trees behind houses, remnant bushland in the drainage reserves and the pattern of usually generous lot sizes) creates vistas of leafy ridges and valleys and a wide range of interesting streetscapes with houses stepped down the terrain.*

*Houses are either unpainted red-brown brick and unglazed terracotta tile Federation styles or a rich variety of 1920's to 1930's bungalows. The latter range from typical California Bungalow styles to the transitional 1930's Interwar bungalows of unpainted brown to liver brick with red or brown tiled roofs. The character is predominantly single storey other than the small number of Interwar flats and relatively few second storey additions. Good individual examples including some of the older flat buildings, with Art Deco or Spanish Mission characteristic, also occur.*

*The denser pattern of settlement near Artarmon Station is a good example of Interwar flat development providing comfortable housing that is well integrated with nearby public transport and commercial opportunities. The well-proportioned flat buildings form a cohesive residential precinct of generally consistent two storey scale, of similar materials and with shared modest embellishments, including decorative brickwork. Such characteristics enhance their unity with the earlier group of Edwardian commercial buildings at Wilkes Plaza.*

The following statement of significance was sourced from the Willoughby DCP (2006).

*The Heritage 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.*

The subject site is located to the south-east of the Artarmon Conservation Area. The Transmission Tower is not consistent with the description provided above and therefore does not contribute to the setting or heritage significance of the Conservation Area.

### 3. HISTORIC OVERVIEW

The following history has been sourced from the *Channel Nine, Willoughby Heritage Impact Statement Report* prepared by GML in November 2012.

#### 3.1. 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.*

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

#### 3.2. 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 Leonard's' 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.*

*In 1928 Robert Foster claimed he was milking 180 hand-fed cows daily at his dairy. DP 67205 dating from 1911 shows the outline of an iron milking shed on the site. Aerial photographs from 1930 and 1943 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.*



Figure 8 – 1943 Aerial – the location of the subject site is shown in red.

Source: SIX Maps, 2020.

### 3.3. 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.*



Figure 9 – Australia's first television transmitter – constructed in 1956 and demolished in 1972.

Source: National Archives of Australia.

*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 Adelaide, in 1962.*

*Channel 9 quickly outgrew the Forster's Dairy site and from 1956 began buying up nearby properties. 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. A couple of the Richmond Avenue cottages and most of the Scott Street cottages still remain within the Channel 9 site.

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. This had been demolished by 1972.

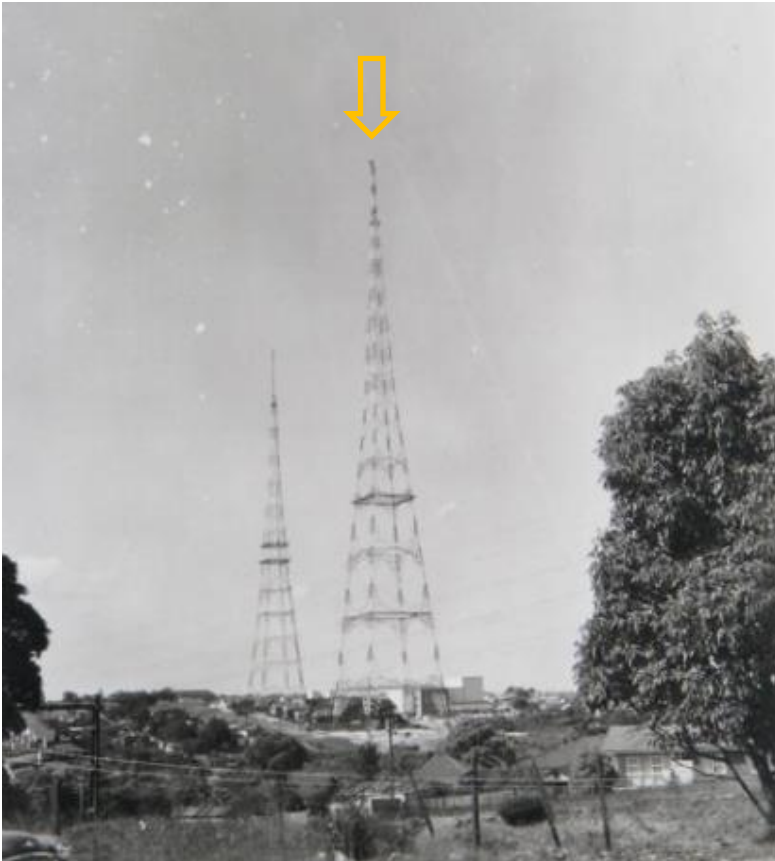


Figure 10 – The two towers in 1964. The later second subject tower is indicated.

Source: Willoughby Archives, 002495.

*Further additions to the site saw the construction of three satellite dishes between 1980 and 1987.*

*In 1986 Kerry Packer sold the National Nine Network to Alan Bond for one billion dollars and then bought it back three years later for a mere \$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.*

### **3.4. CONSTRUCTION DATE**

The subject transmission tower was constructed early in the 1960s (by 1964 as shown in the above photograph at Figure 10) and eventually replaced the original tower as the only tower on the site (the original having been demolished in 1972).

## 4. COMPARATIVE ANALYSIS

The following comparative analysis investigates remaining transmission towers in Sydney and evaluates the relative significance of the subject site in relation to other examples.

### 4.1. ABC COMMUNICATIONS TOWER, 217 PACIFIC HIGHWAY ARTARMON

#### 4.1.1. Description

The following description has been sourced from the *Conservation Management Plan, ABC Gore Hill Site Gore Hill, NSW* (CMP) prepared by Paul Rapoport Architect Pty Ltd (April 2002).

The communications tower is a large, approximately 150-metre tall, steel framed structure used as a primary transmission broadcasting antenna for all of the ABC's output. It was built in 1955. The structure sits upon large reinforced concrete footings several metres deep. The communications tower is one of the main Sydney metropolitan television-broadcasting transmitters.



Figure 11 - Photograph of the ABC Communications Tower

Source: NSW Heritage, <https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2660289#ad-image-1>.

#### 4.1.2. Heritage Listing and significance

The communications tower is an item of local heritage significance under the Willoughby Local Environmental Plan 2012. The following Statement of Significance is sourced from the CMP (2002).

*The Transmission Tower is aesthetically and technologically significant because of its landmark qualities. For almost forty years this structure has dominated the North Shore skyline and has been used as ABC's main Sydney Metropolitan television broadcasting transmission facility. The structure is highly representative of its building type and constitutes a generally rare form of structure. Consequently, the structure is significant because of its wide-ranging transmission capabilities. It therefore, is able to transcend the boundary of mere local significance.*

#### 4.1.3. Comparison to the subject Transmission Tower

The communications tower located on the former ABC Studio site is a listed item of local heritage significance as a strong representative example of its type. The subject Transmission Tower was not constructed until the early 1960s and was the replacement for the original on the Channel 9 site, whereas the ABC tower was the first built on its site and is still in use.

## **4.2. CHANNEL 7 TRANSMISSION TOWER –192-196 HAMPDEN ROAD ARTARMON**

### **4.2.1. Description**

The Channel 7 Tower is currently used by TX Australia Pty Limited. It is of a very similar design and make as the subject tower and the ABC tower. It is also of steel construction with red and white paint c. 1950s and is constructed on concrete footers.

### **4.2.2. Heritage Listing and Significance**

The Channel 7 tower is not identified as an item of heritage significance on any statutory legislation. It was constructed for the Channel 7 Studio in the c.1950s and it is the only remnant of the former studio. All other structures have been demolished and very little information could be found regarding its history.<sup>1</sup>

### **4.2.3. Comparison to the subject Transmission Tower**

The Channel 7 tower and the subject tower were constructed around the same time; however, the Channel 7 tower was constructed slightly earlier in the late 1950s. Both towers are constructed in the same materiality, red and white painted steel frame and have a very similar design. The Channel 7 tower is still in use today by TX Australia Pty Limited, whereas the use of subject tower proposed to be discontinued when Channel 9 vacate their studio site for the proposed development.



Figure 12 – Channel 7 transmission tower.

Source: Google Street View.

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<sup>1</sup> Brief desktop research was undertaken to source information regarding the Channel 7 Tower however minimum information was found.

## 5. HERITAGE ASSESSMENT

### 5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 5.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 1 – Assessment of heritage significance

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject tower was the second television transmission tower constructed on the subject site. While Channel 9 was the first broadcaster to broadcast across Australia on 16 September 1956, this broadcast was undertaken from a different site in Surry Hills, not from the subject site, and not using the subject transmission tower.</p> <p>The first transmission tower on the subject site was constructed in 1956 and was replaced by the subject transmission tower in the 1960s.</p> <p>While the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or most important transmission tower on the site, and it is not the best example of its type in the north shore area. Further, once the approved redevelopment on the adjoining studio site proceeds, the subject transmission tower's associations with Channel 9 broadcasting will be tenuous or non-existent.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>

Criteria	Significance Assessment
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>As discussed above, while the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or most important transmission tower on the site, and it is not the best example of its type in the north shore area. Further, once the approved redevelopment on the adjoining studio site proceeds, the subject transmission tower's associations with Channel 9 broadcasting will be tenuous or non-existent.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• shows evidence of a significant human occupation <input type="checkbox"/></li> <li>• is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> <li>• provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>• has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject tower does not demonstrate aesthetic significance. The design and construction of the tower is typical of its type as a functional piece of infrastructure. The overall design intention of the structure is not to demonstrate a particular style or architectural quality. While associated with an advancement in technology, there are other earlier and more important examples of the type in the immediate area. While the tower itself is visible in distant views, and arguably has some landmark quality, this does not necessarily equate to significance.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>is aesthetically distinctive <input type="checkbox"/></li> <li>has landmark qualities <input checked="" type="checkbox"/></li> <li>exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>has lost its design or technical integrity <input type="checkbox"/></li> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>has only a loose association with a creative or technical achievement <input checked="" type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>While the subject tower is highly visible, it does not meet the criteria for social significance. The subject tower was constructed as a functional piece of infrastructure for the Channel 9 Studio to supplement the earlier original transmission tower on the site. It is most likely that the community values the output (television broadcasting) from the transmission tower and not the infrastructure tower itself. The tower does not contribute to the community's sense of place and is retained for amenity reasons only.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input type="checkbox"/></li> <li>is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The subject tower does not have the potential to yield new significant information which would enhance the significance of the place. The transmission tower represents a typical piece of infrastructure which is similar to that demonstrated in other examples in the area.</p> <p>It is beyond the scope of this report to assess the archaeological potential of the place.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>has little archaeological or research potential <input type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The subject tower is not a rare item. Transmission towers are common and are located throughout the immediate north shore area as well as the broader Sydney region. These pieces of infrastructure are required for television broadcasting and are not rare.</p> <p>The subject tower is of typical design and construction for the typology and has no distinguishing features which make it rare from the other examples identified in the immediate area or in Sydney.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not rare <input checked="" type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li><i>cultural or natural places; or</i></li> <li><i>cultural or natural environments.</i></li> </ul>	<p>The subject tower is considered to be a good representative example of the typology. However it is not the earliest or most important example of its type in the immediate north shore region.</p> <p>The subject transmission tower does not meet the requisite threshold for individual heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• is a fine example of its type <input type="checkbox"/></li> <li>• has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>• is a significant variation to a class of items <input type="checkbox"/></li> <li>• is part of a group which collectively illustrates a representative type <input checked="" type="checkbox"/></li> <li>• is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>• is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• is a poor example of its type <input checked="" type="checkbox"/></li> <li>• does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>• does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

### 5.3. STATEMENT OF SIGNIFICANCE

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of NSW. The subject site has been assessed to not meet the requisite threshold for heritage listing under any of the criteria.

The subject tower was the second television transmission tower constructed on the subject site. While Channel 9 was the first broadcaster to broadcast across Australia on 16 September 1956, this broadcast was undertaken from a different site in Surry Hills, not from the subject site, and not using the subject transmission tower. The first transmission tower on the subject site was constructed in 1956 and was replaced by the subject transmission tower in the 1960s (by 1964).

While the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or most important transmission tower on the site, and it is not the best example of its type in the north shore area. Further, once the approved redevelopment on the adjoining studio site proceeds, the subject transmission tower's associations with Channel 9 broadcasting will be severed.

The subject tower does not demonstrate aesthetic significance. The design and construction of the tower is typical of its type as a functional piece of infrastructure. The overall design intention of the structure is not to demonstrate a particular style or architectural quality. While associated with an advancement in technology, there are other earlier and more important examples of the type in the immediate area. While the tower itself is visible in distant views, and arguably has some landmark quality, this does not necessarily equate to significance.

Transmission towers are common and are located throughout the immediate north shore area as well as the broader Sydney region. These pieces of infrastructure are required for television broadcasting and are not rare. The subject tower is of typical design and construction for the typology and has no distinguishing features which make it rare from the other examples identified in the immediate area or in Sydney.

## 6. CONCLUSION AND RECOMMENDATIONS

Urbis has considered the historic overview, prepared by GML (included at Section 3) in conjunction with the comparative analysis at Section 4 of this report.

The subject site has been assessed against the seven criteria for assessing heritage significance as set out by the Heritage Council of NSW. The subject site has been assessed to not meet the requisite threshold for heritage listing under any of the criteria. The subject site is not heritage listed under any statutory heritage list.

The subject tower was the second television transmission tower constructed on the subject site. While Channel 9 was the first broadcaster to broadcast across Australia on 16 September 1956, this broadcast was undertaken from a different site in Surry Hills, not from the subject site, and not using the subject transmission tower. The first transmission tower on the subject site was constructed in 1956 and was eventually replaced by the subject transmission tower which was constructed in the 1960s (by 1964).

While the subject transmission tower has historical associations with the Channel 9 broadcasting history of the site and the adjoining studio site, it was not the first or most important transmission tower on the site, and it is not the best example of its type in the north shore area. Further, once the approved redevelopment on the adjoining studio site proceeds, the subject transmission tower's associations with Channel 9 broadcasting will be severed.

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Transmission towers are common and are located throughout the immediate north shore area as well as the broader Sydney region. These pieces of infrastructure are required for television broadcasting and are not rare. The subject tower is of typical design and construction for the typology and has no distinguishing features which make it rare from the other examples identified in the immediate area or in Sydney.

It is Urbis' opinion that the subject transmission tower does not meet the requisite threshold for heritage listing and does not need to be retained on heritage grounds. Other earlier and more important examples of this type of infrastructure are common throughout the local area, including one example which is heritage listed and therefore subject to protection (ABC) and which has the ability to demonstrate the key aspects of this transmission tower typology in perpetuity. An archival recording of the subject transmission tower, the subject site and views towards the site would be sufficient to mitigate the potential loss of the tower.

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