

An architectural rendering of a modern school building with a mix of brick and dark grey panels, large windows, and balconies. In the foreground, there is a paved courtyard with a brick-lined circular area where children are playing. A large tree stands in the center of the courtyard. The sky is blue with some clouds.

## **Upgrades to Chatswood Public School and Chatswood High School**

### **Appendix 19 - Statement of Heritage Impact - Public School**

SSD 9483

Prepared by Nimbus Architecture and Heritage  
For School Infrastructure NSW, Department of Education



## Statement of Heritage Impact

Chatswood Primary School

5 Centennial Avenue, Chatswood NSW 2067

Upgrades to Chatswood Public School and Chatswood High School

For

School Infrastructure NSW

C/-Johnstaff Projects

Level 5, 9 Castlereagh Street, Sydney NSW 2000

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Image on front cover of Chatswood Primary School, 5 Centennial Avenue, Chatswood NSW 2067. Source: Burcu Keane, 2<sup>nd</sup> September 2019.

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# 1.0 Introduction

## 1.1 Background

This Statement of Heritage Impact (SoHI) has been prepared to inform Johnstaff Projects Pty Ltd on the physical and visual heritage impacts that may result to heritage items on the site known as Chatswood Primary School, due to the proposed changes to the campus as a result of adding to the built infrastructure on site. The site will continue as education use but will be converted to come in line with teaching for primary grades. This report will accompany a State Significant Development Application (SSDA) for the proposed works as set out in Section 5 of this report and as documented by Architectus Sydney.

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

The proposed works are contained within the site at 5 Centennial Avenue, Chatswood NSW 2067, located at the corner of Centennial Avenue and the Pacific Highway.

## 1.2 Site Identification

The site referred to in this report is the Chatswood Primary School, 5 Centennial Avenue Chatswood NSW 2067 in the County of Cumberland. It is located approximately 12 km north of Sydney Central Business District (CBD) within the Local Government Area of Willoughby City Council.





**Figure 1** Map extract showing the location of Chatswood Public School within the red outline, on the northwest corner of Centennial Avenue and Pacific Highway, Chatswood. Source: Sixviewer NSW, downloaded 7<sup>th</sup> November 2019.

### 1.3 Heritage Management Framework

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

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

**Local;** Willoughby Local Environmental Plan 2012

Chatswood Primary School is locally listed as item no. I106 in Schedule 5 of Willoughby City Council Local Environmental Plan 2012.



**Figure 2** Map extracted from Willoughby Local Environmental Plan (LEP) 2012. Subject site I106 (outlined in red) and nearby items. Source: Willoughby Local Environmental Plan, Heritage Map, Sheet HER\_004, downloaded 21st Oct 2019. Please note that Item no: I245 is recently added to the Willoughby LEP.

The following statutory heritage listings apply to properties located within the vicinity of Chatswood Primary School, 5 Centennial Avenue Chatswood NSW 2067:

Nearby Heritage Items as identified in Figure 2 include:

**Table 1:** Adjacent List Properties

Item No:	Name	Address	Status
I66	House (including original interiors)	19 Centennial Avenue, Chatswood	Local
I238	Old Fire Station	767 Pacific Highway, Chatswood	Local
I245	House (including original interiors)	9 Centennial Avenue, Chatswood	Local



## 1.4 Non-statutory heritage register search

### REGISTER OF THE NATIONAL ESTATE (RNE)

The Register of the National Estate (RNE) is kept by the Australian Government, Department of Environment and was closed out in 2007 and is no longer a statutory list. All references to the Register of the National Estate were removed from the Environment protection and Biodiversity Conservation Act 1999 (EPBC Act) on 19 February 2012.

The Australian Heritage Council can no longer add to the list or remove all or part of a place from the RNE listing.

The places listed on the Register can be produced under the EPBC Act if they are included on another Commonwealth statutory heritage list. However, if listed by the RNE, it does not constitute immediate legal protection. The Register is now known as an archive of information of about more than 13,000 places throughout Australia.<sup>1</sup>

The Register has been searched for Chatswood Primary School, 5 Centennial Avenue, Chatswood NSW 2067 resulting in: Chatswood Primary School is not listed on the Register of the National Estate (RNE) database.

### NATIONAL TRUST (NSW)

The National Trust of NSW is a non-government community-based organisation, committed to promoting, protecting and conserving natural and historic heritage throughout all of Australia. The National Trust was established in 1945 by Annie Wyatt. The National Trust NSW currently owns and manages over 300 heritage places, which the majorities are held in perpetuity.

The National Trust (NSW) Register is established as an educational tool to inform the general public of the cultural significance of individual places located within NSW. The National Trust (NSW) listing covers landscape, townscape, buildings, industrial sites, cemeteries and other places the National Trust (NSW) deems significant demonstrating cultural significance and worthy of conservation.<sup>2</sup>

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<sup>1</sup> Australian Government, Department of the Environment and Energy, *Register of the National Estate*, Australian Heritage Database, accessed 2nd February 2019.

<sup>2</sup> National Trust (NSW), Trust Register, listing emailed 8/09/2015.

The Register has been searched for Chatswood Primary School, 5 Centennial Avenue, Chatswood NSW 2067 resulting in: Chatswood Primary School is not listed on the Register of the National Trust (NSW) database.

## 1.5 Methodology

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

## 1.6 Author

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

## 1.7 Acknowledgements

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

- Adam Gonlag, Johnstaff - Project Manager
- Joseph Macabenta, Architectus - Architect
- Raphael Gracia, Heritage Advisor, NSW Dept. of Education.

## 1.8 Report Limitations

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

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

## 1.9 Abbreviations

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

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

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



## 2.0 History

### 2.1 Historical Timeline of Chatswood & Chatswood Public School

The following timeline provides a synopsis of the history of the Chatswood locality and the establishment of Chatswood Public School. Note: Chatswood Public School timeline is highlighted in grey.

**Table 2: Timeline**

Date	Comment
Pre-European	The Chatswood (Willoughby) area is home to the Cammeraygal and Wallumedegal peoples of the Kuringgai tribes.
1788	Arrival of the First Fleet in Sydney.
18 <sup>th</sup> December 1805	Isaac Nichols is granted 230 acres (including the subject site).
2 <sup>nd</sup> October 1865	Willoughby is proclaimed a Borough.
1879	A post office is created in Chatswood.
1882	An application for a public primary school in Chatswood is made.
9 <sup>th</sup> July 1883	Chatswood Public is opened on its original location on Findlay Avenue, Roseville.
1888	Centenary of NSW – Centennial Avenue is named such (formerly Fathers Road)
1890	Train line runs from Hornsby to St Leonards
1895	First building at the new school location is constructed – single storey, brick with stone dressings and a slate roof.
January 1896	Chatswood Public is officially opened at its new location.
1896	Teacher's residence is built.
1898	A single storey extension along the Pacific Highway is made to the original building.
1899	Infants department is added. The school receives Superior Public-School Status.
1902-1903	A two-storey wing is added to the north of the existing building.
1908	Two more classrooms and a cooking room are added to the Centennial Avenue side of the site.
1908-1958	A tram line runs from Willoughby along Victoria Road to Chatswood.
1912	The playground is extended into three terraced areas.
1915	A second storey is added to the original building along the Pacific Highway side. The second storey featured two steeple-like towers at each end.
1927-1929	A two-storey, 10 room building is constructed for the infant classes on the western side of site.
1933	The school's population peaked at 2,045 (infants, primary and high school).
1958	Widening of the Pacific Highway meant the school lost its front garden.
1974	Building C (The Cottage) and its grounds were purchased.
1990	Main building was sympathetically restored.
2017	A fire broke out and destroyed Building C, rendering it unsafe to use.
2019	Demolition of the fire damaged Building C.

## 2.2 Pre-European Settlement

The traditional land owners of the Willoughby area (in which Chatswood is located) are the Cammeraygal and Wallumedegal peoples of the Kuring-Gai tribe, who have lived in the area for approximately 40,000 years.<sup>3</sup> Following the arrival of Europeans, the local Aboriginal culture was decimated and many Kuring-Gai peoples were displaced.<sup>4</sup> The introduction of small-pox killed many Aboriginal people, as did other diseases and conflict with Europeans. Additionally, many Aboriginal groups were forced to move to new areas as the Europeans polluted or laid claim to their food and water sources.<sup>5</sup> No known descendants of the Cammeraygal and Wallumedegal tribes remain.<sup>6</sup>

## 2.3 Establishment of Chatswood

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

The first settlers in the area were predominantly timber getters who were taking advantage of the heavily timbered area. The empty spaces created by the clearing of trees were then often used to plant orchards. Chatswood Primary School is located on part of the original land grant of 230 acres to Isaac Nichols on the 18<sup>th</sup> December 1805. The land was granted to Nichols by Governor King and was subsequently named King's Plains.<sup>7</sup>

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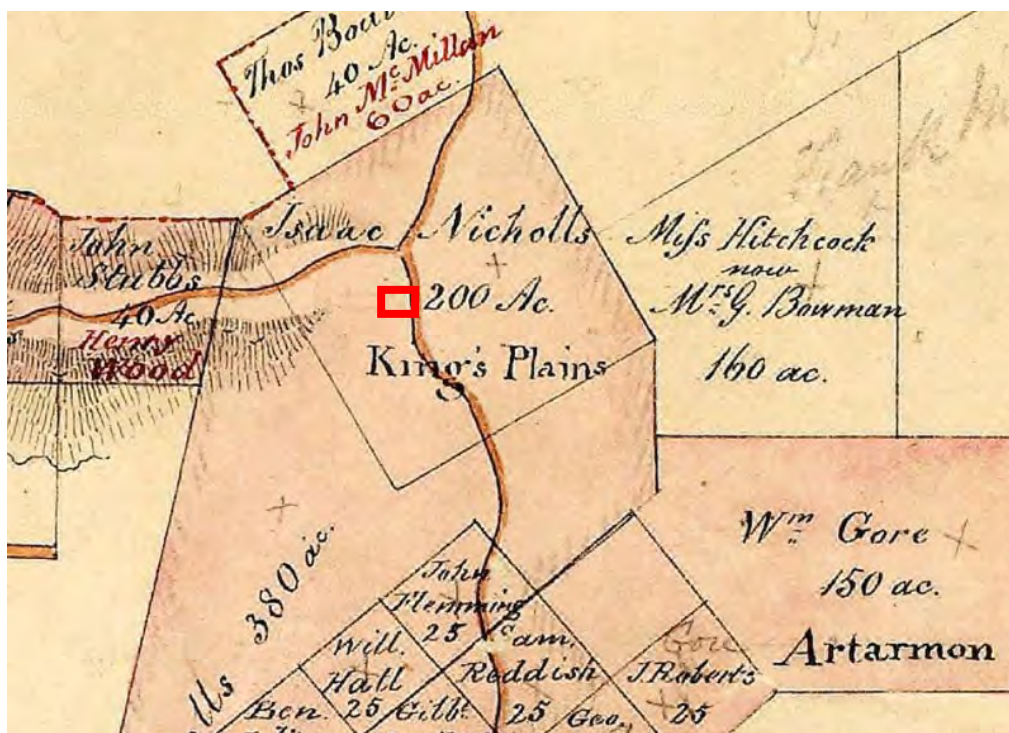
<sup>3</sup> Ian Hoskins 2007, 'Aboriginal North Sydney: an outline of indigenous history' *North Sydney Council*, <https://www.sydneyharbourhighline.org.au/aboriginal-heritage/>, downloaded 18<sup>th</sup> January 2018.

<sup>4</sup> *Aboriginal History*, City of Sydney, <http://www.cityofsydney.nsw.gov.au/learn/sydneys-history/aboriginal-history>, downloaded 22<sup>nd</sup> November 2016.

<sup>5</sup> Anita Heiss, *Aboriginal People and Place*, Barani: Indigenous History of Sydney City, <http://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>, downloaded 22<sup>nd</sup> November 2016.

<sup>6</sup> Ian Hoskins 2007, 'Aboriginal North Sydney: an outline of indigenous history' *North Sydney Council*, <https://www.sydneyharbourhighline.org.au/aboriginal-heritage/>, downloaded 18<sup>th</sup> January 2018.

<sup>7</sup> Nancy Booker and Ida Bennett 1988, 'The West Ward of Willoughby', *Management Development Publishers Pty Ltd*, Sydney.



**Figure 3** Excerpt of the historic Parish Map of Willoughby in the County of Cumberland showing Isaac Nicholls land grant of 200 acres, known as King's Plains, and the approximate location of Chatswood Public School today. Source: NSW Land Registry Services, 'Parish of Willoughby in the County of Cumberland', sheet reference 2, *Historical Parish Maps*, downloaded 30<sup>th</sup> January 2018.

Willoughby was first proclaimed a Borough on the 23<sup>rd</sup> of October 1865 and had at that time a population of 400 residents. In 1879 a post office was created for the area, with the name Chatswood stemming from a local farming property of the same name. From 1890, the train line ran from Hornsby to St Leonards, thus linking the suburbs of the north shore. Additionally, from 1908 to 1958 a tram line ran along Victoria Road, connecting Willoughby to Chatswood. Centennial Avenue was named such in 1888 as part of the celebrations for the Centenary of New South Wales. The street was previously known as Fathers Road.<sup>8</sup>

## 2.4 Early Chatswood Public School

An application for a public primary school in Chatswood was first made by Messrs. Montgomery, Treaat, Burt, Bowen and Fathers in February 1882. The site originally chosen for the school was on Findlay Avenue at Roseville, approximately 1km north of the current school location. The school officially opened on the 9<sup>th</sup> of July 1883 with 34 students, who were taught by Miss Agnes

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



Burt in a single weatherboard shed.<sup>9</sup> Two years later in September 1885, the student population had risen to 99. The location of the school meant cattle from the neighbouring farm often escaped into the school yard, and the children were required to walk through snake infested paddocks to reach the station. These issues, combined with the student population rising to 130 meant that it was necessary to source a new school location.<sup>10</sup> With the opening of the north shore railway in the 1890s, the population of the area increased, and a petition began to relocate the school to a more central location, near Chatswood Railway station.

The first building at the new location was constructed in 1895 (known as building A) as a single storey, brick structure with stone dressings and a slate roof. It had three rooms to accommodate 240 pupils. The building was constructed in the Federation Arts and Crafts style, as represented in the prominent gable verge, upper gable infill, contrasting colours and textures, roof lanterns, bay, and oriel window. A teacher's residence was built in 1896 with rooms located at the southern end of current Building A. Chatswood Public School officially opened at its new location in January 1896. A single storey extension along the Pacific Highway was made to the original building in 1898, allowing for an additional three rooms. This extension was done in keeping with the style of the original building.<sup>11</sup>



**Figure 4** The photograph illustrates Chatswood Public School in 1900, as viewed from the corner of Centennial Avenue and Pacific Highway. At this stage the main building was only one Storey

Source: Photograph located in the foyer of Chatswood Public School.

<sup>9</sup> Willoughby City Council, *Heritage Plaques – Chatswood Public School – Original Site*, <http://www.willoughby.nsw.gov.au/your-neighbourhood/heritage/place/heritage-plaques/4/>, downloaded 18<sup>th</sup> January 2018.

<sup>10</sup> Wildie, R 1983, 'Chatswood Public School Centenary 1883-1983', *Chatswood Primary School Parents and Citizens' Association and Chatswood Infants School Club*, Chatswood.

<sup>11</sup> Wildie, R 1983, 'Chatswood Public School Centenary 1883-1983', *Chatswood Primary School Parents and Citizens' Association and Chatswood Infants School Club*, Chatswood.

In 1899 an infant's department was added and the school received Superior Public-School Status. At the turn of the century, Chatswood Primary has 640 students, separated by gender. To accommodate the growing student population a two-storey wing was added to the north of the existing building in 1902/1903 to accommodate 400 female students.<sup>12</sup>

In 1908, two additional classrooms and a cooking room were constructed along the Centennial Avenue side of the site. In 1912 the playground was extended into three terraced areas, now known as the Lowers.<sup>13</sup>



**Figure 5** The photograph illustrates Building A of Chatswood Public as it was in 1908. To the left of the image is the original building constructed on the site. To the right of the image is the 1902/1903 two-storey extension that was added to the north of the original building.

Source: Willoughby City Council 1908, 'Chatswood Public School, c.1908', *Picture Willoughby*, downloaded 9<sup>th</sup> January 2018, <http://www.photosau.com.au/willoughby/scripts/Navigate.asp?mode=half&start=99&pDocs=374&pSrch=1>

<sup>12</sup> Wildie, R 1983, 'Chatswood Public School Centenary 1883-1983', *Chatswood Primary School Parents and Citizens' Association and Chatswood Infants School Club*, Chatswood.

<sup>13</sup> Wildie, R 1983, 'Chatswood Public School Centenary 1883-1983', *Chatswood Primary School Parents and Citizens' Association and Chatswood Infants School Club*, Chatswood.

Plans to add a second storey to the original building along the Pacific Highway and the southeast side did not come to fruition until 1915, due to the start of World War I. When constructed, the second-floor extension was built with two steeple-like towers at each end. The two-storey, 10 room building (known as building B) was constructed for infant classes in 1927-1929 on the western side of the site off Centennial Avenue.



**Figure 6** The photograph illustrates the eastern (front façade) of the two-storey, ten-room infants building that was constructed between 1927 and 1929.

Source: Photograph located in the foyer of Chatswood Public School.



**Figure 7** The photograph illustrates the main school building as it was in 1930. The second storey extension was added to the original building in 1915, creating one large two storey building. Source: Photograph located in the foyer of Chatswood Public School.



At the school's peak in 1933, the student population had risen to 2,045 for the combined Infants and Kindergarten classes, Girls Primary, Boys Primary, Domestic Science for Girls (high school) and Commercial School for Boys (high school).



**Figure 8** Satellite imagery from 1943 illustrates the Chatswood Public School site, as indicated within the red outline. At this time the school site did not include the cottage which is now located to the south west of the original site. Source: Sixviewer NSW 1943, downloaded 15<sup>th</sup> January 2018.

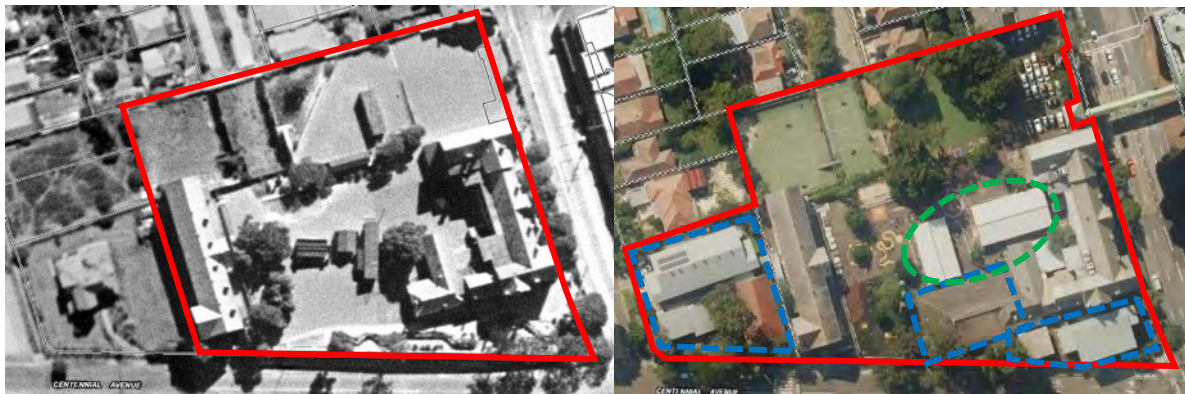
The widening of the Pacific Highway in 1958, saw the primary school lose its front garden and increased traffic created noise issues for the front classrooms. The following year the opening of Chatswood High School meant that many students transferred across, thus lowering the population of Chatswood Public School. The introduction of double glazing to the original building in 1972 allowed a degree of quietness for the classrooms from the busy Pacific Highway.

The Cottage (Building C) and its grounds were purchased in 1974, thus extending the school site to the corner of Jenkins Street and Centennial Avenue.<sup>14</sup> Thereafter, the main school building, block A, was sympathetically restored, and inappropriate additions were removed.

Notable alumni of Chatswood Primary School include Charles Macartney (cricketer) and Brett Whiteley (artist). Charles Macartney attended Chatswood Public from approximately 1899 to 1902, when the primary and high school were combined. He was renowned as a great asset to

<sup>14</sup> Twigg, L 2003, 'Chatswood Public School 1883-2003 The Continuing Story', Lynette Twigg, Chatswood, NSW.

the school cricket team.<sup>15</sup> Brett Whiteley attended Chatswood Primary in the 1940's before being sent to boarding school.<sup>16</sup>



**Figures 9 and 10 .** The images above illustrate the 1943 (left) and the current version (right) of the Sixviewer images of the school site. Visible in the current image is the terraced sports areas and carpark to the north of the site.

The buildings which have been constructed since 1943 are identified within the dotted blue lines on the current image, and include building C, which postdates 1943. The two storey heritage buildings (A and B) are seen in both images. The green dotted lines indicate the COLA shade shelters which are a recent addition to the playground. Source: Sixviewer NSW, downloaded 15<sup>th</sup> January.

<sup>15</sup> Wildie, R 1983, 'Chatswood Public School Centenary 1883-1983', *Chatswood Primary School Parents and Citizens' Association and Chatswood Infants School Club*, Chatswood.

<sup>16</sup> Wilson, A 2016, *Brett Whiteley: Art, Life and the Other Thing*, Text Publishing, [https://books.google.com.au/books?id=a8MsDAAAQBAJ&pg=PT9&lpg=PT9&dq=brett+whiteley+chatswood+public+school&source=bl&ots=AzCYcpVEXP&sig=i\\_ioY1OtM\\_ER4YpokiOB-pxNR2l&hl=en&sa=X&ved=0ahUKEwjy2dCptJXZAhUJbbwKHS5jA\\_gQ6AEISjAI#v=onepage&q=brett%20whiteley%20chatswood%20public%20school&f=false](https://books.google.com.au/books?id=a8MsDAAAQBAJ&pg=PT9&lpg=PT9&dq=brett+whiteley+chatswood+public+school&source=bl&ots=AzCYcpVEXP&sig=i_ioY1OtM_ER4YpokiOB-pxNR2l&hl=en&sa=X&ved=0ahUKEwjy2dCptJXZAhUJbbwKHS5jA_gQ6AEISjAI#v=onepage&q=brett%20whiteley%20chatswood%20public%20school&f=false), accessed 8<sup>th</sup> February 2018.

## 3.0 Physical Evidence

### 3.1 Locality

Chatswood Public Primary School is located on the northwest corner of the intersection of Centennial Avenue and Pacific Highway, Chatswood. The subject site is listed as 5 Centennial Avenue, Chatswood and is within the local government area of Willoughby City Council. Although Chatswood Public School is located within a low-density residential area, it is adjacent to the commercial core area of Chatswood, separated by the Pacific Highway. The school is approximately 400m from Chatswood train station and a wide variety of shops and eateries. To the east of the school is a commercial business area with many multi-storey buildings. To the west of the school is low to medium density residential housing.



**Figure 11** The photograph was taken on the southwestern corner of the intersection of Centennial Avenue and Whitton Road, facing east. Beyond the school are multiple high-rise buildings in the commercial business area of Chatswood. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 12** The photograph was taken on the western side of Jenkins Street facing east. Visible in the foreground of the image are examples of the low-density residential houses that are situated near the school. Evident in the photograph is the two-storey school building constructed in 1927. Source: May Willard, 11<sup>th</sup> January 2018.



### 3.2 Chatswood Public School, Chatswood

Chatswood Public School is situated on the northwest corner of Centennial Avenue and the Pacific Highway, Chatswood. The site consists of multiple buildings of differing ages and sizes. Although the entire site is heritage listed, only Buildings A and B are considered by the authors of this report to fulfil criteria relating to heritage significance (see section 4).

Building A fronts the Pacific Highway. The southern part of the ground floor of this building was the original school building, constructed in 1895. Various additions were made to this building, including the two-storey extension on the north end of the building in 1902/1903, two class rooms and a cooking room along the Centennial Avenue side of the building in 1908, and the second-floor extension to the original portion in 1915.

Refer to Figures 9 and 10 for reference to the various phases of construction.

Building A is a two-storey brick structure with corrugated iron roof featuring two tone tuck pointing. The building features gables with roughcast applied under them, casement windows, an arch window, and a number of chimneys.

Building B is a two storey, ten classroom structure located towards the south west of the site. The building was constructed in 1902-1903 to house the new infants' department of the school. Externally the building is constructed of exposed brick. Most of the windows on the eastern side of the building have been replaced with new aluminium window frames. Most of the window frames on the north, west and south sides of the building are the original timber.



Figure 13 Floor plans of Buildings A (top) and Building B (bottom) illustrate the phases of construction of the two buildings considered to be of heritage significance. Source: Nimbus Architecture and Heritage.

### 3.3 Photographic Description of Chatswood Public School Buildings A and B

#### 3.3.1 Building A Exterior



**Figure 14** Photograph from the eastern side of the Pacific Highway, looking west towards Chatswood Primary School. Visible in the image is the eastern façade of the original school building. Source: May Willard 11<sup>th</sup> January 2018.



**Figure 15** Photograph from the south eastern corner of the site (adjacent to Pacific Highway), looking west and showing the southern façade of Building A. Source: May Willard 11<sup>th</sup> January 2018.



**Figure 16** Photograph taken at the public entry point to the school, looking towards the 1902/03 phase of construction (lower portion) and the 1915 phase of construction (upper portion). Note the seamless integration of the two. Source: May Willard, 11<sup>th</sup> January 2018.





**Figure 17** Photograph taken from the north western side of Building A showing the western façade of Building A with 1902/03 and 1915 phases of development as evidenced in the change of brick colour. Source: May Willard 11<sup>th</sup> January 2018.



**Figure 18** Photograph taken from the southern side of Building A, looking at the 1895 and 1915 two storey additions. The façade faces south towards Centennial Avenue. Source: May Willard 11<sup>th</sup> January 2018.



**Figure 19** Photograph taken from the southern side of building A, Centennial Avenue looking at the 1895 building (two windows) and further west towards the 1908 extension. Source: May Willard 11<sup>th</sup> January 2018.



**Figure 20** Photograph taken from directly in front of the 1908 extension, with sandstone copings to windowsills and rough cast chimney. Source: May Willard 11<sup>th</sup> January 2018.





**Figure 21** Photograph taken from the western side of Building A looking towards the western elevation. Noticeable in the background are the high-rise buildings located within the Chatswood CBD. Source: May Willard 11<sup>th</sup> January 2018.

### 3.3.2 Building B Exterior



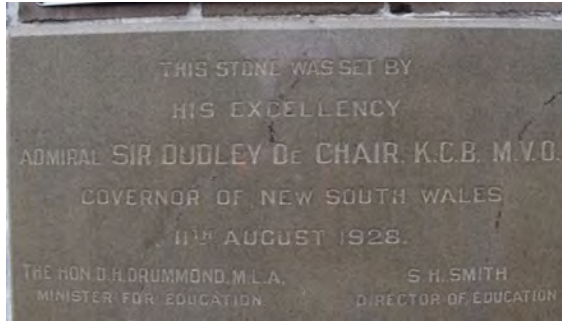
**Figure 22** Photograph taken in the school playground, facing south towards Centennial Avenue. The eastern (front) façade of Building B is illustrated in the image. The building was constructed in 1928-1929 for the infant's department of the school. Source: May Willard, 11th January 2018.



**Figure 23** Photograph taken in the playground of the school facing north (eastern front-main entry area). The two-storey height of Building B is visible in the image. Source: May Willard, 11th January 2018.



**Figure 24** Photograph taken in the school playground looking at the 1912 'The Lowers' (playgrounds) and to the left, the 1927-29 Infants School, eastern and northern (short front) facade. Source: May Willard, 11th January 2018.



**Figure 25** Photograph of the stone laid at the opening of the c.1927-29, two storey 10 room building that was constructed originally for infant classes. The stone plaque is located centrally on the southern façade, along the entry point from Centennial Avenue Source: May Willard, 11th January 2018.



**Figure 26** Photograph taken on the north western side of Building B, looking at the western elevation to the 1927-29 Infants School. Source: May Willard, 11th January 2018.



**Figure 27** Photograph taken of the southern side of Building B, at the entry point from Centennial Avenue. Source: May Willard, 11th January 2018.



### 3.3.3 Building A – Ground Floor Interior



Figure 28. Photograph taken in the foyer area at the northern end of Building A. Source: May Willard, 11th January 2018.



Figure 29. Photograph taken at the northern end of Building A, facing south along the ground floor hallway. Source: May Willard, 11th January 2018.



Figure 30. Photograph taken in the foyer area in Building A looking at the counter of the main office. Source: May Willard, 11th January 2018.



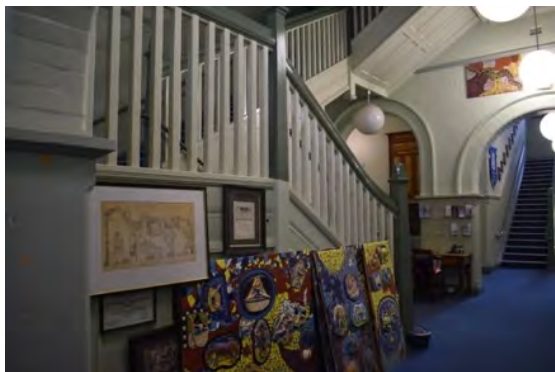
Figure 31. Photograph taken in the southwestern end of Building A, looking into the larger classroom. Source: May Willard, 11th January 2018.



**Figure 32.** Photograph taken at the entrance to the print room connected to the reception counter. Building A. Source: May Willard, 11<sup>th</sup> January 2018.



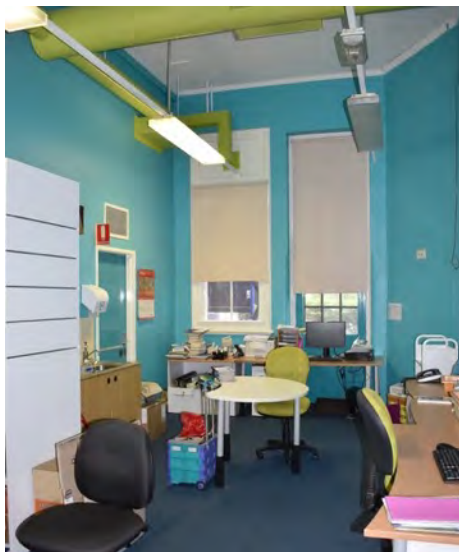
**Figure 33.** Photograph taken within the northern classroom, noted as Mandarin classroom, within Building A, facing south along the ground floor hallway. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 34.** Photograph taken in the foyer area (entry point to the public) at the northern end of Building A. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 35.** Photograph taken within the hallway looking into the sickbay. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 36.** Photograph taken in the entry point to the library. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 37.** Photograph of the computer room adjacent to the entry point to the library. Source: May Willard, 11<sup>th</sup> January 2018.

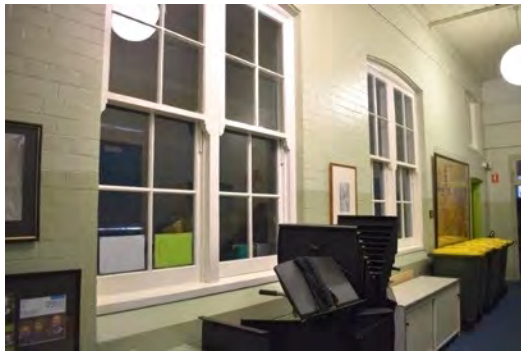




**Figure 38.** Photograph taken on the western end of the library looking east. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 39.** Photograph taken within the library looking south toward the hallway. Not the windows were originally external windows. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 40.** Photograph taken in hallway looking back toward the library. As noted, the windows were previously external windows from the first phase of construction. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 41.** Photograph taken at the entry point into the eastern hallway which dates from the earliest phase of construction. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 42.** Photograph taken at the northern end of the original hallway looking south. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 43.** Photograph taken within the larger classroom on the eastern side of building A, closet to Centennial Avenue. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 44.** Photograph taken within the book storage area directly off the hallway. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 45.** Photograph taken in the eastern hallway looking south toward the staff facilities. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 46.** Photograph taken within the security room space looking south towards Centennial Avenue. Space dates to the c.1895 phase of construction. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 47.** Photograph taken within the 1895 classroom space looking east toward Centennial Avenue. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 48.** Photograph within the 1908 classroom extension. Source: May Willard, 11<sup>th</sup> January 2018.



### 3.3.4 Building A – First floor Interior



**Figure 49.** Photograph taken at the top of the second flight of the three-flight staircase at the northern end of Building A facing down towards the ground floor. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 50.** Photograph showing a classroom at the northern end of Building A in the 1902/1903 extension. Source: May Willard, 11<sup>th</sup> January 2018.



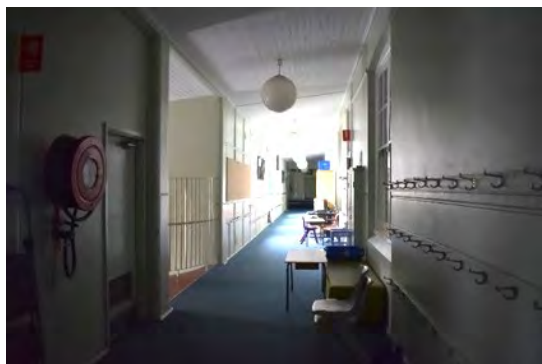
**Figure 51.** Photograph showing a smaller room on the first floor being used as an office. In the corner of the room a fireplace appears to have been boarded over. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 52.** Photograph taken at the northern end of the first floor of Building A facing south. Classrooms are located along the left side of the image, while the right side overlooks the playground. Source: May Willard, 11<sup>th</sup> January 2018.



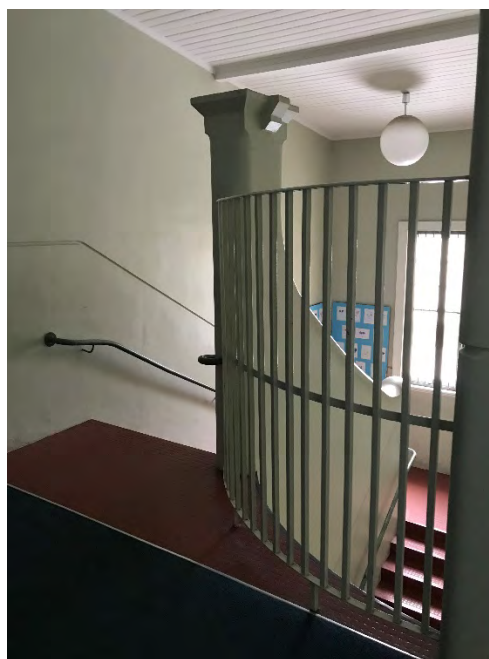
**Figure 53.** Photograph showing a classroom on the first floor of Building A. In the corner of the room a fireplace appears to have been boarded over. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 54.** Photograph taken in the southern end of the building in the 1915 extension, facing north. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 55.** Photograph showing the western stairway on the first floor of Building A in the 1915 extension. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 56.** Photograph taken from the first floor of Building A from the top of the western stairway looking down. Source: May Willard, 11<sup>th</sup> January 2018.

### 3.3.5 Building B – Ground Floor Interior



**Figure 57.** Photograph taken at the southern end of Building B, facing north along the ground floor hallway. The doors on the right of the image lead to multiple kindergarten classrooms. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 58.** Photograph showing one of the ground floor classrooms located in Building B (infants building). Source: May Willard, 11<sup>th</sup> January 2018.





**Figure 59.** Photograph showing a ground floor classroom with concertina partitions leading into another classroom. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 60** Photograph taken at the northern end of the ground floor of Building B, facing north along the hallway. The windows on the left side look into the classrooms and the windows on the right overlook other school buildings. Source: May Willard, 11<sup>th</sup> January 2018.

### 3.3.6 Building B – First Floor Interior



**Figure 61.** Photograph taken at the north end of the first floor of Building B, facing south along the hallway. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 62.** Photograph showing a first-floor classroom that features a transom above the door. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 63.** Photograph taken at the southern end of the first floor of Building B facing north along the hallway. Source: May Willard, 11<sup>th</sup> January 2018.



**Figure 64.** Photograph showing one of the smaller classrooms located on the southern end of the first floor of Building B. Source: May Willard, 11<sup>th</sup> January 2018.

### 3.4 Condition and Integrity of Buildings A and B

#### BUILDING A

Overall, Building A is substantially intact, is in a sound condition and carries a high degree of integrity relating to the 1895, 1902/03, 1908 and 1915 phases of construction. The building is well maintained, with only minor maintenance required to bring the building back to good working order.

The exterior facades provide evidence of the various periods of construction with the use of differing types of bricks, terracotta motifs to the front façade, sandstone sills, sandstone bandings and coping stone, varying types of window materials and patterns that relate to each phase of construction.

The building carries a moderate to high degree of original fabric. However, alterations and additions have been undertaken, including a new disabled facility to the rear (south) of the building, a later extension to the southeast of the building which houses staff amenities, and minor changes to the interiors that, if reversed, would increase the overall integrity to high.

##### *Building A - Visual and physical curtilage*

Recent development within the site has reduced the physical curtilage of Building A and has restricted views from the corner of the Pacific Highway and Centennial Avenue. These structures should be removed.

#### BUILDING B

Overall, Building B is moderately intact, is in a sound condition and exhibits a moderate to high degree of integrity.

The internal fabric carries a high degree of integrity with open spatial arrangements, staircases, sliding timber doors between classrooms on the lower ground floor, and timber storage units.

##### *Building B - Visual and physical curtilage*

Recent development to the immediate north of Building B has reduced the physical and visual curtilage to the west of Building B. The open setting to the north and east provide an expanded

curtilage and appreciation of the original setting and connection between Building B (infant's school), Building A, and 'The Lowers' playgrounds of 1912.

## 4.0 Heritage Status

### 4.1 Introduction

The Chatswood Public School site is recognised for its heritage value by statutory listings. The Burra Charter (October 2013) principles and guidelines have been utilised as a baseline in order to undertake this heritage impact assessment.

The cultural significant of the subject site, Chatswood Public School, located at 5 Centennial Avenue, Chatswood, has been assessed against evaluation criteria set out by the NSW Department of Planning, NSW Heritage Branch.

### 4.2 New South Wales Heritage Office Methodology

- |               |  |
|---------------|--|
| Criterion a)  | An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);   |
| Criterion b)  | An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);  |
| Criterion c)  | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);  |
| Criterion (d) | An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;  |
| Criterion (e) | An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);   |
| Criterion (f) | An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);  |
| Criterion (g) | <p>An item is important in demonstrating the principal characteristics of a class of NSW's</p> <ul style="list-style-type: none"><li>• cultural or natural places; or</li><li>• cultural or natural environments.</li></ul> <p>(or a class of the local area's cultural or natural places; or cultural or natural environments.)</p> |



### 4.3 Evaluation of Local Heritage Significance

The following assessment against the established criteria, set by the Department of Planning NSW Heritage Branch, discusses how each criterion relates to the subject site. This site is listed on the State Heritage Register as an item of **local** heritage significance. The assessment has been extracted from the Willoughby Local Heritage Listing No. 1106 (noted in italics only)<sup>17</sup>: The plain text is the component of the assessment carried out by the author of this report.

#### Criterion a – Historical Evolution

*An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)*

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase.	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

*Chatswood Public School has historical significance the first school in Chatswood and as one of the earlier educational establishments on the North Shore. As such, it is demonstrative of the early development of the municipality.*

Building A, illustrates various phases of construction from 1895, 1902/03, 1908, and 1915, and Building B 1927-29. Both contribute to an understanding of the evolution of the site, which has schooled children of infants, primary and secondary ages.

<sup>17</sup> Chatswood Public School, Office of Environment & Heritage NSW Government, downloaded 22<sup>nd</sup> January 29, 2018, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2660192>.

## Criterion b – Historical Associations

*An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)*

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is Associated with a significant event, person, or group of persons	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

Chatswood Public School buildings A and B have historical associations with Charles Macartney (attended Chatswood Public from approximately 1899 to 1902) a well-known Australian cricketer. Additionally, Brett Whiteley (attended Chatswood Public in the 1940's), Australian artist is also associated with the school. Although there is no physical fabric that relates directly to the well-known persons, sufficient historical evidence illustrates their connection with Chatswood Public School.

## Criterion c – Aesthetic Values

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (state significance)*

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	Is not a major work by an important designer or artist.
Is the inspiration for a creative or technical innovation or achievement	Has lost its design or technical integrity
Is aesthetically distinctive	Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.
Has landmark qualities	Has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

*Chatswood Public School has aesthetic significance as a grand and imposing two-storey building which is prominently sited. The grounds contain a number of mature trees.*

'The Lowers' 1912 playgrounds provide distinctive designated open spaces a picturesque setting for buildings A and B that have undisturbed views and vistas west towards Blue Gum Reserve, and further to Lane Cove National Park (Ku-ring-gai LGA).

### Criterion d – Social Value

*An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons*

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its association with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

*The school has social significance for the generations of children who attended and for the public role it has played in the development of Willoughby as a suburb as well as surrounding areas.*

### Criterion e – Technical/Research Value

*An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)*

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	The knowledge gained would be irrelevant to research on science, human history or culture
Is an important benchmark or reference site or type	Has little archaeological potential
Provides evidence of part human cultures that is unavailable elsewhere	Only contains information that is readily available from other resources or archaeological sites

The site does not meet this criterion.

### Criterion f – Rarity

*An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)*

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Show unusually accurate evidence of a significant human activity	
Is the only example of its type	



Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

*As a very early school building in the local area and still largely intact, Chatswood Public School is rare.*

### Criterion g – Representativeness

*An item is important in demonstrating the principal characteristics of a class of NSW's*

- cultural or natural places; or*
- cultural or natural environments.*

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is a significant variation to a class of items	
Is part of a group which collectively illustrates a representative type	
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

*It has representative significance as a large functional school building typical of the style built by the NSW Department of Education for small growing communities.*

#### 4.4 Statement of Significance

*Chatswood Public School building (built 1883) is locally significant as a grand school building in a setting which gives aesthetic significance to the streetscape. It is socially significant for all the children who attended the school and for its association with the early growth of the area.*




Chatswood Public School buildings A and B (commenced in 1895) are locally significant as grand school buildings in a setting which gives aesthetic significance to the streetscape, provides undisturbed views and vistas west towards Blue Gum Reserve and further to Lane Cove National Park and provides distinctive designated open space for children (called 'The Lowers').

The school has historical association with Charles McCartney, a well-known Australian cricketer and Brett Whiteley, a notable Australian Artist.

The school is socially significant for all the children who attended and for its association with the early growth of the area. It is a rare example of an early, local school that is largely intact. The school has representative significance as an institution that has continued in use since c.1883, retaining significant built fabric from three distinct phases of expansion.

4.5 Visual Assessment

4.5.1 Exterior

Item	Year	Location/Element	Comments
Building A			
001	1902-1903		The photograph illustrates the two-storey extension located at the north end of Building A that was constructed in 1902-1903.
002	1895-1915		The photograph illustrates the middle section of Building A that fronts the Pacific Highway. The ground floor of this section was built in 1895 and was extended to a second floor in 1915.
003			The photograph illustrates where the 1915 second storey extension ended.

Building B



006



Main entry to Building B which is covered by a small verandah.

007



Building B constructed between 1927 and 1929. The old timber window frames have more recently been replaced by aluminium window frames.

#### 4.5.2 Interior

Item	Year	Location/Element	Comments
<b>Building A</b>			
101	1902-1903		<p>One of the brick arches in the ground floor foyer at the northern end of Building A.</p>



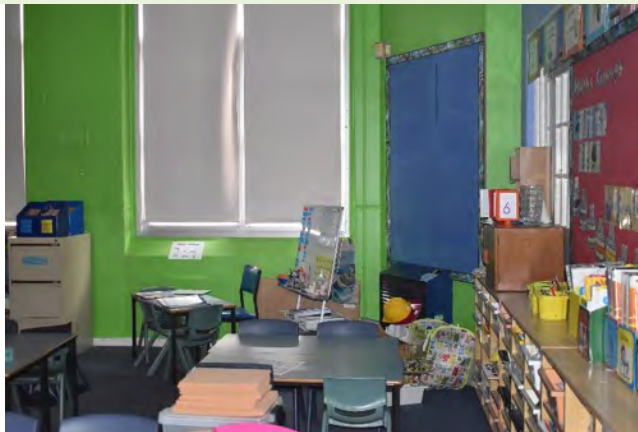
102 1895



Ground floor hallway of Building A. The building illustrates the windows that separate the hallway and the library. This is in the original 1895 section of the building.

### Building B

106



A ground floor classroom in Building B. The far corner appears to have a boarded-up fireplace.

107



The original timber framed windows located on the western side of Building B.



4.6 Views and Vista Assessment

The views and vistas analysis were completed to establish the contribution of Chatswood Public School site to the streetscapes of Centennial Avenue and Pacific Highway.



4.6.1 Key Views

Image	View Description
	01 Photograph taken on the northwest corner of the intersection of Victoria Avenue and Pacific Highway, facing south. The overpass visible in the image is in line with the northern end of the Chatswood Public School site, however, none of the school buildings are visible from this point. Source: May Willard, 11 <sup>th</sup> January 2018.



## Image

## View Description



02 Photograph taken from the north-eastern corner of the intersection of Victoria Avenue and Pacific Highway, facing southwest towards the school. Building A of the school is visible, but partially obscured by the pedestrian overpass. Source: May Willard, 11<sup>th</sup> January 2018.



03 Photograph taken from the eastern side of the Pacific Highway (approximately underneath the pedestrian overpass), facing west towards Building A of the school. Source: May Willard, 11<sup>th</sup> January 2018.



04 Photograph taken from the pedestrian overpass that links the eastern and western sides of the Pacific Highway near the school. Visible in the image is the two-storey Building A. Source: May Willard, 11<sup>th</sup> January 2018.



05 Photograph taken from the northeast corner of the intersection of Thomas Street and Pacific Highway, facing west towards Building A of Chatswood Public School. Source: May Willard, 11<sup>th</sup> January 2018.

## Image

## View Description



06 Photograph taken from the southeast corner of the intersection of Thomas Street and Pacific Highway, facing northwest towards Building A. Source: May Willard, 11<sup>th</sup> January 2018.



07 Photograph taken from the northeast corner of the intersection of Albert Avenue and Pacific Highway, facing northwest towards the school. Some parts of the school buildings are visible amongst tree foliage. Source: May Willard, 11<sup>th</sup> January 2018.



08 Photograph taken from the southwest corner of the intersection of Centennial Avenue and Pacific Highway, facing north towards the school site. Source: May Willard, 11<sup>th</sup> January 2018.



09 Photograph taken from the southern side of Centennial Avenue facing north towards the school site. One of the modern school buildings and a demountable building are visible from this point. Source: May Willard, 11<sup>th</sup> January 2018.



## Image

## View Description



10 Photograph taken from the southeast corner of the intersection of Centennial Avenue and Whitton Road, facing northeast towards the school site. Source: May Willard, 11<sup>th</sup> January 2018.



11 Photograph taken from the eastern side of Whitton Road, facing north towards the school site. The southern end of Building B (infants building) is visible. Source: May Willard, 11<sup>th</sup> January 2018.



12 Photograph taken from the western side of Whitton Road, facing north towards the school site. The southern end of Building B (infants building) is visible. Source: May Willard, 11<sup>th</sup> January 2018.



13 Photograph taken from the southwest corner of the intersection of Centennial Avenue and Whitton Road, facing northeast towards the school site. On the left of the image, part of Building B is visible. School playground and play equipment are visible amongst the tree foliage. Source: May Willard, 11<sup>th</sup> January 2018.



## Image

## View Description



14 Photograph taken from the southwest corner of the intersection of Centennial Avenue and Whitton Road, facing north towards the school site. The southern end of the two-storey infants building (building B) is visible from this vantage point. Source: May Willard, 11<sup>th</sup> January 2018.



15 Photograph taken from the southern side of Centennial Avenue facing northwest towards the school site. Source: May Willard, 11<sup>th</sup> January 2018.



16 Photograph taken from the northeast corner of the intersection of Centennial Avenue and Jenkins Street facing east along Centennial Avenue. The school fence that runs along Centennial Avenue is visible from this point however none of the buildings are visible. Source: May Willard, 11<sup>th</sup> January 2018.



17 Photograph taken from the western side of Jenkins Street, facing east towards the school. The western end of one of the newer school buildings is visible from this point. Source: May Willard, 11<sup>th</sup> January 2018.

## Image

## View Description



18 Photograph taken under the Cola shelter within the school grounds, facing towards the south end of Building A. Source: May Willard, 11<sup>th</sup> January 2018.



19 Photograph taken in the school playground facing east towards Building A. Beyond the school multiple high-rise buildings are visible on the far side of the Pacific Highway. Source: May Willard, 11<sup>th</sup> January 2018.



20 Photograph showing the top of the terraced playground section facing northwest. Source: May Willard, 11<sup>th</sup> January 2018.



21 Photograph taken from the top of the terraced section of the playground facing west. Visible in the photograph is the northern end of Building B. Source: May Willard, 11<sup>th</sup> January 2018.



## Image



## View Description

22 Photograph taken from the northern end of the higher terraced sports court facing south towards the rest of the school. Visible at the right of the image is Building B. Source: May Willard, 11<sup>th</sup> January 2018.



23 Photograph taken from the northwest corner of the school, at the edge of the terraced sports grounds, facing northeast back toward the school grounds. Source: May Willard, 11<sup>th</sup> January 2018.



24 Photograph taken from the western side of Building B facing south towards Building C (recently demolished). Part of Building 1 is visible at the right of the image. Source: May Willard, 11<sup>th</sup> January 2018.



25 Photograph taken from the western end of the school next to Building 1, facing east towards the rest of the school. A demountable building is visible at the right of the image. Source: May Willard, 11<sup>th</sup> January 2018.

## 4.7 The Lowers Views and Vista Assessment

The views and vistas analysis were completed to establish the contribution of the significant views and vistas from Chatswood Public School Buildings A and The Lowers to the overall heritage significance of the site.



Figure 65 Map extract showing the location of Chatswood Public School within the red dashed outline, on the northwest corner of Centennial Avenue and Pacific Highway, Chatswood. Vista analysis overlay by Christopher Roehrig, Nimbus Architecture and Heritage. Source: Sixviewer NSW, downloaded 2nd September 2019.



## Image

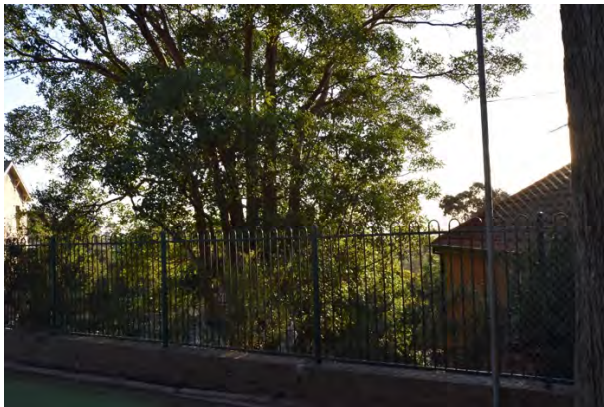
## View Description



### View 1: Figure 66

Photograph taken within the upper school playground facing west over The Lovers. The visual corridor is to the west looking at Lane Cove National Park and district.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



### View 2: Figure 67

The photograph was taken from the northern boundary to the upper portion of 'The Lovers' looking slightly north west. District views are diminished by the vegetation.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



### View 3: Figures 68, 69 and 70 (top to bottom)

Photograph taken from the top of the terraced section of the playground facing west – through 'The Lovers', (image order taken from south to north direction).

Visible in the photograph is the district views of Blue Gum Reserve and Lane Cove National Park.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.

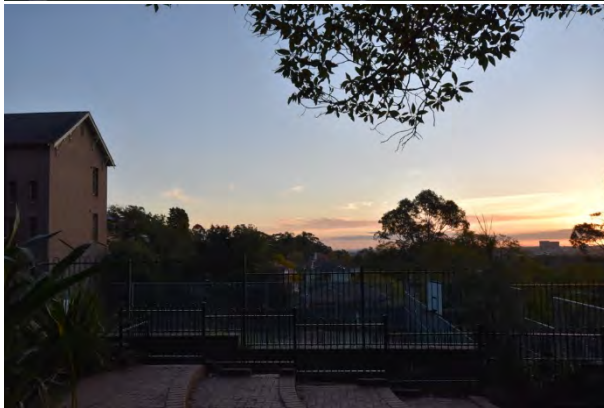




#### View 4: Figure 71

Photograph taken from the second level of 'The Lowers' looking in a northerly direction.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.

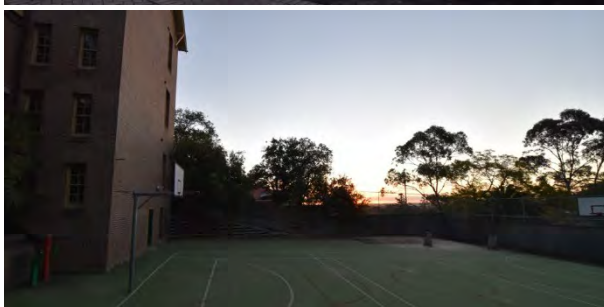
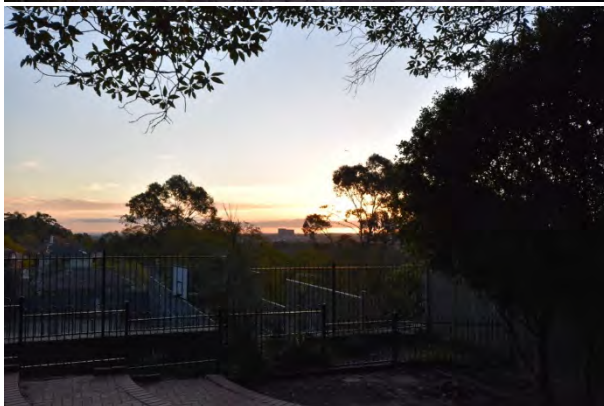


#### View 5: Figures 72 and 73 (top to bottom)

Photograph taken from the second level of 'The Lowers' looking towards the west.

(photos taken looking south to north direction).

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



#### View 6: Figure 74

Photograph taken from the lowest part of the Lowers looking in a westerly direction.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



#### View 7: Figures 75 and 76, (top to bottom)

Photograph taken from the upper level of Building A towards the west, through windows 1 and 2, along the corridor. Noticeable is Building B within the left of the frame.

The Lovers and district views are screened from this vantage point.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



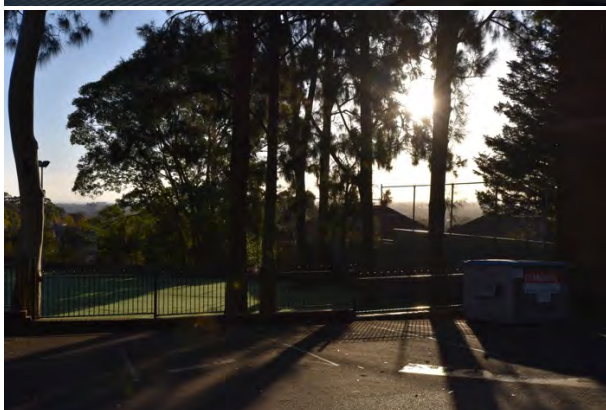
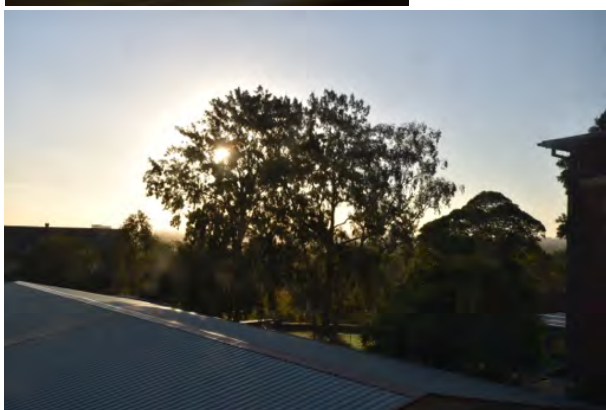


#### View 7: Figures 77 and 78 (top to bottom)

Photograph taken from the upper level of Building A towards the west, through windows 3 and 4, along the corridor.

The Lovers and district views are screened from this vantage point.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



#### View 8: Figure 79

Photograph taken from the top of the terraced area looking west over 'The Lovers'.

District views are evident although slightly filtered through the vegetation.

Source: Christopher Roehrig 2<sup>nd</sup> September 2019.



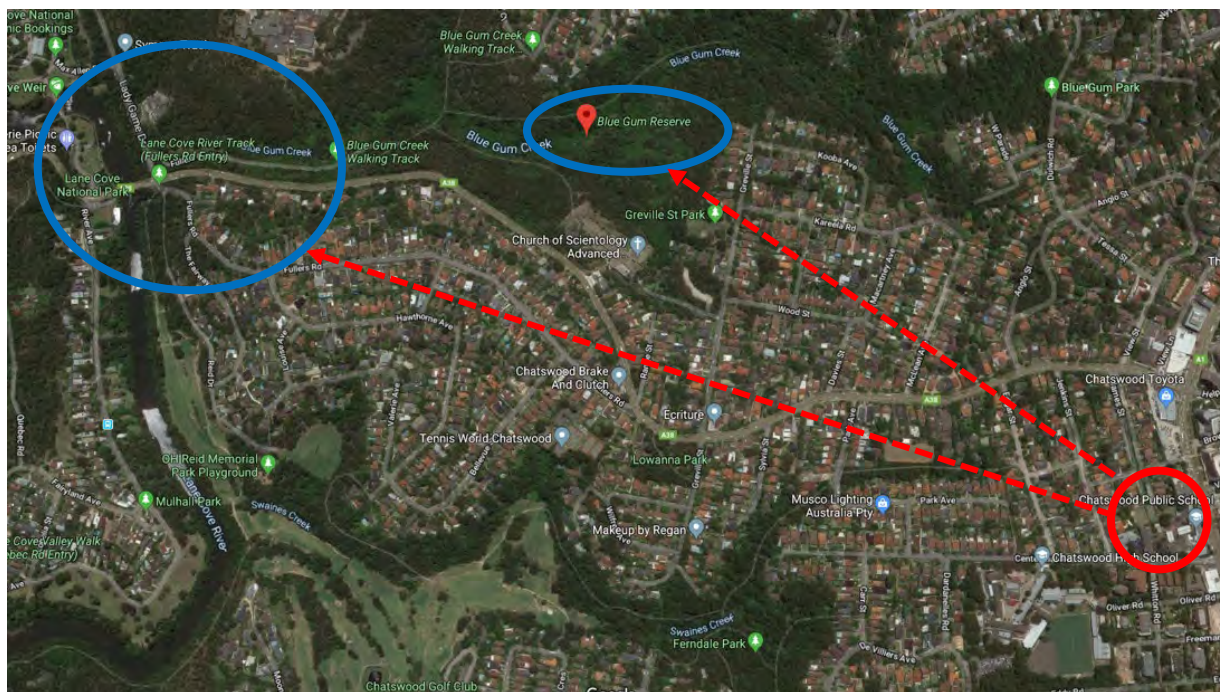


Figure 80. Map extract showing the location of Chatswood Public School within the red outline, on the northwest corner of Centennial Avenue and Pacific Highway, Chatswood, the vista analysis from Chatswood PS towards Blue Gum Reserve and Lane Cove National Park, overlay by the author. Source: GoogleMaps, downloaded 2nd September 2019.

## 5.0 The Proposal

The following scope of works has been considered with regard to the subject site: Chatswood Public School located at 5 Centennial Avenue, Chatswood, NSW 2067, which is locally listed under the current Willoughby City Council Local Environmental Plan 2012.

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

Chatswood Primary School is locally listed as item no. I106 in Schedule 5 of Willoughby City Council Local Environmental Plan 2012. The site is also in proximity to three locally listed heritage items: I66, I245 and I238. Refer to Section 1.3 of this report for detail locations of these listed items in the vicinity of the site.

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

- Retention of Buildings A and B;
- Proposed new Buildings P1, P2 and Hall Building G;
- Proposed new carpark and games court; and
- Landscaping works in line with proposed alterations and additions.

Refer to appended Updates to Chatswood Primary School drawings by Architectus, to understand the full scope of works. The below figures provide an overview of the works and are not to scale.



**Figure 81.** Pacific Highway street elevation, showing the existing Building A in the foreground with the proposed Building G to the right and Buildings P1 and P2 behind. Source: Architectus, 'Street Elevations,' Drawing No. SD-BX-A2000, Issue B, 25<sup>th</sup> November 2019.



**Figure 82.** Centennial Avenue street elevation, showing the existing Buildings A and B on either side of the school boundaries. The proposed Buildings P1 and P2 are visible in the centre and behind Building B. The undercover carpark and sports court are visible to the left of Building B. Source: Architectus, 'Street Elevations,' Drawing No. SD-BX-A2000, Issue B, 25<sup>th</sup> November 2019.



**Figure 83.** Jenkins Street elevation, showing the existing Building B and the car park in the foreground. Building P2 is visible to the left of Building B, and Buildings P1 and A are visible behind. Source: Architectus, 'Street Elevations,' Drawing No. SD-BX-A2000, Issue B, 25<sup>th</sup> November 2019.





**Figure 84.** Proposed site plan for the Chatswood Primary School, including the retention of Buildings A and B, and the proposed Buildings P1 and P2 and G. Source: Architectus, 'Site Plan Proposed (Final),' Drawing No. DA-BX-A0030, Issue C, 18<sup>th</sup> December 2019.



**Figure 85.** Elevations - Sheet 3 - P2, showing the eastern elevation of proposed building P2 looking towards west. Proposed building P1 is also visible behind building P2 as well as heritage building B in the distance. Source: Architectus, 'Elevations – Sheet 3 – P2,' Drawing No. SD-BP-A2012, Issue A, 29<sup>th</sup> November 2019.



**Figure 86.** Elevations - Sheet 4 – P1, showing the western elevation of proposed building P1 looking towards east. Proposed building P2 is also visible behind building P1 as well as heritage building B to the front.  
Source: Architectus, 'Elevations – Sheet 4 – P1,' Drawing No. SD-BP-A2003, Issue A, 29<sup>th</sup> November 2019.

## 6.0 Heritage Impact Assessment

### 6.1 Introduction

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

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

- Willoughby City Council *Local Environmental Plan* 2012.
- Willoughby City Council Development Control Plan 2006.
- *The New South Wales Heritage Council Guidelines, Altering Heritage Assets and Statement of Heritage Impact.*

The accepted practice in assessing the levels of impact on items, places or fabric of heritage significance is to adopt the following grading<sup>18</sup>:

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

<sup>18</sup> ICOMOS – Guidance on Heritage Impact Assessment for Cultural World Heritage Properties, A publication of the International Council on Monuments and Sites, January 2011, downloaded 23/2/2015.



## 6.2 Willoughby City Council LEP 2012 – Heritage Provisions Evaluation

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

Willoughby LEP 2012 requirement	Comment
<p><i>Section 5 Miscellaneous provisions</i></p> <p><i>5.10 Heritage Conservation</i></p> <p><i>(1) Objectives</i></p> <p>(a) to conserve the environmental heritage of Willoughby,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and view,</p> <p><i>(2) Requirement for consent</i></p> <p><i>Development consent is required for any of the following:</i></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): (i) a heritage item,</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>The proposed scope of works as set out in Section 5 of this report has been assessed against the objectives of Part 5.10 Heritage Conservation.</p> <p>The subject site is locally listed as item no. I106 in Schedule 5 of Willoughby City Council LEP 2012. The proposed development allows the continuation of the environmental heritage of Willoughby through the retention of heritage structures and landscapes on site. The continued use of the site as an education institution allows its ongoing contribution to the formation of Chatswood as a place for living and formal education over the past 120 years. The subject site is not within a conservation area.</p> <p>The review and discussion with the council's representatives, architect and building owner has led to a reduced scope of works to ensure the overall significance of the place is retained and interpreted. During the design document stage, elements that best describe the significance of the place, such as Buildings A and B, have been clearly identified and retained to alleviate physical and visual impacts to significant fabric. Restoration works to Buildings A and B are outside of the scope of works. These works will continue the current use of both heritage buildings. The removal of Blocks D, H, I, COLAs and Demountable facilities, as well as the fire-damaged Block C (which has recently been demolished) will be completed as enabling works that are being carried out pursuant to a separate planning approval. This will be followed by their replacement with the new Buildings P1, P2 and G (Hall). These proposed buildings will increase the curtilage (space) around the heritage Building A and increase possible views towards it.</p>

Willoughby LEP 2012 requirement	Comment
<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><b>(4) Effect of proposed development on heritage significance.</b> The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>The proposed works will also reduce the amount of demountable buildings located on the site in the place of permanent structures.</p> <p>The proposed development will allow the continuation of key district views to and from Building B, and will enhance views of Building A from the Pacific Highway and Centennial Avenue through the removal of corner building Block D and Building H. The visual connection between heritage Buildings A and B will also be enhanced through the retention of the sightline and removal of the COLAs between these buildings. The proposed Hall Building G will be within the curtilage of heritage Building A; however, its scale will not overwhelm Building A due to its lower height and mass. The low height of the Hall building will also allow visibility of the Lowers area from the entrance point, due to its sunken down and smaller scale design features.</p> <p>The location and scale of Buildings P1 and P2 will partially disrupt the continuation of key district views to and from Building A due to their height and mass. This impact will be mitigated in part by the utilisation of the slope of the land and setback, allowing the volume and scale to be read as a lower-storey building. The key district views will be maintained from each level of the Lowers due to the design response of new buildings P1 and P2.</p> <p>The ability to visually define each level of the Lowers and the retaining walls that define the landscape will remain in the proposed works. The area to the north of proposed Building P2 will remain as an Amphitheatre. The columns of Building P2 will have a minor physical impact on the first higher level of the Lowers. Both Buildings P1 and P2 will have a minor impact on the overall heritage significance of the site since the Lowers area is a landscape feature that contributes to the overall significance and not a major built heritage element. Building P1 will have a minor impact on the heritage significance of heritage Building B due to the proximity, height and scale of</p>

Willoughby LEP 2012 requirement	Comment
<p><i>(5) Heritage assessment</i></p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b) require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>Building P1 imposing on to Building B. Buildings P1 and P2 make use of the downward sloping topography west from Pacific Highway to create extra storeys, yet attain a height that remains within that of Building A. Their dominance in mass and scale is therefore reduced. The proposed retention of mature trees on site and along the streetscape will significantly reduce the negative visual impact of the bulk and scale of the new buildings.</p> <p>The new carpark works utilise existing rear lane access in preference to front access and allow for reasonable on-site carparking while retaining the character and significance of the site. The discreet nature of undercover design will ensure that car parking facilities do not have any adverse visual impact upon heritage streetscapes, and further enhance the views to and from Building B. The addition of a sports court above this will have a minor visual impact upon sightlines towards Building B, as the structure will not read as a two-storey building. An increased view of Building B from Jenkins Street is created in the proposed works as the location of the proposed buildings will not inhibit the view attained from enabling works that are being carried out pursuant to a separate planning approval.</p> <p>Significant interior features of the heritage Buildings A and B such as masonry construction, stairs, windows mouldings and details will be retained. Minor works will be undertaken in Building A, allowing for the relocation of the library. A new floor finish, partition walls and electrical fittings will be added to the existing library space with a negligible physical impact on the heritage fabric.</p> <p>This Statement of Heritage Impact (SoHI) is prepared in order to assess the extent to which the carrying out of the proposal development will affect the heritage significance of the heritage items. This assessment measures the potential impacts, both physical and visual, that may occur as a result of the proposed works.</p>



Willoughby LEP 2012 requirement	Comment
<p><i>(7) Archaeological sites</i></p> <p><i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p> <p><i>(a) notify the Heritage Council of its intention to grant consent, and</i></p> <p><i>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</i></p>	<p>This SoHI also allows the authorities to consider the heritage impacts as a result of the proposed development on the site against heritage items within its vicinity. The subject site is within the vicinity of heritage items I66, I245 and I238.</p> <p>The proposed works will not have any physical or visual impact upon the nearby heritage items, I66, I245 and I238, as the items are all some distance away from the site. The removal of Building I and the demountables to make room for the undercover carpark, sports court and play areas will reduce the overall visual impact on the nearby heritage Item I245. Refer to Section 1.3 of this report for exact locations of the nearby heritage items.</p> <p>An archaeology assessment is outside of the scope of works for this assessment. Reference should be made to the full impact assessment by the archaeologist for comments and considerations.</p>

## 6.3 Willoughby City Council DCP 2006 – Heritage Provisions Evaluation

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

### Willoughby City Council DCP 2006 requirements and Comments

#### H.1.2 Aims

- a) to guide future development within a framework of conservation;*
- b) to ensure that the significance of Heritage Items is identified and retained;*
- c) to ensure that the heritage significance, special streetscape and landscape character of Heritage Conservation Areas is maintained;*
- d) to ensure that alterations and extensions to existing buildings respect those buildings and do not compromise the significance and character of the individual heritage items or of the Heritage Conservation Areas;*
- e) to ensure that new sustainable development respects the context and is sympathetic in terms of form, scale, character, bulk, orientation and setback, fabric, colours and textures and does not mimic or adversely affect the significance of Heritage Items and Heritage Conservation Areas and their settings;*
- f) to encourage a sustainable high quality of design for any new development in achieving compatibility with the heritage significance of individual Heritage Items and Heritage Conservation Areas;*
- g) to provide controls for the development of land within the vicinity of Heritage Items and Heritage Conservation Areas.*

#### Comment

The review and discussion with the school's representatives, architects and project managers has led to a reduced scope of works to ensure that the overall significance of the place is retained and interpreted. During the design document stage; elements that best described the significance to the place, such as Buildings A and B, have been clearly identified and retained to alleviate physical and visual impacts to the significant fabric. The new development is designed in response to the heritage context of its setting where the new buildings include sufficient setbacks and design features to minimise the physical and visual impacts on heritage buildings on site and the nearby heritage items.

When viewed from Jenkins Street and Pacific Highway, the heritage buildings will remain the dominant forms due to the scale and setback of the proposed buildings. The design of the proposed buildings will not mimic the original buildings, as the materials and design characteristics are noticeably new when viewed in comparison to the existing infrastructure. The brick cladding to all proposed new buildings responds to the original brick form of the heritage buildings, although the lighter shade of masonry will distinguish them as new structures.

## Willoughby City Council DCP 2006 requirements and Comments

### H.1.3 Information Requirements

*WLEP 2012 requires the submission of a satisfactory Heritage Impact Statement for heritage items, or land in the vicinity of a heritage item or for a building, work, relic, site or place within a Heritage Conservation Area before Council grants development consent.*

#### Comment

This Statement of Heritage Impact (SoHI) is prepared in order to assess the extent to which the carrying out of the proposal development will affect the heritage significance of the heritage item and heritage items within its vicinity. This assessment measures the potential impacts, both physical and visual, that may occur as a result of the proposed works.

### H.2.1 Planning and Design Principles

#### A. Setting

##### *Objectives*

*O2. To maintain and enhance the existing heritage significance of the streetscape and the vicinity; and*

*O3. To ensure that new development respects the established patterns in the streetscape, including setbacks, siting, landscaped settings, carparking and fencing.*

##### *Requirements*

*i) The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street in the particular locality, such that the rhythm of buildings in the streetscape is retained;*

*ii) Except as allowed by "car parking" and "fences" in Clause H.2.2 below, no new structures should be built forward of the established street building line;*

*iii) An adequate curtilage including landscaping, fencing and any significant trees, are to be retained;*

*iv) The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development;*

*v) Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item;*

*vi) New developments must respect the existing significance of the streetscape and the vicinity; and*

*vii) View protection of vistas.*

#### Comment

The entrance frontage will remain set back from the street. This will allow a connection with the existing street character as no new buildings will be constructed further forward than the existing street frontage or established street building line. The new Hall Building G has been intentionally sited further back from the eastern boundary. The streetscape view of heritage buildings will be enhanced as the proposed location of Buildings P1, P2 and G will provide space around the existing heritage buildings and increase the visual curtilage around Buildings A and B. This additional space and visual curtilage will be attained by the completion of enabling works which will be carried out pursuant to a separate planning approval. The landscaped setting will be retained as mature trees will not be removed in the construction works. A



## Willoughby City Council DCP 2006 requirements and Comments

small group of trees along the boundary to Pacific Highway and Centennial Avenue are to be retained to maintain the established landscape character of the locality.

The siting of proposed Buildings P1 and P2 will have a moderate impact on the key district views from heritage Building A. The proposed development will enhance views of Building A from Pacific Highway and Centennial Avenue through the removal of corner building Block D and Building H. The new development has been designed to respect the established patterns of the streetscape in terms of setbacks, siting, landscaped settings, carparking and fencing. It will have a minor overall impact upon the setting of the heritage items due to its scale, massing and form. This impact, however, has been mitigated by the utilisation of the slope of the land and the retention of significant trees on site. The utilisation of the downward slope towards the west of the site will enable an additional storey to be added to the proposed Buildings P1 and P2, yet they will not dominate Building A as the height of Building P2 will match that of Building A. The single storey height of Building G will also have a lesser mass and height than Building A. The proposed undercover carpark and games court will have a reduced height compared to the existing Building I which will enable increased views towards the heritage buildings.

### ***B. Scale***

#### ***Objective***

*To ensure that the scale of new development is in harmony with the streetscape and does not dominate or compete with existing heritage items, nor reduce their contribution and importance to their context, nor destroy an existing pattern of development.*

#### ***Requirements***

*i) The scale (including height, bulk, density and number of storeys) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development;*

*iii) New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.*

#### ***Comment***

The proximity and scale of the new Buildings P1 and P2 sit comfortably with Buildings A and B. The datum line of the roof height to Building A was utilised to constrain the height of both Buildings P1 and P2. Buildings P1 and P2 also utilise the slope of the land and setback, allowing the volume and scale to be read as lower-storey buildings whilst providing additional educational spaces. The new Hall building is within the heritage curtilage to the detriment of Building A; however, it is a single storey building that does not otherwise dominate the heritage building in form or scale. Consideration should also be given to the wider streetscape context of the school, which includes the development of Chatswood CBD to the east of the highway with 20-storey buildings and above, that tower over the site. When viewed in comparison

## Willoughby City Council DCP 2006 requirements and Comments

to this streetscape setting, the low mass and height of Building G sits comfortable with the mass and the height of Buildings A and B. As stated, the location of proposed Buildings P1 and P2 respect the visual connection between heritage Buildings A and B, allowing the visual definition of the Lowers and the retaining walls. The density of the proposed work does not dominate the existing heritage buildings and presents a scale that is aware of the existing development. It creates an open space between Buildings A and B, reinstating the original visual connection between these buildings through the demolition of Building H and the demountables.

### C. Massing and Form

#### *Objective*

*To ensure that new development acknowledges dominant massing and form of the Heritage Item or Heritage Conservation Area, and is in harmony with existing significant fabric and form, and with the surrounding streetscape; and*

*To ensure that the form of new development is compatible with or complements the heritage significance of its context.*

#### *Requirements*

*ii) New buildings should not visually dominate, compete with or be incompatible with the form of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal.*

*iii) New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area.*

#### *Comment*

The form and massing of the proposed buildings has been reduced during the design document stages to create harmony with existing significant fabric and form and with the surrounding streetscape. The form of the new Hall Building acknowledges the fenestration of Building A and continues the articulation of heritage façade by stepping and scaling volumes and forms within the overall proposed building forms. The proposed design of Buildings P1 and P2 intentionally utilises glazing and a partially enclosed but semi-transparent, screened walkways to connect the two buildings. This will allow the façade to be broken down into various components, yet presenting the buildings as a cohesive whole, further allowing the heritage buildings to be visually set apart from proposed new structures.

While the massing of the proposed Buildings P1 and P2 is dissimilar to Building B, presenting as a larger mass, Building B remains visible as the main form when viewed from Jenkins Street. The height of Buildings P1 and P2 responds to the height of the existing Building A, with their height restricted to the datum roof line of Building A. The voids introduced to Buildings P1 and P2 reduce the overall massing of these buildings.

### D. Proportion

#### *Objectives*

## Willoughby City Council DCP 2006 requirements and Comments

*To ensure that new development respects the proportions of elements of existing heritage fabric; and  
To ensure that new development has regard to the architectural character and style of the Heritage Item  
or Heritage Conservation Area setting.*

### *Requirements*

*New work and extensions should respect the proportions of major elements of significant existing fabric  
including doors, windows, openings and verandas.*

### *Comment*

The new development has been intentionally designed to respect the proportions of existing heritage fabric. It has regard to the architectural character and style of Buildings A and B through the continued use of brickwork, although the lighter shade will distinguish the new from old. The creation of voids to the proposed Buildings P1 and P2 will allow for the retention of the Lower playgrounds, retaining walls and the views and vistas and will break up the façade in a way that creates less visible bulk.

## *E. Details*

### *Objectives*

*To ensure that new development has a level of detail which is appropriate to its context; and*

*To ensure that new development has regard to the architectural character and style of the Heritage Item  
or Heritage Conservation Area setting but does not incorporate elaborate new detailing in a period style  
that would prevent interpretation of what is original and what is new.*

### *Requirements*

- i) New work and extensions in Heritage Conservation Areas should have a level of detail that is similar to  
and complements that of surrounding heritage fabric; and*
- ii) New work should adopt a simple character which uses external finishes, colours and textures which  
complement the heritage fabric, rather than mimic inappropriate heritage decoration and/ or detailing.*

### *Comment*

The new development design does not incorporate elaborate new detailing in a period style. The design is contemporary, with large windows and simple lines that easily distinguish it as new. It does not inappropriately mimic heritage decoration and/or detailing. The use of materials of a robust nature complements the existing language of the heritage items without competing with their heritage significance.

## *H.2.2 Design Elements*

*Alterations and extensions to Heritage Items must conform with the following provisions with respect to  
individual elements of the buildings and settings.*

### *A. Roofs*

#### *Objective*



## Willoughby City Council DCP 2006 requirements and Comments

*To retain the characteristic scale and massing of roof forms within the Heritage Conservation Area, and retain the characteristic scale and massing of significant roof forms of Heritage Items.*

### Requirements

*New buildings must have roofs that reflect the size, shape, pitch, eaves and ridge heights, and bulk of existing roofs in the locality, and be in proportion with the proposed building;*

### Comment

The roof forms of heritage Buildings A and B will be retained. The proposed new buildings are designed with flat roofs as not to compete with the existing language of the heritage buildings, therefore not mirroring the existing heritage roof forms. This will allow for the provision of extra learning spaces yet will also allow the new buildings to remain within the existing roof height of the site. In addition, the roofs over the carpark and Building P2 will be utilised as additional space for play areas. The height of Buildings P1 and P2 will reflect the ridge height of Building A.

## B. Façades

### Objectives

*To retain the existing façade, fabric, scale and massing and character of original development, in terms of the proportions of façades*

### Requirements

*Alteration of the form and materials of principal elevations is not appropriate. Removal of the external skin or rendering of exterior walls is not appropriate unless associated with acceptable reconstruction works;*

*Alteration to original façades which are of heritage significance is not supported;*

*The proposed works are to be sympathetic to and/or not detract from the style, character and interest of the building and place. Designs, whose massing, details, materials and colours reflect the type of façade historically used in each locality, without insistence upon replication, are encouraged.*

### Comment

The overall elevations, façade, fabric, scale, massing and character of original development will be retained in heritage Buildings A and B. It is recommended that unsympathetic material to the facades of these buildings be removed, although the removal of external skins or renders is not proposed. These facades will remain largely unchanged. The proposed site plan will enhance the principal streetscape elevation and increase visibility of the heritage buildings from Centennial Avenue and Jenkins Street due to the location of the proposed buildings, which will provide space around the existing heritage structures. The proposed buildings P1 and P2 respect the historical facades of buildings A and B and follow a similar window placement pattern without replication. This fenestration pattern is combined with the voids to further break up and reduce the bulk and mass of buildings P1 and P2.

## C. Doors and Windows

### Objective

## Willoughby City Council DCP 2006 requirements and Comments

*To ensure that original elements are retained and where new elements occur that the character and patterns of door and window openings and their construction is clearly related to the proportions, placement and scale of fenestration patterns of the existing heritage fabric.*

### Requirements

*Retain and repair/restore original doors and windows to principal elevations. Authentic reconstruction is encouraged. Original leadlight and coloured glass panes should be kept;*

### Comment

As there will be no considerable works to the heritage Buildings A and B, original windows and doors to the principal elevations will be retained. It is not intended within the proposed works to change out the aluminium windows to Building B or remove the soundproof windows to Building A.

## D. Materials and Colours

### Objective

*To ensure that the selection of materials and colours is based on an understanding of the original finishes. Finishes employed in new development should be selected with regard to the significance and character of the Heritage Item or of development in the street or Heritage Conservation Area, and the likely impact of that proposed work.*

### Requirements

*Façades - Matching materials should be used in repairing the fabric of external surfaces. New development should use materials similar to or compatible with that of original buildings in the locality. In the case of new face brickwork, the colour and texture of the brick, the type of jointing, and mortar colour should be carefully matched. Original unpainted brickwork, sandstone and blockwork must not be rendered or painted.*

*Doors and Windows - Original doors and windows are to be retained in existing buildings. New doors and windows must be of design materials and finishes to match the original or an approved alternative that fits in with the characteristics of the locality. Wide section aluminium windows may be considered as an alternative for timber windows in new development.*

*Fences - Front fencing must be of materials characteristic to the locality and particular to the street.*

*Paving and Driveways - materials for paving of pathways may include tessellated tiles for Federation and Victorian styles, or suitably textured and coloured finishes: plain or stencilled concrete is not acceptable. Preferred materials for driveways include wheel strips, brick paving or gravel.*

### Comment

It is recommended that matching materials are used if the repair of external fabric takes place, although repair of the entire façades of Buildings A and B is not within the scope of the works. Where intrusive buildings or built elements are removed from Buildings A and B, areas affected by the works will be conserved back to their original finish where possible. The scope does not include the painting or

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rendering of the heritage buildings. The junction between Buildings A and H will likely require conservation works after the demolition of Building H.

The materials selected for facades of the proposed Buildings P1 and P2 are compatible with the heritage buildings as the dominant fabric is brick, which matches the existing buildings. The colour selected will differentiate them from the existing redbrick buildings. The proposed Building G will also be brick clad, although it will also include a metal roof, concrete tilt panel and auto-operable windows, which will distinguish it from the existing.

### E. Carparking

#### Objectives

*To allow for reasonable on site carparking while retaining the character and significance of the Heritage Conservation Area or Heritage Item;*

*To ensure that car parking facilities do not have any adverse visual impact upon heritage streetscapes; and To ensure that garages, carports and driveways are visually discreet.*

#### Comment

The new development incorporates an undercover carpark which is accessed from Jenkins Street. This will include a sports court above and will be accessible from Building B. The new carparking works utilise the existing rear lane access in preference to front access and allows for reasonable on site carparking while retaining the character and significance of the site. The discreet nature of undercover design will ensure that car parking facilities do not have any adverse visual impact upon heritage streetscapes, and further enhance the views to and from Building B as it will replace the existing Buildings C (recently demolished) and I. As the carpark will be constructed in the location of the current Building I, there will be increased views towards Building B from Jenkins Street. The sports court above will not be enclosed with solid walls but with fencing, which will allow these views to be retained.

### F. Fences

#### Objective

*To provide fencing that reinstates the original form of fencing, that is consistent with and does not detract from the established patterns of the street.*

#### Requirements

*Front Fencing (including side fencing forward of building line)*

*Scale consistent with existing streetscape,*

*Acoustic fencing - where properties front State or Regional roads (e.g. Mowbray Rd, Penshurst St), a solid wall to 1600mm high set 1m behind a low front fence is acceptable provided screen hedge planting is installed and maintained.*

#### Comment

The security fences are to be set back behind a buffer of landscape planting, which will soften the fence



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line, delineate the school grounds and help direct pedestrian flow towards the main entrances. The entrance is to be set back from the street to allow a connection with the existing street character. The present scope of works does not include changing the security fences around the perimeter of the site.

### G. Garden elements, including Paving and Driveways

#### Objective

*Retain or reinstate landscaped settings for Heritage Items and components of Heritage Conservation Areas.*

*Requirements: Hard surfaces are to be kept to a minimum. As a guide, 70% of the area forward of the building line are to be soft landscaped;*

*Screening of hard surfaced areas with vegetation is encouraged; and*

*Garden structures are to be appropriate to primary buildings in terms of scale, style, and materials.*

#### Comment

The landscaped setting of the site will generally be maintained. Groups of trees will be carefully retained and will be included as part of the passive outdoor learning experience. Some small to medium size trees will be removed to facilitate the proposed construction works, particularly in the area of Buildings P1 and P2. A significant Brush Box tree located on the upper terrace is to be retained. The small group of trees along the boundary to Pacific Highway and Centennial Avenue will be carefully retained. The landscape will be enhanced with the proposed changes. The setting of the Lowers will be retained through the open voids created at the base of Buildings P1 and P2, which will act as COLAs (Refer to Figures 92 and 93 for detail elevations showing the voids below buildings P1 and P2). The remainder of the site will be landscaped to provide a range of outdoor educational and free play areas, such as an edible garden and large sloped lawns. A central path will be created running east-west between Buildings A and B, facilitating their visual and physical connection.

Screening of the fence line will be achieved by the retention of existing trees and vegetation, and incorporating new planting where required, particularly along Centennial Avenue and Pacific Highway. A planter will also be incorporated to the east of Building G to soften this façade when viewed from Pacific Highway.

### H.2.4 Demolition

#### Objectives

*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.*

*Requirements - In considering applications for the total or partial demolition of buildings or works which are either listed Heritage Items or occupy sites within Heritage Conservation Areas, Council will assess:*

*The heritage significance of the building or work, including its contribution to the streetscape in Heritage Conservation Areas; and*

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*The opportunities for adaptation and whether the building or work would be incapable of reasonable or economic use; and*

*Whether the building or work constitutes a danger to its users or occupiers or to the public; and*

*Whether, in the case of an application for total demolition, redevelopment is a reasonable alternative to retention.*

Comment:

Heritage Buildings A and B will be retained in the proposed scope of works. Demolition has not been assessed as part of this application, although it will take place under an alternate planning pathway within a separate scope of works. The demolition of heritage Buildings A and B is not proposed.

## 6.4 Evaluation against the guidelines of the NSW Heritage Council

The following set of criteria published by the NSW Heritage Council for the assessment of heritage impact of alterations and additions to a heritage item, which includes demolition of a building, minor partial demolition, minor additions, new development to a heritage item, new landscaping works and features, and tree removal or replacement, is assessed as follows:

NSW Heritage Office Requirements	Comment
<p><b>New development adjacent to a heritage item</b>  <i>(including additional buildings and dual occupancies)</i></p> <ul style="list-style-type: none"> <li>- <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i></li> <li>- <i>Why is the new development required to be adjacent to a heritage item?</i></li> <li>- <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i></li> <li>- <i>How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i></li> <li>- <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i></li> <li>- <i>Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?</i></li> <li>- <i>Will the additions visually dominate the heritage item? How has this been minimised?</i></li> <li>- <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i></li> </ul>	<p>The proposed development is required to be located adjacent to the heritage items as both the heritage items and the proposed buildings lie within the limits of the school boundary. The curtilage of Building A will contribute to the retention of its significance as the removal of Building D will increase views to and the space surrounding Building A. The proposed site layout will facilitate increased views of Buildings A and B and will allow for the construction of Buildings P1 and P2 and the carpark. Additionally, the single storey design of Building G will not impact upon these increased views, despite being located within close proximity to the heritage building. The new Buildings P1 and P2 will be built directly on the Lowsers and within the heritage curtilage of Building B, however, the new building location utilises the slope of the land and setback, allowing the volume and scale to be read as a lower-storey building that sits within the existing roof height of Building A. The proposed retention of mature trees between Buildings A and P2 will significantly reduce the negative visual impact of the bulk and scale of new buildings when viewed from Building A. The proximity and scale of the new hall, Building G, will fit comfortably with Building A. This is due to the continuing articulation of the existing heritage facades, which also blend in with the broader streetscape setting.</p>

NSW Heritage Office Requirements	Comment
	The public and users of Buildings A and B will still be able to view and appreciate their significance, which is currently lost due to the demountable buildings that dominate the surrounding landscape.
<b>New Landscaping works and features</b> (including carparks and fences) <ul style="list-style-type: none"> <li>- <i>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</i></li> <li>- <i>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</i></li> <li>- <i>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</i></li> <li>- <i>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</i></li> <li>- <i>How does the work impact on views to, and from, adjacent heritage items?</i></li> </ul>	<p>The landscaped setting of the site will generally be maintained. Groups of trees will be carefully retained and will be included as part of the increased passive outdoor learning experience.</p> <p>The landscape design for the site provides a generally levelled, central, quadrangle space, along with a range of active, passive and outdoor learning spaces associated with the existing and new buildings. The current design proposes to retain most of the existing retaining walls. The existing brick retaining wall to the south east of Building B, at an angle to Centennial Avenue boundary, is to be cut back in line with roof.</p> <p>No works will occur at the upper terrace and the amphitheatre area. The existing configuration of The Loweres will be retained but the active spaces themselves will be used for new buildings P1 and P2.</p> <p>The proposed landscaping works and features will maximise existing site levels and have a positive overall impact to the site's heritage significance.</p>
<b>Tree removal or replacement</b> <ul style="list-style-type: none"> <li>- <i>Does the tree contribute to the heritage significance of the item or landscape?</i></li> <li>- <i>Why is the tree being removed?</i></li> <li>- <i>Has the advice of a tree surgeon or horticultural specialist been obtained?</i></li> <li>- <i>Is the tree being replaced? Why? With the same or a different species?</i></li> </ul>	<p>Some small to medium size trees will be removed to facilitate the proposed construction works, particularly of Buildings P1 and P2. A significant Brush Box tree located on the upper terrace is to be retained.</p> <p>The small group of trees along the boundary to Pacific Highway and Centennial Avenue will be carefully retained. The arborist's advice should be sought prior to any significant landscaping, tree removal or replacement cases.</p>



## 7.0 Conclusion and Recommendations

### 7.1 Conclusions

Chatswood Primary School is locally listed as item no. I106 in Schedule 5 of Willoughby City Council Local Environmental Plan 2012. The site is also in the proximity of three locally listed heritage items: I66, I245 and I238. The subject site is not listed as being within any heritage conservation areas.

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

- Buildings A and B of the Chatswood Primary School meet the criteria for inclusion regarding the evaluation of heritage significance, although the remaining building stock does not. Buildings A and B are considered to be of significance and contribute to the heritage listing at a local level, as noted in the Willoughby City Council LEP 2012.
- The heritage items I66, I245 and I238 located within the vicinity of the site are a considerable distance (minimum of 100 metres) away from the location of the proposed works on the site. No visual or physical impact will occur to these items.
- As indicated in the report by Nimbus Architecture and Heritage, an on-site archaeological investigation was not carried out and the archaeological potential is unknown. Reference and consideration should be given to a full archaeological investigation of the site. It is understood that this is currently being carried out.
- The proposed developments will have a minor overall cumulative impact upon the heritage significance of the Chatswood Public School, resulting from the proposed additions to the site. The visual impact has been mitigated as far as possible by continuing the articulation of Heritage facades through their retention and minimising the scale of the buildings compared to previous design iterations.
- The proposed scope of built works by Architectus has ensured that the existing significant landscape settings and features are retained and integrated into the design of the overall site.
- No new structures are built forward of the established street building line, which allows the heritage setbacks to be maintained and will lessen the visual impact of the proposed buildings. While an undercover carpark and games court above this will be located in front of Building B when viewed from Jenkins Street, a minor visual impact will occur as it will not present as a solid mass and will allow visibility of Building B.

Currently, vision of Building B from Jenkins Street has previously been restricted by

Buildings C and I and demountables. Building C has been demolished and the remainder will be removed in enabling works that are being carried out pursuant to a separate planning approval.

- The proposed development allows for an adequate curtilage including landscaping, fencing and any significant trees to be retained.
- Improved visibility of the heritage buildings will be attained by the addition of the proposed Buildings P1, P2 and G (Hall). These proposed buildings will leave a greater space surrounding the heritage buildings, providing an increased visual curtilage and reducing building clutter on site. The additional space surrounding the heritage buildings will be acquired during enabling works, which will be carried out pursuant to a separate planning approval. Views between Buildings A and B will be enhanced, as will views towards the two buildings from the surrounding streets.
- The increased curtilage of Building A will contribute to the retention of its significance, facilitated by the removal of Building D and compensated by the single storey design of proposed Building G (Hall) to the north. This will therefore be increasing the overall visibility of Building A.
- The new Hall building is within the heritage curtilage to the detriment of Building A; however, it sits as a smaller mass at a lower height, allowing the scale of Building A to remain as the dominant structure.
- Consideration should be given to the development of Chatswood CBD to the east of the highway with 20-storey buildings and above that tower over the site when viewed in a wider streetscape context. The mass and height of the new Hall (Building G) sits comfortably with the mass and the height of Buildings A and B when viewed from the broader streetscape setting. As the height of Buildings P1 and P2 is restricted to the roof height of Building A, they do not dominate the space.
- The visual connection between heritage Buildings A and B will also be enhanced through the retention of the sightline and removal of the COLAs between these buildings.
- The design of new buildings intentionally utilises glazing to allow the façade to be broken down into various components, further allowing the heritage buildings to be visually set apart from proposed new structures. The proposed use of brick reflects the red brick of the heritage buildings, although the lighter colour does not mimic the existing and distinguishes them as new. The use of materials of a robust nature complements the existing language of the heritage items without competing with their heritage significance.

- The form and massing of the proposed buildings have been reduced during the design documentation stages to create harmony with and respect the proportions of elements of existing heritage fabric and with the surrounding streetscape.
- The new development design does not incorporate elaborate new detailing in a period style, rather the buildings are distinguishable as new elements. Additionally, the proposed new buildings are designed with low pitched and flat roofs as not to compete with the existing language of the heritage buildings and allowing a reduction of height.
- The location and scale of Buildings P1 and P2 will disrupt the continuation of key district views to and from Building A due to height and mass. This impact will be mitigated in part by the utilisation of the slope of the land and setback, allowing the volume and scale to be read as a lower-storey building. The proposed retention of mature trees between Buildings A and P2 will also significantly reduce the negative visual impact of the bulk and scale of new buildings when viewed from Building A.
- The proposed retention of mature trees along the streetscape will significantly reduce the negative visual impact of the bulk and scale of new buildings on site.
- The new carpark works utilise the existing rear lane access in preference to front access and allow for reasonable on site carparking while retaining the character and significance of the site. The discreet nature of undercover design ensures that car parking facilities do not have any adverse visual impact upon heritage streetscapes, and further enhance the views to and from Building B.
- Significant interior features of the heritage buildings such as masonry construction, stairs, windows mouldings and details will be retained. It is not intended within the proposed works to change out the aluminium windows to Building B or remove the soundproof windows to Building A.

## 7.2 Archaeology

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

### 7.3 Recommendations

- The material and colour palate of the proposed buildings presenting to Centennial Avenue shall consider the context of the residential building stock within the vicinity of the proposed new works. Materials with a reflective nature should be avoided, recessive materials (colours) are preferred.
- The proposed Buildings P1 and P2 read as one large building when viewed from Centennial Avenue. It is recommended that a clearer division is made between the two to reduce the bulk and solid massing of these new buildings in comparison to the heritage buildings.
- The heritage consultant should be consulted with in providing recommendations and approval of all materials and building elements, including colour palate presenting to Centennial Avenue and the Pacific Highway.
- This report has established that the application is worthy of consent on heritage grounds.



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## 9.0 Appendices

Architectus, 'Updates to Chatswood Primary School' 75% SD Drawings Package including:

Architectus, 'Elevations – Sheet 1 – P1 + P2,' Drawing No. A2000, Issue A, 29th November 2019.

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

Architectus, 'Elevations – Sheet 2 – P1 + P2,' Drawing No. A2001, Issue A, 29th November 2019.

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

Architectus, 'Elevations – Sheet 3 – P1,' Drawing No. A2002, Issue A, 29th November 2019.

Architectus, 'Elevations – Sheet 3 – P2,' Drawing No. A2012, Issue A, 29th November 2019.

Architectus, 'Elevations – Sheet 4 – P1,' Drawing No. A2003, Issue A, 29th November 2019.

Architectus, 'Elevations – Sheet 4 – P2,' Drawing No. A2013, Issue A, 29th November 2019.

Architectus, 'Existing Site Plan,' Drawing No. DA-BX-A0010, Issue B, 18<sup>th</sup> December 2019.

Architectus, 'Site Plan Proposed (Final),' Drawing No. DA-BX-A0030, Issue C, 18<sup>th</sup> December 2019.

Architectus, 'Site Sections,' Drawing No. SD-BX-A2010, Issue A, 17<sup>th</sup> April 2019.

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

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

Architectus, 'Street Elevations,' Drawing No. SD-BX-A2000, Issue B, 25<sup>th</sup> November 2019.

Oculus, 'Lower Ground LG1 Surface Finishes,' Drawing No. SD-02-BX-L1001, Issue P1, 10<sup>th</sup> April 2019.

Oculus, 'Lower Lower Ground LG2 Surface Finishes,' Drawing No. SD-02-BX-L1000, Issue P1, 15<sup>th</sup> November 2019.

Oculus, 'Upper Ground Surface Finishes,' Drawing No. SD-02-BX-L1002, Issue P1, 15<sup>th</sup> November 2019.