

STATEMENT OF HERITAGE IMPACT FOR SSD-9912

Roseville College - New Sport and Wellbeing Centre
27-29 and 37 Bancroft Avenue, Roseville

January 2021



ROSEVILLE COLLEGE, 27-29 AND 37 BANCROFT AVE, ROSEVILLE

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EXECUTIVE SUMMARY

This report has been prepared as part of the Response to Submissions (RtS) package for State Significant Development (SSD) application number SSD-9912, for the construction of a new Sport and Wellbeing Centre (SWELL) at Roseville College. Among its land holdings, the College currently occupies 27-29 Bancroft Avenue, Roseville and purchased the property at 37 Bancroft Avenue in 2016 with the intention of expanding their facilities. A Statement of Heritage Impact (SHI) was originally prepared by Urbis in October 2019. The Department of Planning, Industry and Environment (DPIE) engaged NBR Architecture to conduct a peer review of the Urbis SHI in August 2020, which found the heritage impact assessment to be insufficient. GBA Heritage have thus been engaged by EPM Projects to prepare a revised SHI to assess the heritage impact of the SSD amended design and the recommendations of the NBR Peer Review.

The subject site encompasses the Roseville College properties at 27-29 Bancroft Avenue and the dwelling at 37 Bancroft Avenue, Roseville. Roseville College has two primary street frontages, Bancroft Avenue to the north and Victoria Street to the south. It is also accessible from Recreation Avenue to the east. The College occupies various purpose-built buildings in addition to adaptively reused historic cottages that are not heritage listed, which it has slowly absorbed and expanded into since its founding in 1908. 37 Bancroft Avenue is located on the southern side of Bancroft Avenue and sits west adjacent to the existing c.2001 College tennis courts.

The SEARs for this application require that all relevant statutory provisions, policies and guidelines be addressed, and includes a list of EPIs to be addressed in particular. The *KLEP 2015* and the *KLEP (local centres) 2012* are the only EPIs specified that include heritage provisions. Roseville College is not listed as a heritage item in any statutory instrument, nor is it located in a heritage conservation area. However, it is surrounded by two heritage conservation areas (HCA), the *Clanville Conservation Area (C32)* listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* and the *Lord Street/ Bancroft Avenue Conservation Area (C36)* listed in Schedule 5 of the *Ku-ring-gai LEP (Local Centres) 2012*. 37 Bancroft Avenue is located on the edge and at the south western extremity of the *Clanville Conservation Area*, and has been identified as a contributory item. The subject sites are also in the vicinity a number of local heritage items, the closest being 19, 24, 26 and 28 Bancroft Avenue.

The amended SSD design proposes the demolition of the restrained Federation bungalow and ancillary buildings at 37 Bancroft Avenue and the c.2001 College tennis courts for the construction of the new three storey SWELL Centre comprising a car park, swimming pool, amenities, gym, learning areas, food technology space and rooftop sports courts, as well as tree removal and new landscaping. The design has been revised following feedback from the Council, adjoining land owners and the Department, including an increase of the eastern setback, provided facade articulation, added trees to the deep soil zone and altered the formal landscaping.

This impact assessment finds that the demolition of 37 Bancroft Avenue would result in the loss of a c.1911 restrained Federation bungalow and the erasure of the current interface with the Clanville HCA. However, the demolition of 37 will protect and retain 27-31 Bancroft Avenue, which are better quality examples of their style, more prominent on the street and significant to the College and community. It also locates the bulk of the SWELL Centre away from the Lord Street/ Bancroft Avenue HCA and the heritage items in the vicinity, thus protecting their settings. Further, the impact assessment finds that the revised design has been suitably amended to reduce the College's expansion into the Clanville HCA and the SWELL Centre's impact on the streetscape and historic character of the surrounding HCAs.

On the basis that the current amended proposal mitigates the expansion of the SWELL Centre to replace the contributory house at No. 37 by retaining and protecting the Federation and Interwar buildings at 27, 29 and 31, GBA Heritage recommends approval of this SSD application.

CONTENTS

1.0	INTRODUCTION	5
1.1	REPORT OVERVIEW	5
1.2	REPORT OBJECTIVES	5
1.3	METHODOLOGY AND STRUCTURE	6
1.4	SITE IDENTIFICATION	6
1.5	HERITAGE MANAGEMENT FRAMEWORK	6
1.6	AUTHORSHIP	7
1.7	REPORT LIMITATIONS	7
1.8	COPYRIGHT	7
2.0	HISTORICAL SUMMARY	8
2.1	BRIEF HISTORY OF THE LOCALITY	8
2.2	HISTORY OF ROSEVILLE COLLEGE	10
2.3	HISTORY OF 37 BANCROFT AVENUE	15
2.4	OVERVIEW OF THE LISTING PROCESS TO DATE	18
3.0	SITE DESCRIPTION	19
3.1	DESCRIPTION OF ROSEVILLE COLLEGE	19
3.2	LORD STREET/ BANCROFT AVENUE CONSERVATION AREA	21
3.3	CLANVILLE CONSERVATION AREA	22
3.4	DESCRIPTION OF 37 BANCROFT AVENUE	23
4.0	ESTABLISHED HERITAGE SIGNIFICANCE	27
4.1	INTRODUCTION	27
4.2	ESTABLISHED SIGNIFICANCE OF THE CLANVILLE CONSERVATION AREA	27
4.3	CONTRIBUTION OF 37 BANCROFT AVENUE	27
4.4	ESTABLISHED SIGNIFICANCE OF THE LORD STREET/ BANCROFT AVENUE CONSERVATION AREA	28
4.5	ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE	28
5.0	DESCRIPTION OF THE PROPOSAL	29
6.0	ASSESSMENT OF HERITAGE IMPACT	33
6.1	INTRODUCTION	33
6.2	REQUIREMENTS OF THE SEARS	33
6.3	STATEMENT OF OUTCOMES FROM THE DESIGN PROPOSAL	33
6.4	OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS	36
6.5	CONSIDERATION OF THE HERITAGE NSW GUIDELINES	37
6.6	HERITAGE OBJECTIVES OF THE KLEP 2015 AND KLEP (LOCAL CENTRES) 2012	41
6.7	HERITAGE GUIDELINES OF THE KDCP 2016 AND KDCP(LOCAL CENTRES)	42
6.8	LEC PLANNING PRINCIPLES	43
7.0	CONCLUSIONS AND RECOMMENDATIONS	45
7.1	CONCLUSIONS	45
7.2	RECOMMENDATIONS	46
8.0	BIBLIOGRAPHY	47

1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared as part of the Response to Submissions (RtS) package for State Significant Development (SSD) application number SSD-9912, for the construction of a new Sport and Wellbeing Centre (SWELL) at Roseville College.

The College currently occupies 27-29 Bancroft Avenue, Roseville and purchased the property at 37 Bancroft Avenue in 2016 with the intention of expanding their facilities. The College occupies various purpose-built buildings, in addition to adaptively reused non-listed historic cottages, which it has slowly expanded across since its founding in 1908.

The SWELL Centre, designed by Brewster Hjorth Architects, will provide improved school facilities including a sub-level indoor swimming pool, car parking, gym, food technology space, rooftop sports courts, learning areas, landscaping and associated amenities to the rear of the College site. To accommodate the development, the existing dwelling and associated structures at 37 Bancroft Avenue are proposed to be demolished, along with existing trees to the eastern and western boundaries and the existing c.2001 College tennis courts.

A number of heritage concerns have been raised by the Department of Planning, Industry and Environment (DPIE) and Ku-ring-gai Council in relation to the proposal. A Statement of Heritage Impact (SHI) was originally prepared by Urbis in October 2019. The Department engaged NBRs Architecture to undertake a peer review of the Urbis SHI in August 2020, who subsequently found the heritage impact assessment to be inadequate. GBA Heritage have thus been engaged by EPM Projects to prepare a revised SHI to assess the heritage impact of the SSD as amended and accompanying the RtS package .

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to analyse the overall heritage impact of the proposed development in relation to the Environmental Planning Instruments (EPIs) specified in the Planning Secretary's Environmental Assessment Requirements (SEARS) and the guidelines endorsed by the NSW Heritage Council.

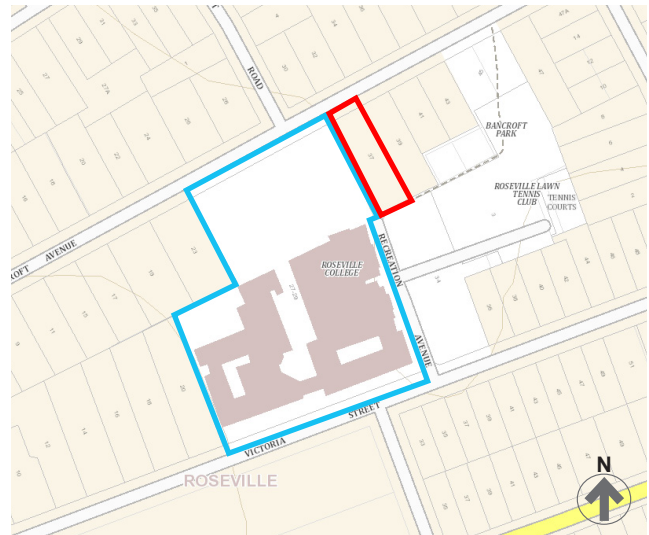


Figure 1.1
Location map showing the subject site. Roseville College, 27-29 Bancroft Avenue, is outlined in blue and 37 Bancroft Avenue is outlined in red.
Source: NSW LRS SIX Maps website



Figure 1.2
South facing oblique aerial of the subject site. Roseville College, 27-29 Bancroft Avenue, is outlined in blue and 37 Bancroft Avenue is outlined in red.
Source: Nearmap

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as *The Burra Charter*, and the Heritage NSW (in the NSW Department of Premier and Cabinet) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 SITE IDENTIFICATION

The subject site encompasses the two existing (2001) tennis courts at 27-29 Bancroft Avenue and the Federation house at 37 Bancroft Avenue, Roseville.

The overall Roseville College campus has two primary street frontages, Bancroft Avenue to the north and Victoria Street to the south. It is also accessible from Recreation Avenue to the east. 37 Bancroft Avenue is located on the southern side of Bancroft Avenue and sits west adjacent to the existing College tennis courts.

Roseville College is described by NSW Land Registry Services (LRS) as Lot 2003, DP 1084428. 37 Bancroft Avenue is described by NSW LRS as Lot 18/C DP 5035.

1.5 HERITAGE MANAGEMENT FRAMEWORK

Roseville College is **not** listed as a heritage item in any statutory instrument, nor is it located in a heritage conservation area (HCA). However, it is surrounded by two heritage conservation areas, the *Clanville Conservation Area (C32)* listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* and the *Lord Street/ Bancroft Avenue Conservation Area (C36)* listed in Schedule 5 of the *Ku-ring-gai LEP (Local Centres) 2012*.

37 Bancroft Avenue is situated within and at the interface of the *Clanville Conservation Area* and the adjacent College, and has been identified as a contributory item in the *Ku-ring-gai South Conservation Areas Review* by Jennifer Hill in 2010.



Figure 1.3

Excerpt from the *KLEP 2015 Heritage Map HER_20* showing the *Clanville Conservation Area* to the right. Roseville College, 27-29 Bancroft Avenue, is outlined in blue and 37 Bancroft Avenue is outlined in red.

Source: Ku-ring-gai Council, *LEP 2015, Heritage Map Sheet 20*

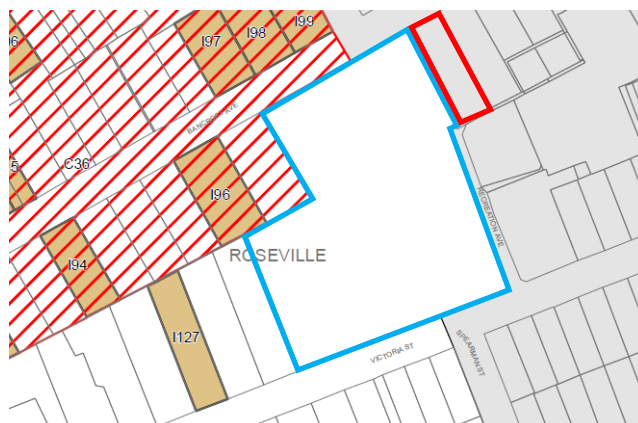


Figure 1.4

Excerpt from the *KLEP Local Centres 2012 Heritage Map HER_20B* showing the *Lord Street/ Bancroft Avenue Conservation Area* to the left. Roseville College, 27-29 Bancroft Avenue, is outlined in blue and 37 Bancroft Avenue is outlined in red.

Source: Ku-ring-gai Council, *LEP Local Centres 2012, Heritage Map Sheet 20b*

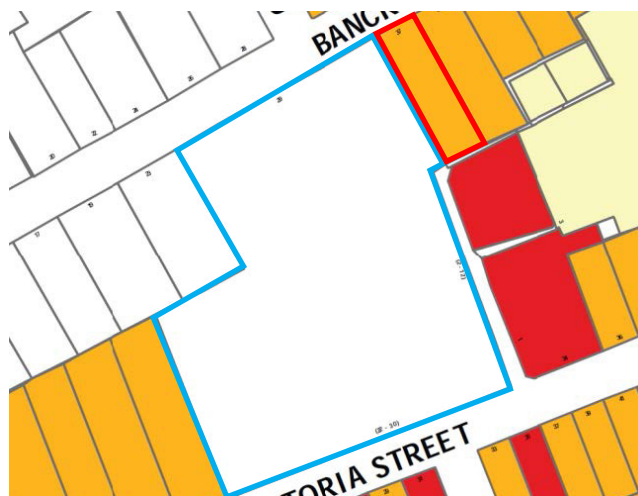


Figure 1.5

Extract of *Southern HCA Review Buildings Contributions Map*. Roseville College, 27-29 Bancroft Avenue, is outlined in blue and 37 Bancroft Avenue is outlined in red.

Source: *Ku-ring-gai South Conservation Areas Review*

The subject site is also in the vicinity of a number of local heritage items, the closest being:

- Item I96 - *Dwelling house*, 19 Bancroft Avenue
- Item I97- *Dwelling House*, 24 Bancroft Avenue
- Item I98 - *“Westover” dwelling house*, 26 Bancroft Avenue
- Item I99 - *Dwelling House*, 28 Bancroft Avenue

Other listed heritage items in the wider locality are separated from the subject site by distance, roadways and buildings, and have no direct visual connection to the site.

NSW Environmental Planning and Assessment Act 1979 (EP&A Act)

The Secretary’s Environmental Assessment Requirements (SEARs) for SSD-9912 note the EIS must be prepared in accordance with, and meet the minimum requirements of the *Environmental Planning and Assessment Regulation 2000* (Regulations).

The SEARs for this application require that all relevant statutory provisions, policies and guidelines be addressed, and includes a list of EPIs to be addressed in particular. The *KLEP 2015* and the *KLEP (local centres) 2012* are the only EPIs specified that include heritage provisions. Although the subject site itself is not a listed heritage item, it is in the vicinity of a number of heritage items listed in Schedule 5 (Environmental Heritage). The *Ku-ring-gai DCP 2015* and *Ku-ring-gai Local Centres DCP 2012* have also been included in the list of guidelines to be considered.

The SEARs further outlines the following heritage requirements:

Heritage

Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on, and in the vicinity of, the site in accordance with the guidelines in the NSW Heritage Manual.

The assessment must:

- *identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology*
- *include an assessment as to why the places are of heritage significance; and*
- *set out detailed mitigation measures to offset potential impacts on heritage values.*
- *Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

This report will address European built heritage items and heritage conservation areas only.

1.6 AUTHORSHIP

This report has been prepared by Demi Spencer, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed.

Archaeological assessment of the subject site is outside the scope of this report. Archaeology is discussed but not by an expert.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

European settlement of the Ku-ring-gai locality had begun in the early nineteenth century through Crown grants to a few key settlers. The subject site is within the 400 acres granted to free settler Daniel Dering Mathew by Governor Macquarie in 1819 (Figure 2.1). Mathew had arrived in the colony in 1812 and had various occupations including timber-getter, architect, engineer, and magistrate among others. He named the grant Clanville Estate and had worked the land as early as 1814, cutting timber and running sheep and cattle. The grant was bordered by what became Tryon Road to the north, Archbold Road to the east, Boundary Street to the south and the Pacific Highway to the west.

Mathew soon after left the colony and sold his land to Richard Archbold between 1825-1830. Archbold had a Crown grant of his own directly south of the Clanville Estate, comprising 600 acres (Figure 2.1). Archbold subsequently cleared the Clanville land and established orchards, hiring convicts to work on the property.¹ Ku-ring-gai's early development was characterised by the clearing of land for timbergetting and the establishment of orchards and market gardens².

Archbold's orchards operated until the death of his wife in 1850, during which time he had constructed a cottage, Roseville, giving the suburb its name.³ Upon his wife's death, Clanville was passed to Archbold's two sons, Gerald and Richard (junior).⁴ Eldest son Richard took the land from Tryon Road to Clanville Road and Gerald took the land from Clanville Road to Boundary Street. Each of the son's respective land was subdivided by 1886 into 50 acre lots for small scale farming, dairying and orcharding.

The North Shore railway line from Hornsby to St Leonards opened in 1890 and encouraged the subdivision and sale of surrounding land for residential estates (Figure 2.2). In consequence, Roseville cottage was demolished to make way for the new

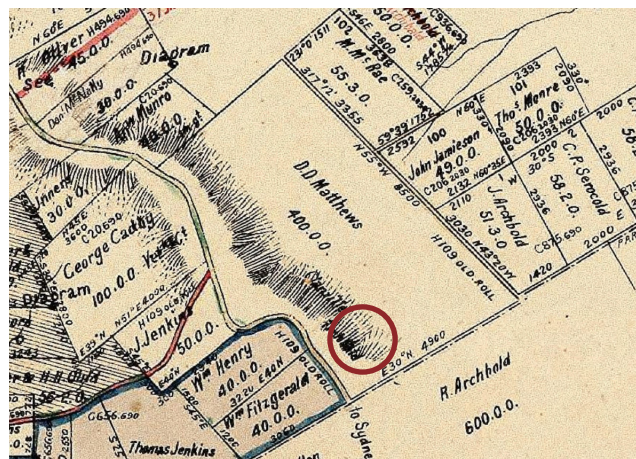


Figure 2.1
1883 map of Crown grants on the North Shore showing D.D. Mathews' 400 acres and Richard Archbold's 600 acres below. The approximate location of the subject site is circled in red.
Source: NSW HLRV Sheet 1-1-01

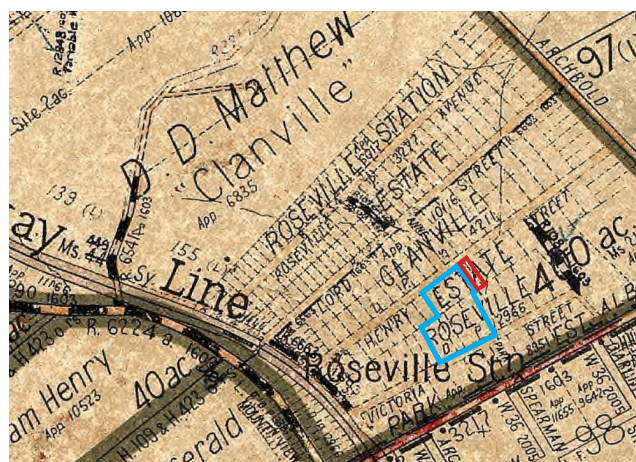


Figure 2.2
1897 map of Roseville showing the early pattern of subdivision surrounding the train station including the Roseville Station Estate, Roseville Park Estate and the Clanville Estate. Bancroft Avenue is identified as Henry Street at this time. The curtilage of Roseville College today is outlined in blue and the approximate location of 37 Bancroft Avenue is outlined in red.
Source: NSW HLRV Sheet 1-4-01

1 Dictionary of Sydney: Roseville
2 Godden Mackay Logan, p. 25
3 Dictionary of Sydney: Roseville
4 Godden Mackay Logan, 2002.

development. Roseville Park Estate was one of the first subdivisions in Roseville, occurring in 1893 (Figure 2.3). It comprised one acre blocks of land to the east of the Pacific Highway. Other subdivisions comprised land of one to four acres, with smaller half acre blocks around the railway.⁵ The 1890s was however, a period of economic downturn due to the depression and development slowed until the turn of the century.

Following Federation, sales increased and the majority of subdivision's sales took place between 1910-1920.⁶ The first major subdivision of the twentieth century was the Clanville Estate, sold from 1903 (Figure 2.4). It provided 76 blocks fronting Lord Street, Bancroft Street (identified as Henry Street), Archbold Street and Hill Street.⁷ The area came to be characterised by early Federation style residential estates. The area attracted business people and professionals who sought larger villas, and tradespeople and shopkeepers who purchased the smaller lots.⁸ Churches and schools were another significant development in the area that followed the opening of the railway.⁹ Godden Mackay Logan state that "the significant number of private schools in Ku-ring-gai, still a feature in 2000, was apparent as early as the 1890s".

Residential subdivision continued through the early twentieth century until the 1930s. Following World War I, larger residential estates were further subdivided and the style of homes became simpler. The Interwar period was thus characterised by the construction of California bungalow homes. Development expanded further from the railway and after 1920, the Council sought to protect dedicated parkland. In the post-war period there was a population boom and additional community facilities and shops were developed, defining commercial cores and business centres.

From the late twentieth century, Ku-ring-gai has sought to integrate medium-density housing while protecting its abundance of green space and the heritage character that defines much of the locality.

- 5 Godden Mackay Logan, p.26
- 6 Ku-ring-gai south Conservation Areas Review, 2010
- 7 Ku-ring-gai south Conservation Areas Review, 2010
- 8 Godden Mackay Logan, p. 26
- 9 Godden Mackay Logan, p. 26.

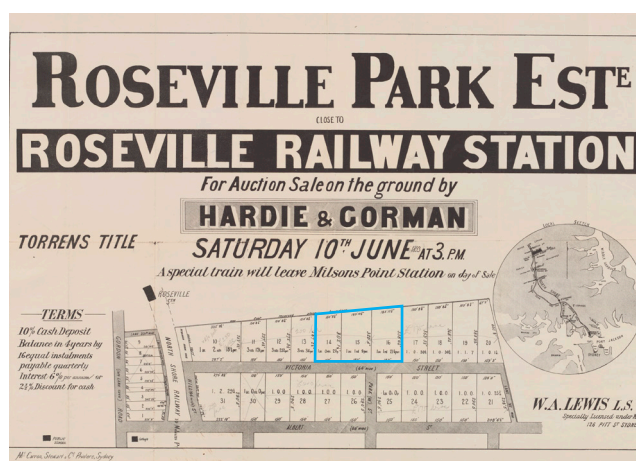


Figure 2.3
Roseville Park Estate subdivision map from 1893. The lots along Victoria Street that today form Roseville College are outlined in blue.
Source: Trove map LFSP 2441, Folder 152



Figure 2.4
Clanville Estate subdivision map from 1903. The lots along Bancroft Avenue (formerly Henry Street) that today form Roseville College are outlined in blue. The approximate location of 37 Bancroft Avenue is outlined in red.
Source: Trove map LFSP 2444, Folder 152

2.2 HISTORY OF ROSEVILLE COLLEGE

2.2.1 1908-1935

The land on which Roseville College exists today was originally part of the Roseville Park Estate subdivision of 1893 and the Clanville Estate subdivision of 1903. At this time, Bancroft Avenue was identified as Henry Street. The Roseville Park Estate of 1893, comprising 31 lots of approximately an acre each, was relatively successful and was predominantly developed into Federation style cottages, villas and estates by the turn of the century. The 1903 sale of the Clanville Estate, comprising 76 lots, had failed to sell and was subsequently resubdivided into 105 lots in 1907, forming DP 5035. During this successive subdivision, Henry Street was renamed Bancroft Avenue. The allotments began to sell from 1907 and were developed into residential estates throughout the following decade.

Roseville College was founded in 1908 by Isobel Davies, occupying an existing Federation cottage titled 'Hinemoa' on Victoria Street. Based on an early image of the cottage and the orientation of homes in the background, it can be surmised that Hinemoa was located at number 28, Victoria Street¹⁰. The cottage had previously been in use as a school, run by a Mrs Tingecombe and her daughter, Dorothy. Hinemoa was likely built in the late nineteenth or early twentieth centuries following the sale of the Roseville Park Estate. The cottage was likely to have been located within the bounds of lot 16 of the 1893 subdivision sale.

In its first two decades the college was confined to Hinemoa with generally small enrolments in the sparsely populated area. However, as the college's reputation grew and the north shore became more populated, so too did its enrolments and eventually more space was needed, particularly as the number of boarding students grew. In 1924, a new timber building comprising six classrooms, a locker room and an office was built between Hinemoa in Victoria Street and the Bancroft Avenue boundary.¹¹ This allowed Hinemoa to be used for boarding accommodation. The college was noted to have a capacity for 20 boarding students at this time.

By 1930 the college had 100 students. In 1935, Isobel Davies opened a purpose-built boarding house at 29 Bancroft Avenue (Figure 2.7).¹² It's likely that Davies owned the land prior to 1913, as former student Dorothy Gilder noted "originally, she owned a vacant block in Victoria Street on which the boarding house was built." Gilder further noted that Davies frequently discussed acquiring more land with the child's father, a sign that



Figure 2.5

The original Hinemoa on Victoria Street in the 1960s.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas



Figure 2.6

Rear view of the main school and tennis courts. Date unknown.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas



Figure 2.7

The boarding house on Bancroft Avenue opened in 1935.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas

¹⁰ Urbis Roseville Anglican College Heritage Impact Statement, 2020

¹¹ *Memories & Dreams: Roseville College 1908-2008* p. 36

¹² *Memories & Dreams: Roseville College 1908-2008* p. 36

as early as 1913, when the school was only 5 years old, Davies had intentions of expanding their facilities. The 1935 boarding house was the first major expansion of the college. The two storey brick building was said to feature modern facilities for boarders including large sleeping-out balcony, hot and cold water service in shower cabinets and bathrooms, dressing cubicles, and individual bedrooms.¹³ Today, the boarding house is the oldest purpose-built structure at the college.

At some time between 1913 and 1929 the college's first tennis court was built by Dorothy Gilder's father. Early articles indicate the importance the college placed on sports culture as part of the student's curriculum. A 1931 aerial shows Hinemoa and what appears to be a tennis court in the rear yard (Figure 2.8). Historic images show the students partaking in tennis, dancing, netball, swimming, athletics and competitive sporting events. The school newsletter 'The scroll' also wrote of the student's achievements in various competitions, particularly tennis.

2.2.2 1935-1980

Little development occurred between 1935 and 1960. Following Davies retirement in 1947, the school struggled financially. By 1947, enrolments had only grown to 120, likely due to the impacts of World War 2, but by 1952, the enrolments had grown to 150. In the mid to late 1950s some refurbishments were undertaken to modernise the buildings. It was noted that at this time, vacant possession of Hinemoa was regained after it had been tenanted for some years. Hinemoa was extensively renovated and used as the Assembly Hall. Further, the boarding house building ceased to accommodate boarders in 1957.

The 1960s and 70s marked a key period of expansion and growth for the college. In 1960, a Headmistress' report stated that the college "is following its planned course of extension and growth, and is moving steadily and unswervingly toward its ultimate goal of 300 pupils." In 1960 the science laboratory inside Hinemoa, comprising one sink and one bunsen burner, was refurbished and in 1964 the Commonwealth Government granted the college eleven thousand pounds for the construction of two science laboratories and a preparation room. The facilities were named the L J Gummerson Science Laboratories and opened in 1965. In 1964 the Isobel and Ethel Davies Memorial Gates were constructed including a new fence and path, new lawn and gardens, installation of lights and the redesigning of the entrance to Bancroft Avenue (Figure 2.10). This significantly enhanced the college's presence on Bancroft Avenue. In 1967, the college officially transferred to the Sydney Anglican School Corporation due to further financial difficulties. In 1968, the college had nearly 200 enrolments.

¹³ The Farmer and Settler, 12 December 1935 p.4



Figure 2.8
1931 aerial image of Roseville. The site of Roseville College, presumed to be 28 and 30 Victoria Street, are outlined in blue showing a tennis court to the rear and cottage likely to be Hinemoa.
Source: NSW Government Historical Imagery Viewer



Figure 2.9
Students playing tennis c.1950s.
Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas



Figure 2.10
The opening of the Davies Memorial Gates in 1964, which improved the college street presence to Bancroft Avenue.
Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas

In 1970, the library was replaced, funded by a Commonwealth grant of 15,000 pounds. In 1971, the upper storey of the main building to Bancroft Avenue was rebuilt, followed by the construction of the new swimming pool (Figure 2.13) and some additional classrooms. The pool officially opened in 1973. In 1973, 26 Victoria Street was purchased and by the end of the decade, 27 Bancroft Avenue (Hobbs House) had also been purchased and a second storey was added sometime in the late 70s to early 80s (Figure 2.11).¹⁴ Hinemoa was officially demolished between 1978 and 1979 to accommodate a new Junior School (Figure 2.12). A former teacher during this period noted the constant construction of new buildings across the campus. The enrolments had reached 300 in 1971 and grew to 500 by 1976, signalling a huge period of growth and prosperity.

2.2.3 1980-2010

It is during this period that the college significantly expanded its land holdings, amalgamating with neighbouring properties. The following properties were purchased over a period of 17 years:

- 1980- 22 Victoria Street
- 1982- 24 Victoria Street
- 1983- 12 Recreation Avenue
- 1984- 6 and 8 Recreation Avenue
- 1985- 4 Recreation Avenue
- 1992- 33 Bancroft Avenue
- 1994- 31 Bancroft Avenue
- 1995- 2 and 10 Recreation Avenue
- 1997- 35 Bancroft Avenue

In a 1983 edition of the college bulletin it was noted that the college numbers had doubled since 1973 which was supported by the administration building at 27 Bancroft Avenue and additional classroom and playground space through the purchase of three houses on Victoria Street. The old wooden middle school was demolished to make way for more new facilities in the same year. A social shift in the 1980s saw an increasing focus on students staying in school beyond year 10 to complete their Higher School Certificate, which increased enrolment numbers and the need for more school facilities. By 1984, enrolments reached 680. The college sporting program also expanded despite a notable lack of outdoor space and facilities. In 1985, the school car park was completed and construction was ongoing for further projects. Two new science laboratories were said to be completed the next year with adjoining preparation room, new computer room, new music room, textile and design room and two classrooms. That year the college reached 700 enrolments.



Figure 2.11

Second-storey addition on Hobbs house under construction between the late 1970s to early 1980s.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas



Figure 2.12

The new Junior School (new Hinemoa) on the site of old Hinemoa, constructed c.1979.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas



Figure 2.13

The new swimming pool, opened in 1973.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas

¹⁴ Urbis Roseville Anglican College Heritage Impact Statement, 2020

Between 1985 and 1999 the area of the college campus expanded by 67%.¹⁵ In 1991, the Multi Purpose Hall was opened and in 1996 the Information Resource Centre was opened. Both projects were realised through community support and fund raising. Between 1999 and 2001, a ten-year school master plan that had been the subject of Council and court disputes since 1983 was finally approved. New classrooms and special rooms were thus opened and purchased cottages were used for music and drama¹⁶. Additionally, the grounds were landscaped. The demolition of 2 and 10 Recreation Avenue in 1995-6 provided additional teaching and storage areas along with common rooms. The Victoria Street entrance to the college was also upgraded.

15 Memories & Dreams: Roseville College 1908-2008 p. 101
16 Memories & Dreams: Roseville College 1908-2008 p. 101

The master plan had three key stages. Stage 1 saw the addition of a new Middle School and Technology Centre, new home rooms, ICT facilities, computer labs and staff and technology workshops. Stage 2 included a new Junior School and a major rebuild and refurbishment of the Mary Richardson Building including art classrooms, a new Science floor, and major renovations to the new Hinemoa. Stage 3 saw the construction of a new Performing Arts Centre, completed by 2007. Again, funding of the works was rooted in community support and fund raising.

In 2013, 19 Bancroft Avenue was purchased for use as a uniform shop. In 2016, the college purchased 37 Bancroft Avenue with the intentions of further expanding the campus, as it has continuously done so since its founding in 1908.

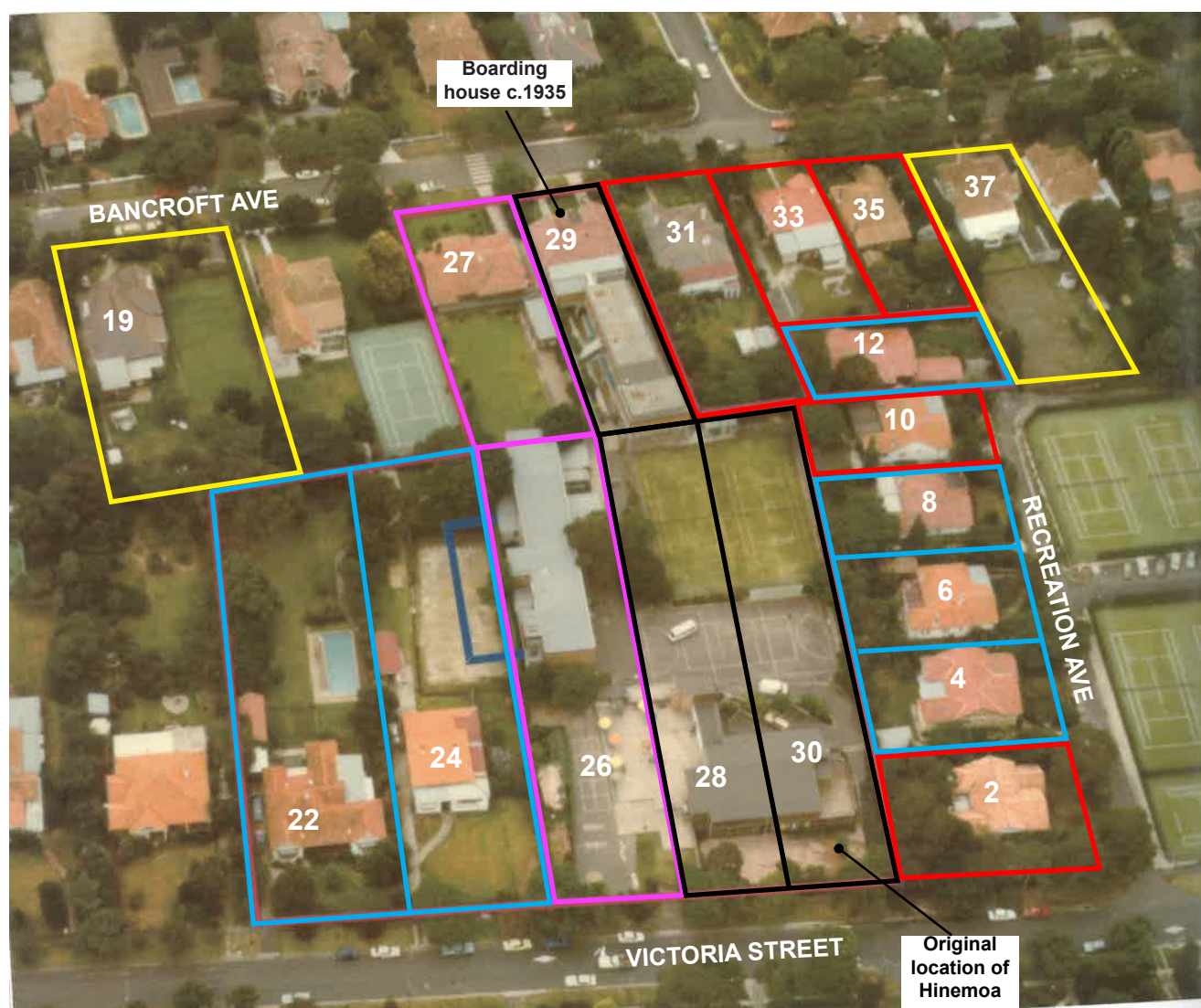


Figure 2.14

1983 north facing aerial view of the college showing change in progress. The key to the right indicates the decade the building was purchased, showing how the campus would expand in the following decades.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas

2000s — yellow
1990s — red
1980s — blue
1970s — magenta
pre-70s — black



Figure 2.15

1996 west facing aerial view of the college showing change in progress. By this stage, many of the homes along Recreation Ave had been demolished to make way for new school buildings. 37 Bancroft Avenue is visible in the bottom right hand corner.

Source: *Memories & Dreams: Roseville College 1908-2008* by Denise Thomas

2.3 HISTORY OF 37 BANCROFT AVENUE

37 Bancroft Avenue was initially sold as Lot 18 of Section C in the Clanville Estate subdivision in March 1911. It was purchased by Roseville builder, Henry Snudden who likely erected the subject building in that year¹⁷, thus dating the building to 1911. The first occupant of the home was journalist Herbert Stanley Tebbutt who was recorded in the 1913 *Sands Sydney Postal Directory* as occupant of the residence 'Toronto' on Bancroft Avenue. Sydney Water Detail Sheets and field book notes from the 1920s show the footprint of the original residence (Figure 2.17). It identifies 'Toronto' as a brick building on stone footings with wrap around verandah to the front and a small verandah and WC to the rear. The front brick fence was not present at this time. 37 Bancroft is unusual in its design which differs from the more typical Federation bungalow with street-facing gable projections that populated Bancroft Avenue in its early period (Figure 2.16).

Tebbutt occupied the residence until 1949. It then subsequently passed through multiple owners throughout the twentieth century, summarised below:

- 1949- purchased by William Anthony Whitlock
- 1958- purchased by Nancy Wilmore Atkin
- 1964- purchased by Joan Colban Roberts
- 1985 (July)- transferred to Perpetual Trustee Company Limited (upon Roberts' death)
- 1985 (October)- purchased by Michael John Kean and Jennifer Ann Kean
- 1993- purchased by unknown buyer
- 2016- purchased by Roseville College

Various alterations and additions have been undertaken to the residence over time. In the 1931 aerial the cottage is visible with a small rear skillion roof wing, likely covering the WC, and there are various trees covering the rear yard (Figure 2.19). By 1943, the rear yard had been cleared and a tennis court was constructed, occupying much of the yard space (Figure 2.20). Young street trees had also been planted by this time. The property appears to have the same footprint in 1955 (Figure 2.21), but by 1964 the garage to the eastern boundary had been constructed (Figure 2.22).

The most significant changes took place in 1985 under the ownership of the Kean family. In 1985 the Kean's submitted a Building Application (BA) to Kuring-gai Council for alterations and additions to the dwelling. The works included an extension to the rear with skillion iron roof, two extensions to the western elevation, one being an octagonal shaped infill of the front verandah, infill of the verandah to the eastern

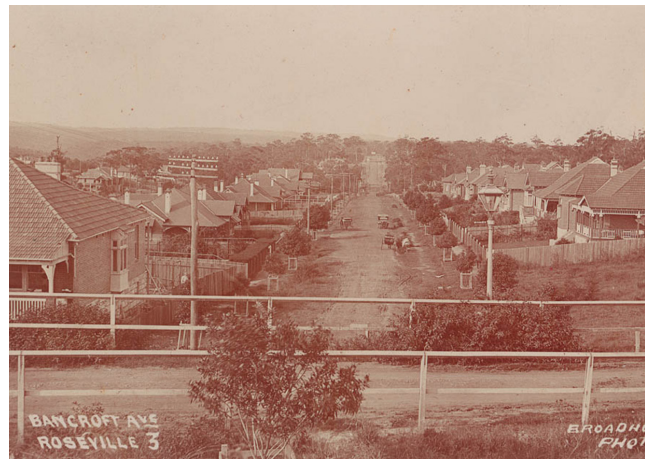


Figure 2.16

Looking east along Bancroft Avenue c.1900-1927 showing the standard Federation bungalow that characterised the street.

Source: SLNSW PXA 635, 765-766

elevation for an ensuite and various internal changes such as enclosing existing openings, new doors, and new kitchen and bathrooms. The extensions were proposed to be constructed of painted brick, suggesting that the original brick may have already been painted by that time, or was painted around the same time to match the additions. Due to the extent of works undertaken by the Kean's, it is also possible that the front fence was replaced and painted during their ownership. These changes are visible in the 1986 aerial (Figure 2.23) and are shown in the plans that accompanied the BA (Figure 2.25).

The family submitted two additional Building Applications in 1988 for the construction of a swimming pool in the rear yard and for resurfacing of the existing tennis court. At some point in time, the rear skillion roof wing appears to have been extended again and reclad with an orange corrugated metal sheet roof, as is visible in the 1991 aerial (Figure 2.24) and evidenced by the current glazed sunroom to the rear (See Section 3.4).

Throughout the early twenty first century the property has been tenanted for residential use. It also underwent an internal upgrade prior to its sale to Roseville College in 2016. Real estate imagery shows the residence had been painted internally including the timber window frames, a new kitchen installed, polished and stained floorboards, and new carpet. The college submitted a development application in 2018 to change from a residential to educational use, including minor works for disabled access and BCA compliance. The application was subsequently withdrawn and the works were not undertaken. Today, the home retains the 1985-88 additions and thus presents as a Federation bungalow with considerable late twentieth century modifications.

¹⁷ Urbis Roseville Anglican College Heritage Impact Statement, 2020

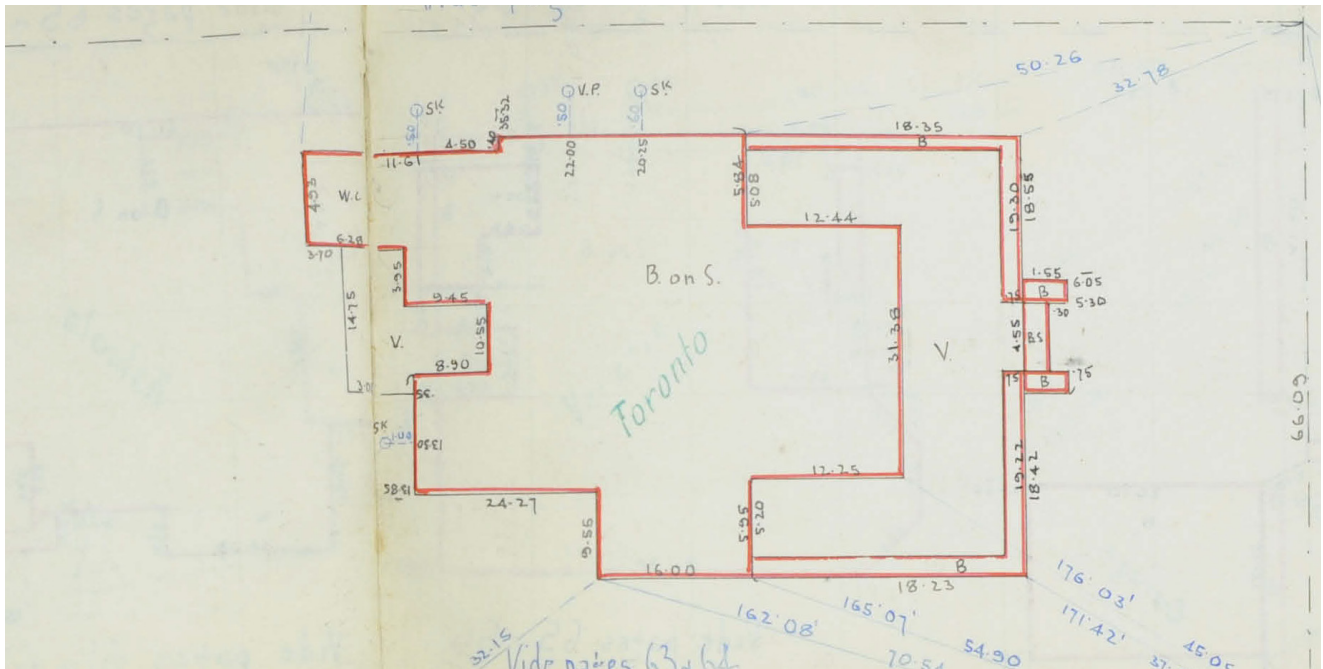


Figure 2.17

1926 Sydney Water field book notes showing the footprint of 'Toronto' at 37 Bancroft Avenue, Roseville.

Source: Sydney Water Archives, Field book no. 1751 Sheet 16

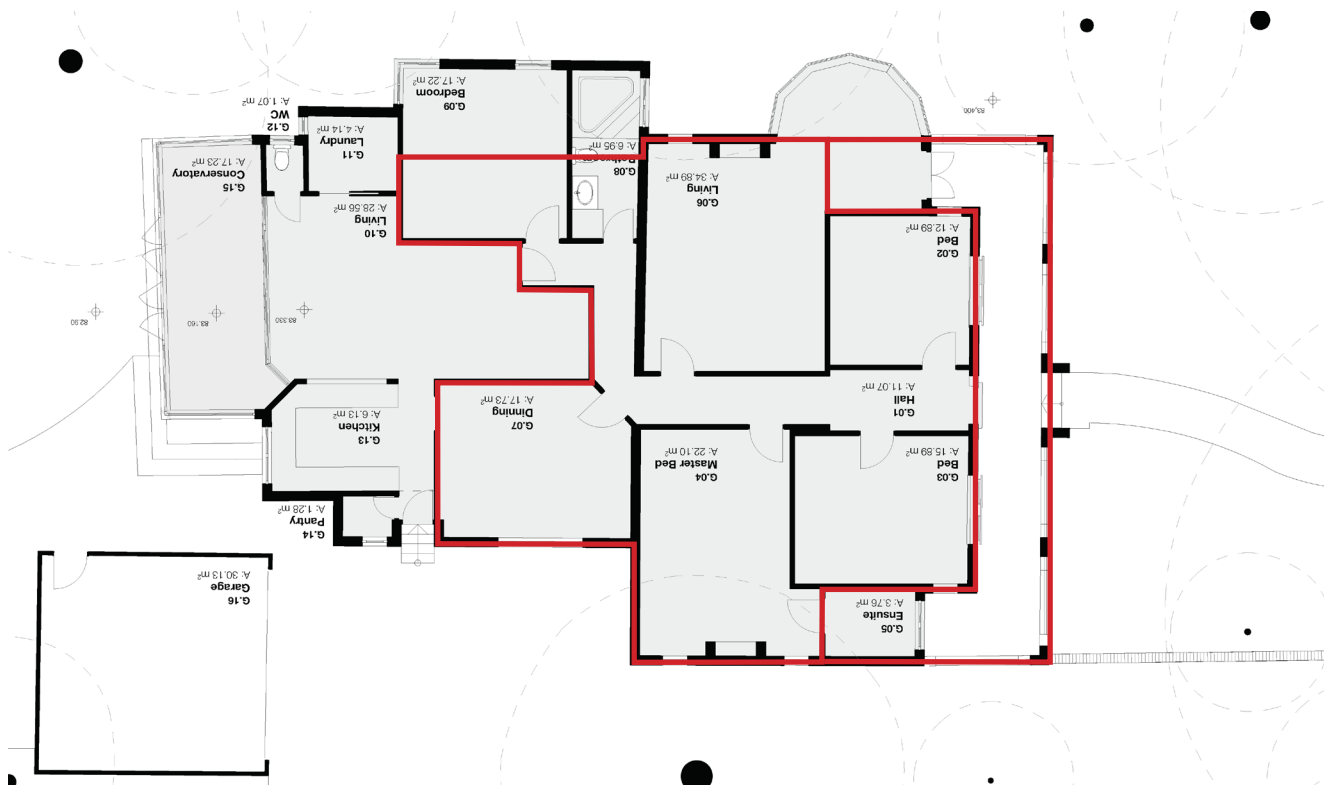


Figure 2.18

Existing 2018 floorplan of 37 Bancroft Avenue showing the extent of change throughout the building's lifetime. The original footprint of the building is approximated in red.

Source: Plans by GA Architects sourced from Ku-ring-gai Council



Figure 2.19
1931 aerial image with 37 Bancroft Avenue outlined in red.
Source: NSW Government Historical Imagery Viewer

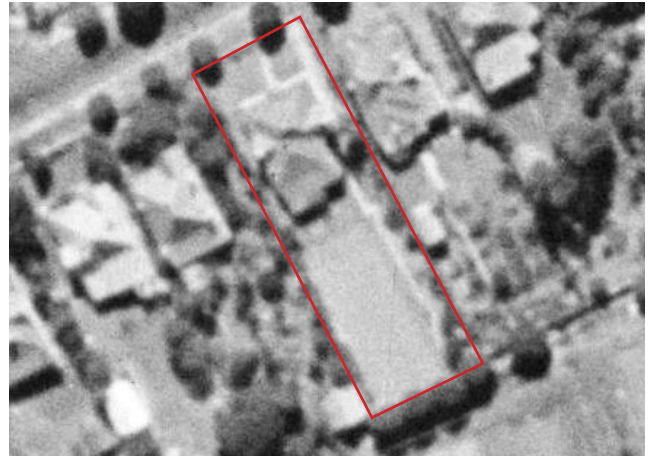


Figure 2.20
1943 aerial image with 37 Bancroft Avenue outlined in red. The tennis court to the rear is visible.
Source: SIXmaps



Figure 2.21
1955 aerial image with 37 Bancroft Avenue outlined in red. No significant changes have occurred at this point.
Source: NSW Government Historical Imagery Viewer



Figure 2.22
1964 aerial image with 37 Bancroft Avenue outlined in red. The garage to the eastern elevation is visible.
Source: NSW Government Historical Imagery Viewer



Figure 2.23
1986 aerial image with 37 Bancroft Avenue outlined in red. The rear skillion roof wing appears to have a bigger, rectangular footprint.
Source: NSW Government Historical Imagery Viewer



Figure 2.24
1991 aerial image with 37 Bancroft Avenue outlined in red. The rear wing is clad in an orange corrugated metal.
Source: NSW Government Historical Imagery Viewer

2.4 OVERVIEW OF THE LISTING PROCESS TO DATE

Bancroft Avenue was identified as an “important streetscape” in the *Municipality of Ku-ring-gai Heritage Study* of 1987, prepared by Robert Moore, Penelope Pike, Helen Proudfoot and Lester Tropman. Numbers 24, 26 and 28 Bancroft Avenue were identified in the study for listing as local heritage items. By this time, the National Trust had already identified three Urban Conservation Areas (UCA) in Ku-ring-gai, however, these were located in Wahroonga, Turramurra and Warrawee. No further recommendations were made for the listing of a Conservation Area in Roseville in the 1987 study.

In 1996, the National Trust identified and classified a number of additional UCAs in Ku-ring-gai. Three UCAs were classified in Roseville: East Roseville, Roseville and West Roseville. In 2000, Godden Mackay Logan completed the *Ku-ring-gai Heritage and Neighbourhood Character Study* and outlined potential Conservation Areas based on the National Trust UCAs. The proposed Archbold Conservation Area, based on the Roseville UCA, encompassed the subject site and Bancroft Avenue.

In 2010, the *Ku-ring-gai South Conservation Areas Review* by Jennifer Hill proposed a boundary adjustment to the Roseville UCA that would divide it into two conservation areas: 3A Clanville Conservation Area and 3B Housing Commission Precinct. The curtilage of the Clanville HCA was bound by Tryon Road to the north, Archbold Road to the east, Boundary Street to the south and Hill Street to the west. This curtilage generally follows the boundary of D.D. Mathews 400 acre grant and encompasses the subject site.

The Lord Street/ Bancroft Avenue Conservation Area was first identified and recommended for listing in the *Ku-ring-gai Town Centres Heritage Conservation Area Review* prepared by Paul Davies in 2008. It was subsequently listed in the *Ku-ring-gai LEP (local centres) 2012*.

The Clanville Conservation Area was listed as C32 in the *Ku-ring-gai LEP No. 218* in 2013 and retains its listing in the current *KLEP 2015*. However, its current curtilage was reduced from its initial listing as it now excludes various pockets toward the train line including Roseville College and the Lord Street/ Bancroft Avenue HCA.



Figure 2.26
The curtilage of the Lord Street/ Bancroft Avenue HCA. The corner of Roseville College is outlined in blue.
Source: Ku-ring-gai Council



Figure 2.27
The curtilage of the Clanville HCA. Roseville College is outlined in blue and 37 Bancroft Avenue is shaded red.
Source: Ku-ring-gai Council

3.0

SITE DESCRIPTION

3.1 DESCRIPTION OF ROSEVILLE COLLEGE

The subject site is located in the upper North Shore of Sydney, in the suburb of Roseville within the Local Government Area (LGA) of Ku-ring-gai. Roseville is a predominantly residential area characterised by small parks and reserves with wide leafy, tree lined streets. The locality has a strong heritage character and housing is typified by single and double storey dwellings interspersed with residential flat buildings. Most residence's occupy large lots extant from Federation subdivisions and backyard tennis courts are a relatively common feature throughout the locality.

Roseville College is positioned between the Clanville Conservation Area and the Lord Street/ Bancroft Avenue Conservation Area. It has a double street frontage to Victoria Street to the south and Bancroft Avenue to the north. The College began on one lot comprising a single cottage, but has slowly purchased and amalgamated with surrounding properties over the past century. Due to its founding in 1908, its consistent presence in Roseville and its history of community fund raising, the College has a strongly embedded presence in the Roseville locality with well established community ties.

Today, the college has a unique character across its campus with a mix of adaptively reused Federation cottages that provide administrative services, Inter-war development, Postwar and late twentieth century buildings from a key period of growth between the 1960s to 1980s and contemporary buildings from the early twenty first century. The college has an established presence along Bancroft Avenue that first began with the construction of the boarding house at No. 29 in 1935. This was then expanded with the purchase of Hobbs House at No. 27 in the 1970s, and further by the purchase of Rose Cottage at No. 31 in 1994. The College has maintained a formal entry on Bancroft Avenue since 1964 when the Davies memorial gates were constructed. The tennis courts were constructed c.2001, which has strengthened the College's established presence. The retention and reuse of Hobbs House, the original boarding house and Rose Cottage has allowed the College to expand and provide the necessary facilities needed for a modern day educational institution while respecting the heritage character to the western end of Bancroft Avenue. These key buildings along Bancroft Avenue are described below.



Figure 3.1
Aerial image looking north showing the extent of Roseville college in 2020.

Source: Nearmap



Figure 3.2
Street presence of Roseville College and its adaptively reused Federation cottages and c.1935 boarding house on Bancroft Avenue.

Source: Google Streetview



Figure 3.3
Street presence of Roseville College from the intersection of Bancroft and Glencroft Avenue, showing the c.2000s tennis courts.

Source: Google Streetview

3.1.1 ROSE COTTAGE, 31 BANCROFT AVENUE

Rose Cottage, also known as “Kingswood”, is a single storey Federation cottage located at 31 Bancroft Avenue, Roseville. The cottage has been in ownership of the College since 1994 and it is currently used for ICT, Science and TAS offices. Externally, Rose Cottage is incredibly intact and is an excellent quality example of a Federation cottage. It exudes many characteristic features of the style including its sandstone base, street facing gable with roughcast render, wrap around verandah with timber posts and brackets, slate shingle roof with finials, face brick exterior, shingled awning over front window and rendered chimneys with terracotta pots. It also retains its Federation front garden with tessellated tile path, low brick fence with brick piers, hedging and other low shrub landscaping. Rose Cottage holds a prominent and highly visible position on Bancroft Avenue, particularly when approaching the College from Glencroft Avenue. It also relates well to the opposite heritage items, being of a similar era, style, form and scale.

3.1.2 BOARDING HOUSE, 29 BANCROFT AVENUE

The original boarding house, now known as the student services building, is located at 29 Bancroft Avenue. It is a two storey Inter-War building constructed in c.1935. The boarding house was the College’s first building along Bancroft Avenue and is the oldest purpose-built structure on the campus. For this reason, it holds significance to the College and the locality. It presents as an Inter-War style building with face brick exterior, terracotta tile roof and has a relatively formal, academic vernacular with two large double height, street facing gables and a double height, protruding gable with arched feature window. The boarding house is highly visible along Bancroft Avenue due to the lack of mature trees to this part of the street. It has a strong relationship to neighbouring 31 and 27 as the row of buildings maintain the same street setback, formal gardens with hedging and similar face brick. The building ceased use as a boarding house in 1957 but has continued its use as an educational facility since.

3.1.3 HOBBS HOUSE, 27 BANCROFT AVENUE

Hobbs House, located at 27 Bancroft Avenue, was likely a Federation style cottage at the time the College purchased it in the 1970s. The College subsequently added a second storey in the late 1970s to early 1980s. It is currently used by the College as the main administration building. Today, Hobbs House presents to Bancroft Avenue as a modified two storey face brick Federation style building. There is a slight colouration difference in the face brick between the first and second storey, and the second storey windows are steel framed. This addition reduces its quality and contribution to the street, but it does still retain some

characteristic features such as the timber box framed windows to the first floor, the face brick appearance, and hipped terracotta tile roof. This reduction in quality is further softened by the rose garden within the front setback which also comprises hedging and two small trees. The scale and appearance of Hobbs House relates well to the adjacent boarding house which is “joined” by the main entrance between the two buildings. Hobbs House makes the least contribution to the streetscape of the three College buildings.



Figure 3.4

Rose Cottage at 31 Bancroft Avenue, exuding characteristic features of the Federation style such as the face brick, street facing gable, sandstone base and wrap around verandah.



Figure 3.5

The former boarding house at 29 Bancroft Avenue built c.1935, the oldest surviving purpose-built structure on the College campus.
Source: Google Streetview



Figure 3.6

Hobbs House at 27 Bancroft Avenue, a modified Federation building with late twentieth century second storey addition, retains some characteristic features and is partially shielded by the rose garden.

3.2 LORD STREET/ BANCROFT AVENUE CONSERVATION AREA

The Ku-ring-gai Town Centres Heritage Conservation Area Inventory Sheet for 'Lord Street/ Bancroft Avenue Conservation Area (HCA 3)' contains the following description:

The Lord Street/Bancroft Avenue Heritage Conservation Area boundary excludes Roseville College, but otherwise follows the Roseville Town Centre boundary on the eastern side following Glencroft Road.

The Lord Street/Bancroft Avenue Heritage Conservation Area is characterised by single storey Federation Queen Anne style housing, with a scattering of larger 2 storey Federation Queen Anne style houses.

Bancroft Avenue: medium-width street with parking on only one side, concrete kerbing both sides. Mature brush box street trees.

Victoria Street: wide street, parking both sides, concrete kerbing both sides. Some remnant mature brush box, otherwise mixed street tree plantings.

Regarding the physical condition of the HCA, the Inventory states:

The area is remarkably intact, containing only 10 buildings rated as Neutral. These are either modern houses (e.g.. 1 Bancroft Avenue, a 1970s house) or altered houses from the key historical period (e.g.. 7 Bancroft Avenue, a cement rendered Federation Queen Anne style house).

Cement rendering has destroyed the integrity of a number of key period houses (7 Bancroft Avenue, 4 Bancroft Avenue, 14 Victoria Street) however the vast majority of Federation period houses within the area are essentially intact.

As is typical with many Federation suburbs in Ku-ring-gai, many of the Federation period houses have been expanded or enlarged over the decades and are often detectable from the street.



Figure 3.7

24 Bancroft Avenue, a listed heritage item in the Lord Street/ Bancroft Avenue HCA, located on the northern side of Bancroft Avenue. The property is currently owned by Roseville College.



Figure 3.8

28 Bancroft Avenue, a listed heritage item in the Lord Street/ Bancroft Avenue HCA, located on the northern side of Bancroft Avenue. Later additions are indicated with the red arrow.



Figure 3.9

26 Bancroft Avenue, a listed heritage item in the Lord Street/ Bancroft Avenue HCA, located on the northern side of Bancroft Avenue to the corner of Glencroft Avenue. Later additions are indicated with the red arrow.

3.3 CLANVILLE CONSERVATION AREA

The Ku-ring-gai LEP 2015 Heritage Data Form for 'Clanville Heritage Conservation Area (HCA 32)' contains the following description:

The HCA is located east of Pacific Highway. The topography is generally level but falls to a watercourse. The streets are generally perpendicular and parallel to the railway line. The street grid is regular. Key natural landscape elements include undeveloped land/ watercourse. At Garigal National Park, Roseville Chase and watercourse Chelmsford Road. Development in the area is predominantly an early twentieth century development with some late nineteenth/ early twentieth century layers.

To the western fringe of the Conservation Area, being the immediate vicinity of the subject site, Bancroft Avenue is characterised by single storey Federation bungalows with distinctive street-facing gable projections, commonly with shingles or roughcast render. The best quality examples retain their face brick, timber posts and brackets to front verandahs with brick or stone piers, front timber fences, timber box framed windows, leaded windows, prominent eaves and exposed rafters. These characteristics are identified as key style indicators of the Federation bungalow in *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*. Many of the Federation houses in this portion of the Conservation Area, and elsewhere cross the HCA, have had later rear and second storey additions, significantly increasing the size and proportions of the residences. These are often detectable from the street.

Opposite the subject site to the northern side of Bancroft Avenue there are two contemporary style dwellings. 34 Bancroft Avenue is a two storey contemporary bungalow style dwelling constructed in 2012. It replaced a single storey Federation bungalow that was demolished as part of the development. The east adjacent property, 36 Bancroft Avenue, is also a two storey dwelling in a contemporary bungalow style, likely constructed in the early 2000s and further altered in 2007. Due to this contemporary development, the nature of additions to extant bungalows and the western fringe location, this portion of the HCA is considered to be slightly comprised.

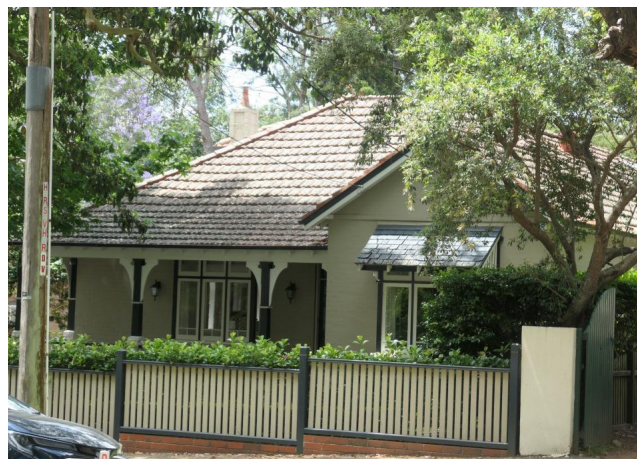


Figure 3.10
39 Bancroft Avenue, the eastern neighbour of the subject site, located on the southern side of Bancroft Avenue in the Clanville HCA.



Figure 3.11
32 Bancroft Avenue, opposite the subject site, located on the northern side of Bancroft Avenue in the Clanville HCA. Later additions are indicated with the red arrow.



Figure 3.12
41 Bancroft Avenue, located on the southern side of Bancroft Avenue in the Clanville HCA. Later additions are indicated with the red arrow.

3.4 DESCRIPTION OF 37 BANCROFT AVENUE

37 Bancroft Avenue, Roseville is a single storey Federation bungalow built c.1911. It is constructed of masonry with sandstone footings. It features a hipped roof clad in Terracotta tiles that extends over a wrap around verandah to the front with a small gable feature over the main entry. The roof shape is unusual in that it is hipped to the front, has a gable to either side, and then an off centre hip to the rear with a different pitch. There is a corrugated metal skillion roof to the rear and to two western elevation additions. All original face brick of the house, the balustrade and front fence was painted white, presumably in the mid 1980s to early 1990s.

To the front boundary there is an altered masonry and timber fence with timber gates to the pedestrian entry and the eastern aligned driveway. To the front verandah there is a similar altered balustrade with painted brick piers and later timber posts and rails. The verandah is accessed via two concrete steps and features timber flooring and lining to the ceiling. A lightweight garage clad in metal sheeting with gable roof was added to the rear by 1964. The rear yard comprises a tennis court added in the late 1930s which was later resurfaced in 1988 and a swimming pool added in 1988. The front yard is simple in form, predominantly comprising lawn with an unpaved path, 2 medium sized trees and low shrubs to the front boundary. The house is set quite low and the street trees provide the majority of screening.

The internal layout and building footprint has changed significantly over time. Majority of these changes took place during the 1985 works. The 1985 floorplan (Figure 3.14) shows an extension to the rear, two additions to the western elevation and the verandah infill to the eastern elevation. The western additions included the octagonal addition with wall to wall windows and a rectangular addition that provides increased space to a bathroom and a bedroom. The front eastern room was also slightly enlarged by the relocation of its southern wall along with other internal alterations such as enclosed openings. Later windows to the rear are clearly distinguishable from the original box frame windows to the front. The kitchen and bathrooms were also upgraded in 1985. When comparing the 1985 plan to the existing plan from 2018 (Figure 3.15), it is evident that an additional extension was added to the rear post 1985, being the current glazed sunroom (Figure 3.22).

Internally, there are decorative timber brackets to the front hallway and moulded ceilings with ceiling roses in the front rooms. The fireplaces to the two larger rooms are likely original. One features a simple timber mantle and the other retains a more decorative mantle piece. Flooring throughout is a mix of timber, tile and carpet. Despite its alterations and additions over time and its presentation as a restrained bungalow, the dwelling does still retain some characteristic features of the style and overall architectural composition. These include the timber box frame and decorative leaded windows, roughcast render to the entry gable, the double timber posts to the verandah with brackets to the entry gable, rendered chimney and the terracotta finials.

Prior to its sale to Roseville College in 2016 the interior was again upgraded including new kitchen, flooring and paint. In 2018, Roseville College applied for minor works to support a change of use to an educational facility which required a BCA upgrade and equitable access. It proposed the removal of four internal walls, a new door in place of an existing window to the front elevation and a ramp to the front yard. The application was withdrawn and the works were not carried out.

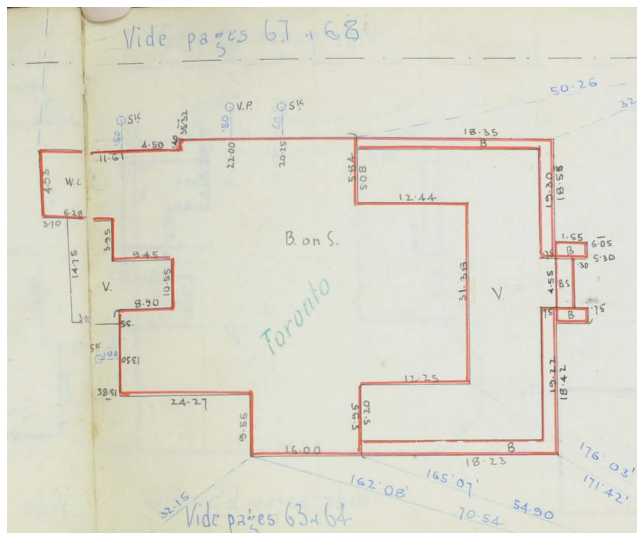


Figure 3.13
1926 Sydney Water fieldbook notes showing the footprint of 'Toronto'
at 37 Bancroft Avenue.
Source: Sydney Water Archives, Field book no. 1751 Sheet 16

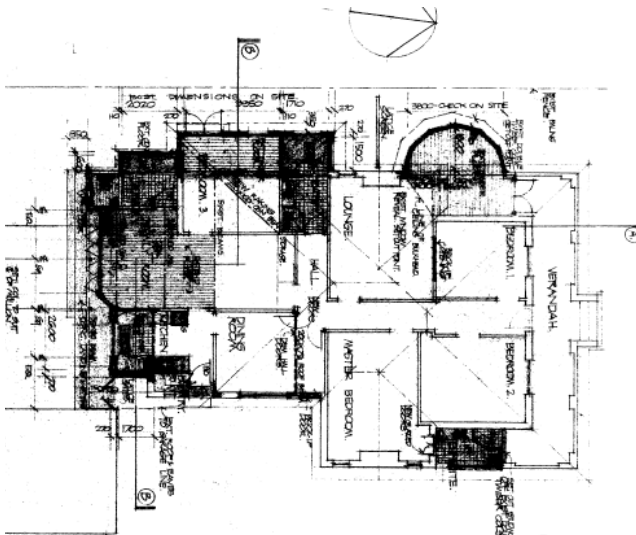


Figure 3.14
1985 floorplan submitted with the Building Application to Ku-ring-gai Council for alterations and additions to 37 Bancroft Avenue, Roseville. Note the extension to the rear, west and eastern verandah infill.
Source: Ku-ring-gai Council

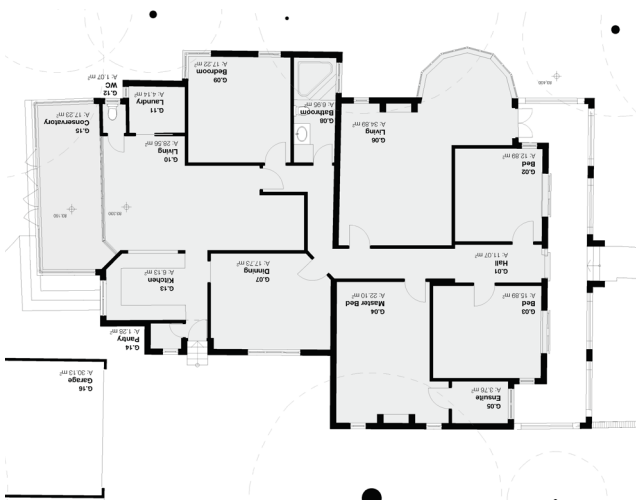


Figure 3.15
Floor plan of 37 Bancroft Avenue as existing in 2018, showing an additional rear extension post 1985.
Source: Plans by GA Architects sourced from Ku-ring-gai Council



Figure 3.16
Street presence of 37 Bancroft Avenue. Note the rendered fence and later infill that compromises the traditional presentation of the property.



Figure 3.17
Front facade of 37 Bancroft Avenue. The facebrick has been painted white and the verandah balustrade has similar infill treatment as the front fence.



Figure 3.18
Sparse shrubbery and two medium sized trees to the front yard which is predominantly lawn.



Figure 3.19
Eastern elevation of 37 Bancroft Avenue where the sandstone footings are visible and some original windows remain to the front portion of the house. The windows to the rear are later.



Figure 3.20
The c.1960s garage to the eastern boundary which has likely been upgraded at some stage.



Figure 3.21
Unpaved path and lawn to front garden.



Figure 3.22
The late twentieth century rear sunroom enclosed with windows and doors.



Figure 3.23
The western elevation viewed from the rear showing the 'tacked on' nature of additions.

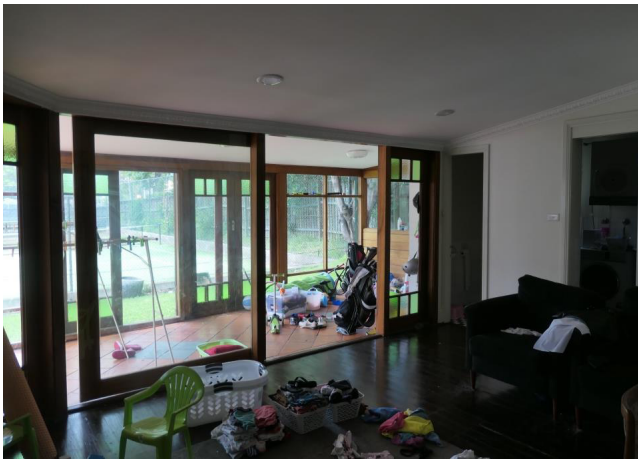


Figure 3.24
Inside the later rear addition looking south toward the yard, note the raked ceiling.



Figure 3.25
The late 1930s tennis court in the rear yard, resurfaced in 1988.

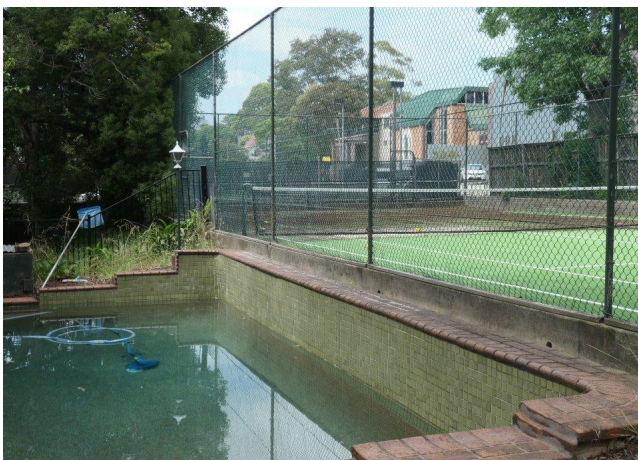


Figure 3.26
The 1988 swimming pool in the rear yard



Figure 3.27
The western front room showing the octagonal addition cutting out of the wall and extending onto the verandah.
Source: Domain.com.au

4.0

ESTABLISHED HERITAGE SIGNIFICANCE

4.1 INTRODUCTION

Roseville College is **not** listed as a heritage item in any statutory instrument, nor is it located in a heritage conservation area (HCA). However, it is surrounded by two heritage conservation areas, the *Clanville Conservation Area (C32)* listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2012* and the *Lord Street/ Bancroft Avenue Conservation Area (C36)* listed in Schedule 5 of the *Ku-ring-gai LEP (Local Centres) 2012*.

37 Bancroft Avenue just falls within the *Clanville Conservation Area*, located on the western border, and has been identified as a contributory item in the *Ku-ring-gai Development Control Plan (DCP) 2015*. Both sites are in the vicinity of a number of local heritage items.

As such, this section outlines the established heritage significance of the *Clanville Conservation Area*, the *Lord Street/ Bancroft Avenue Conservation Area* and heritage items in the vicinity. It then draws on the previous sections to analyse the contribution of 37 Bancroft Avenue to the significance of the *Clanville Conservation Area*.

4.2 ESTABLISHED SIGNIFICANCE OF THE CLANVILLE CONSERVATION AREA

37 Bancroft Avenue, Roseville is located on the edge and western extremity of the *Clanville Conservation Area* which is listed on Schedule 5 of the *Ku-ring-gai LEP 2015* as locally significant. The following Statement of Significance for the *Clanville Conservation Area* has been sourced from the *Ku-ring-gai LEP 2015 Heritage Data*:

Statement of Significance:

The Clanville HCA has high historic significance as the David Dering Mathew grant of 400 acres called "Clanville", whose boundaries are evident through the following streets; Archbold Road, Boundary Street Pacific Highway and Tryon Road. Successive subdivisions in the late nineteenth century were spurred by the development of the North Shore Railway Line in 1890-1893. This subdivision reflects improved transport

connections due to the construction of the North Shore Railway line. Further subdivisions took place in the early twentieth century.

The HCA has high aesthetic significance as a cohesive early twentieth century and Interwar development and for the high proportion of quality houses.

Like so many of the conservation areas in Ku-ring-gai and elsewhere in Sydney, many of the Federation houses have been altered or in some cases replaced. Most of the alterations are relatively discreet and do not impose themselves on the historic streetscapes.

4.3 CONTRIBUTION OF 37 BANCROFT AVENUE TO THE HCA

37 Bancroft Avenue has been identified as a contributory item to the *Clanville Conservation Area* in the *Ku-ring-gai DCP 2015*. The dwelling does contribute to the historic suburban character of the HCA. It presents to Bancroft Avenue as a restrained Federation bungalow with considerable late twentieth century modifications.

Its contribution is chiefly made through the retention of some characteristic features of the Federation bungalow style including the timber box frame and leaded windows, roughcast render to the entry gable, the double timber posts to the verandah with brackets to the entry gable, rendered chimney and the terracotta finials. It also contributes to the streetscape of the HCA through its Federation subdivision, single storey presentation and its simple front lawn.

Due to the extent of later alterations and additions, the footprint, internal layout and side and rear elevations are significantly compromised and retain little original or early fabric. Modifications to the front facade including the painted brickwork, altered balustrade and fence and verandah infills have reduced the integrity of the front facade and street presentation to a degree, however, this is noted as reversible and the bungalow style is still legible.

For the above reasons, 37 Bancroft Avenue's contribution to the significance of the *Clanville HCA* is limited to its front facade and street presence.

4.4 ESTABLISHED SIGNIFICANCE OF THE LORD STREET/ BANCROFT AVENUE CONSERVATION AREA

The following Statement of Significance for the Lord Street/ Bancroft Avenue Conservation Area has been sourced from the Ku-ring-gai Town Centres Heritage Conservation Area Inventory Sheet:

Statement of Significance:

The Lord Street/Bancroft Avenue Heritage Conservation Area is of historical and aesthetic significance as an area of Federation Queen Anne style housing which represents an intact portion of the 1903 Clanville Estate subdivision.

4.5 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Ku-ring-gai LEP 2015*.

The analysis in this report focuses on the impact of the proposed development (if any) on 19, 24, 26 and 28 Bancroft Avenue, being the closest items. The other listed heritage items in the wider locality, including further west along Bancroft Avenue, are physically and visually separated from the subject site by distance, and buildings, and have no direct visual connection to the site.

The following Statements of Significance for the closest items in the vicinity are sourced from the NSW Heritage Inventory. Refer back to Figures 3.6-3.9.

Dwelling house

19 Bancroft Avenue, Roseville

No statement of significance found.

Dwelling house

24 Bancroft Avenue, Roseville

Database entry number 1880758

Reasons for listing; architectural, rarity value, group value, State significance.

Note: despite the above statement, this very fine house is listed as a local item, not a state item.

'Westover' dwelling house

26 Bancroft Avenue, Roseville

Database entry number 1880750

Reasons for listing; cultural, architectural, group value, municipal significance.

Dwelling house

28 Bancroft Avenue, Roseville

Database entry number 1880751

Reasons for listing; cultural, architectural, group value, municipal significance.

5.0

DESCRIPTION OF THE PROPOSAL

The proposed State Significant Development, designed by Brewster Hjorth Architects (as revised), is detailed in the plans and RtS package that accompany this report. It includes:

- Demolition of the c.2001 tennis courts and the dwelling and ancillary structures at 37 Bancroft Avenue
- Construction of a new three storey Sports and Wellbeing (SWELL)Centre comprising a car park, swimming pool, amenities, gym, learning areas, food technology space and rooftop sports courts to be accessed from Bancroft Avenue
- Tree removal and new landscaping

The aim of the proposal is to provide the necessary upgraded facilities for an educational facility of this size to cater for growing student numbers and an evolving curriculum.

A number of heritage concerns were raised by the Department of Planning, Industry and Environment (DPIE) and Ku-ring-gai Council in relation to the initial proposal (Figures 5.2-5.7), particularly regarding the demolition of 37 Bancroft Avenue, the impact on neighbouring 39 Bancroft Avenue, the impact on heritage items in the vicinity and the impact on the Bancroft Avenue streetscape and the surrounding Conservation Areas. In the process of revising the design to address the Department and Council's concerns, six massing options were considered to determine the preferred option in heritage terms and for planning outcomes (Figure 5.8-5.13).

The proposal has since been amended to address the Department and Council's concerns, to mitigate any associated impacts and to better respond to the conditions of the site and its immediate context (Figures 5.14-5.19). This report assesses the revised design by Brewster Hjorth Architects only, as accompanying this report in the RtS package.

Figure 5.1

Site plan of the proposed development. The curtilage of the Clanville Conservation Area is shaded blue, the curtilage of the Lord Street/ Bancroft Avenue Conservation Area is shaded pink. The current extent of the college campus outlined in blue and the location of the proposed works is outlined in red.

Source: Brewster Hjorth Architects





Figure 5.2
Original SSDA perspective 01 aerial view looking south east.
Source: Brewster Hjorth Architects



Figure 5.3
Original SSDA perspective 02 aerial view looking south west.
Source: Brewster Hjorth Architects



Figure 5.4
Original SSDA perspective 03 aerial view looking north west.
Source: Brewster Hjorth Architects



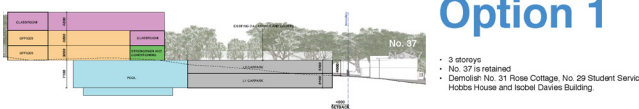
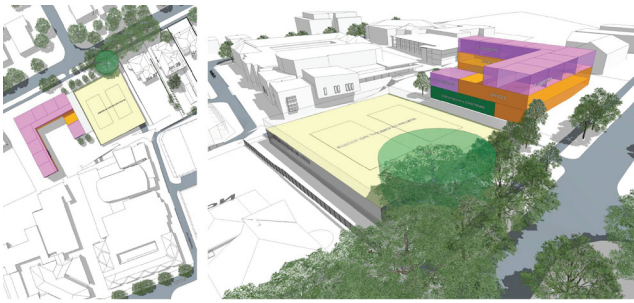
Figure 5.5
Original SSDA perspective 04 aerial view looking north east.
Source: Brewster Hjorth Architects



Figure 5.6
Original SSDA perspective 05 looking west from No. 39.
Source: Brewster Hjorth Architects



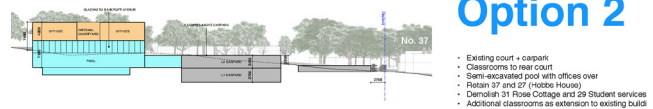
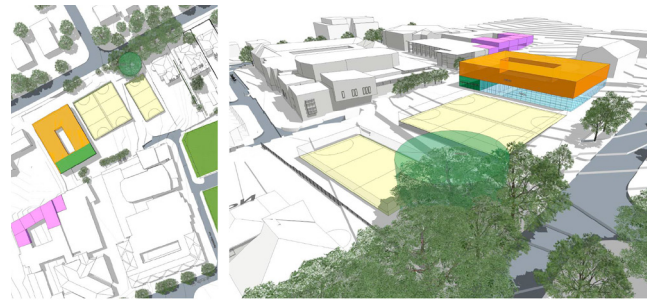
Figure 5.7
Original SSDA perspective 06 looking south west from Bancroft Avenue.
Source: Brewster Hjorth Architects



Option 1

- 3 storeys
- No. 37 is retained
- Demolish No. 31 Rose Cottage, No. 29 Student Services, Hobbs House and Isabel Davies Building

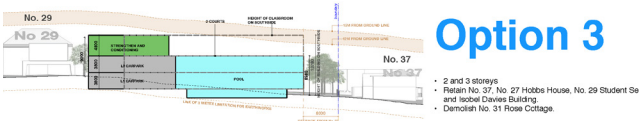
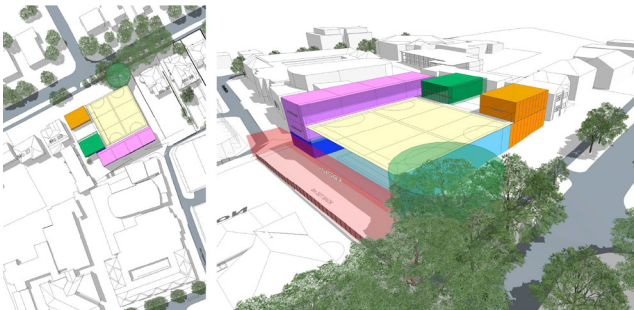
Figure 5.8
Massing option 1
Source: Brewster Hjorth Architects



Option 2

- Existing court + carpark
- Classroom to rear court
- Semi-enclosed pool with offices over
- Retain 37 and 27 (Hobbs House)
- Demolish 31 Rose Cottage and 29 Student services
- Additional classrooms as extension to existing build

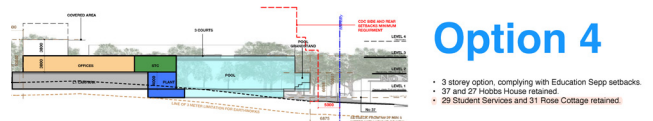
Figure 5.9
Massing option 2
Source: Brewster Hjorth Architects



Option 3

- 2 and 3 storeys
- Retain No. 37, No. 27 Hobbs House, No. 29 Student Services and Isabel Davies Building
- Demolish No. 31 Rose Cottage

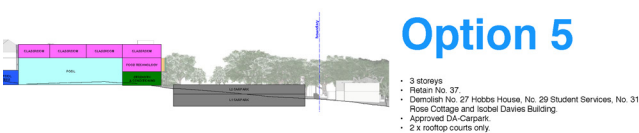
Figure 5.10
Massing option 3
Source: Brewster Hjorth Architects



Option 4

- 3 storey option, complying with Education Sepp setbacks
- 37 and 27 Hobbs House retained
- 29 Student Services and 31 Rose Cottage retained

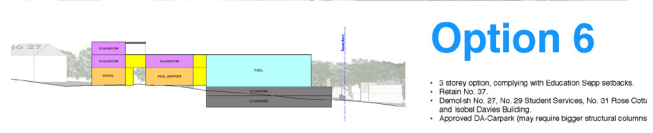
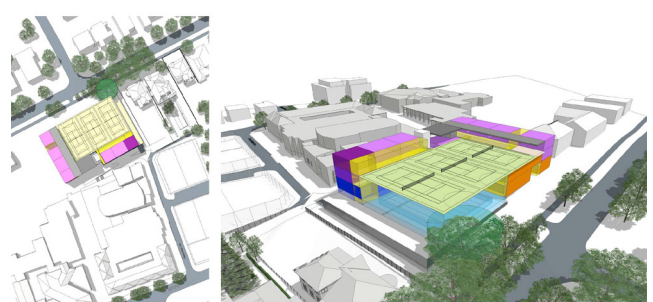
Figure 5.11
Massing option 4
Source: Brewster Hjorth Architects



Option 5

- 3 storeys
- Retain No. 37
- Demolish No. 27 Hobbs House, No. 29 Student Services, No. 31 Rose Cottage and Isabel Davies Building
- Approved DA-Carpark
- 2 x rooftop courts only

Figure 5.12
Massing option 5
Source: Brewster Hjorth Architects



Option 6

- 3 storey option, complying with Education Sepp setbacks
- Retain No. 37
- Demolish No. 27, No. 29 Student Services, No. 31 Rose Cottage and Isabel Davies Building
- Approved DA-Carpark (may require bigger structural columns)

Figure 5.13
Massing option 6
Source: Brewster Hjorth Architects



Figure 5.14
Revised design perspective 01 aerial view looking south east.
Source: Brewster Hjorth Architects



Figure 5.15
Revised design perspective 02 aerial view looking south west.
Source: Brewster Hjorth Architects



Figure 5.16
Revised design perspective 03 aerial view looking north west.
Source: Brewster Hjorth Architects



Figure 5.17
Revised design perspective 04 aerial view looking north east. Note the open curtilage behind Rose Cottage at 31 Bancroft Avenue.
Source: Brewster Hjorth Architects



Figure 5.18
Revised design perspective 05 looking west from No. 39.
Source: Brewster Hjorth Architects



Figure 5.19
Revised design perspective 06 looking south west from Bancroft Avenue.
Source: Brewster Hjorth Architects

6.0

ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the Environmental Planning Instruments (EPIs) specified in the Planning Secretary's Environmental Assessment Requirements (SEARs), which are: the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, the *Ku-ring-gai Development Control Plan (DCP) 2015* and Heritage NSW (in the NSW Department of Premier and Cabinet) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

6.2 REQUIREMENTS OF THE SEARS

The Secretary's Environmental Assessment Requirements (SEARs) for SSD-9912 note the EIS must be prepared in accordance with, and meet the minimum requirements of the *Environmental Planning and Assessment Regulation 2000* (Regulations).

The SEARs for this application require that all relevant statutory provisions, policies and guidelines be addressed, and includes a list of EPIs to be addressed in particular. The *KLEP 2015* and the *KLEP (local centres) 2012* are the only EPIs specified that include heritage provisions. The *Ku-ring-gai DCP 2015* and *Ku-ring-gai Local Centres DCP* have also been included in the list of guidelines to be considered.

Roseville College is **not** listed as a heritage item in any statutory instrument, nor is it located in a heritage conservation area. However, it is surrounded by two heritage conservation areas (HCA), the *Clanville Conservation Area (C32)* listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* and the *Lord Street/ Bancroft Avenue Conservation Area (C36)* listed in Schedule 5 of the *Ku-ring-gai LEP (Local Centres) 2012*. 37 Bancroft Avenue is located within the edge and at the south western extremity of the *Clanville Conservation Area*, and has been identified as a contributory item. The subject proposal is also in the vicinity a number of local heritage items, the closest being 19, 24, 26 and 28 Bancroft Avenue.

The SEARs further outlines the following heritage requirements:

Heritage

Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on, and in the vicinity of, the site in accordance with the guidelines in the NSW Heritage Manual.

The assessment must:

- *identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology*
- *include an assessment as to why the places are of heritage significance; and*
- *set out detailed mitigation measures to offset potential impacts on heritage values.*
- *Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

This report will address European built heritage items and heritage conservation areas only.

6.3 STATEMENT OF OUTCOMES FROM THE DESIGN PROPOSAL

The proposed development protects many of the established relationships of the Roseville College campus and to Bancroft Avenue.

The proposed SWELL Centre is predominantly located on the site of the c.2001 tennis courts. The transparent mesh of the three proposed tennis courts will be the primary form on Bancroft Avenue, which is in keeping with the College's current presentation to this part of the street (Figures 6.1 & 6.2). It will be raised approximately 1.5m above the existing tennis court finished floor level (FFL) to house the pool beneath, the top of the court mesh sitting just under the gutter line of the adjacent Rose Cottage (31). It thus presents as single storey to the western end of the proposed development.

The brick wall and glazing of the structure beneath the tennis courts will be concealed from the street by the existing brick wall and new hedging and planting to

soften the SWELL's impact on Bancroft Avenue. South of the tennis court mesh is a single storey brick structure which compliments the material palette of the HCAs. It is dark and recessive in tone, discernible as new yet subtle and conforming. Currently, the contemporary, boxy form of the Joy Yeo Performing Arts Centre and its stark metal cladding is visible beyond the current tennis courts. The new single storey brick structure is considered to be an improved backdrop to the tennis court mesh which is more compatible with the heritage character of Bancroft Avenue. This is an improved outcome.

The existing setback from Bancroft Avenue will be retained, which follows the established front building line of neighbouring properties. This allows for additional, informal landscaping within the front setback and the retention of Tree no. 7, which was identified as significant to the streetscape by Ku-ring-gai Council. The street trees and extension of hedging across the frontage of 37 Bancroft Avenue will continue the garden setting and leafy outlook of this part of the HCA while concealing the SWELL centre beyond. The eastern elevation has been pulled back and modulated for an increased side setback to minimise the impact on the neighbouring property, 39 Bancroft Avenue. Due to the downward slope of Bancroft Avenue to the

east, the SWELL Centre appears larger to the eastern end of the site presenting as 1.5 storeys with a rooftop awning. However, this is considered to be the more appropriate location for this bulk as the leafier setting to this end of the site conceals the additional height and the bulk is situated further away from the heritage items opposite the western side of the College campus. Further, planting has been employed to the eastern elevation of the new structure to reduce any impacts on the neighbours privacy.

The SWELL Centre maintains a separation between the tennis courts and Rose Cottage (31). This has been reduced by approximately 1.5m, however, the transparency of the tennis court mesh will retain and protect views to and from Rose Cottage, further protecting its prominence on Bancroft Avenue. The development also maintains landscaped open space behind Rose Cottage which protects its setting and distinguishes it from the new development. Rose Cottage is an excellent quality Federation cottage with a highly prominent position on Bancroft Avenue, capturing key views as you approach the college, particularly from Glencroft Avenue. The retention of its setting and associated views is an excellent outcome for the streetscape, surrounding HCAs and College campus. Refer to Figures 6.1-6.4.

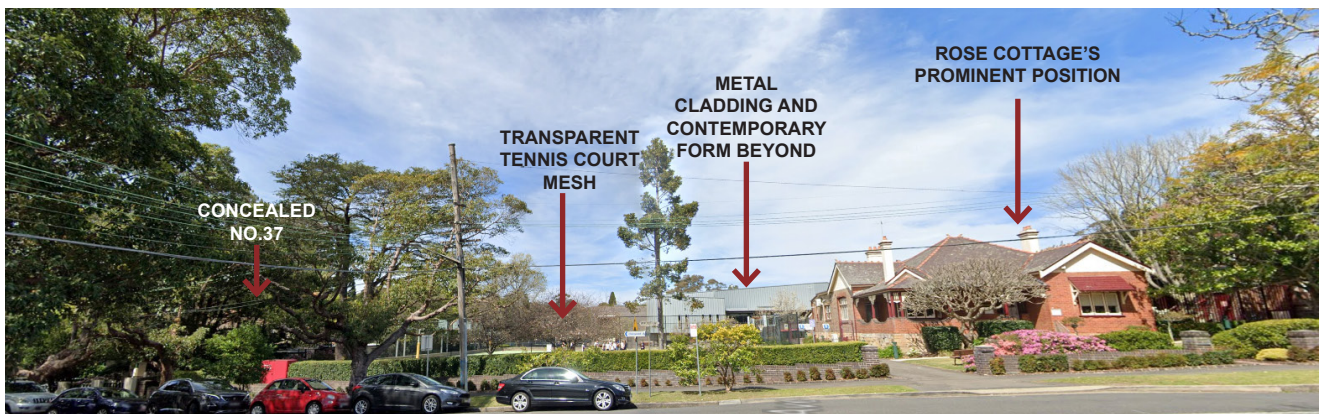


Figure 6.1 (ABOVE)

Current view from the intersection with Glencroft Ave showing the prominence of Rose Cottage, contemporary form beyond the transparent tennis court mesh and concealed no. 37.

Source: Google Streetview

Figure 6.2 (BELOW)

Photomontage looking south east along Bancroft Avenue showing the proposed SWELL Centre in context.

Source: Brewster Hjorth Architects





Figure 6.3

Perspective view travelling east along Bancroft Avenue. Rose Cottage is prominent in the streetscape and the revised SWELL Centre design is largely concealed by trees and landscaping.

Source: Brewster Hjorth Architects



Figure 6.4

Perspective view approaching the College from Glencroft Avenue. Rose Cottage is prominent in the streetscape and the transparent courts of the proposed SWELL Centre and single storey brick building beyond are visible behind the hedges and landscaping.

Source: Brewster Hjorth Architects

6.4 OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

Due to the nature of the proposal, the context of Roseville College and the surrounding conservation areas, the potential impacts of the development can be consolidated into three key aspects:

- **The impact of the development on the Clanville HCA and the Lord Street/ Bancroft Avenue HCA**

The proposed SWELL Centre is predominantly located on the site of the c.2001 tennis courts, and is thus *not* located in any HCA. The proposal is separated from the Lord Street Bancroft Avenue HCA by the College's Federation and Inter-war buildings at 27-31 Bancroft Avenue, which act as a buffer zone for the new development and soften its impact while also retaining the contribution 27-31 make to the heritage character of the streetscape. The extension of the campus into the Clanville HCA is therefore restricted to 37 Bancroft Avenue, which has been further set back from the side boundary in the amended design.

The demolition of 37 Bancroft Avenue will result in the loss of a c.1911 Federation bungalow and the relocation of the edge condition of the HCA. However, as acknowledged in the NBR peer review, the impact of demolition is lesser than further within the HCA due to this edge condition. Further, 37 Bancroft is a restrained example of a Federation bungalow with late twentieth century modifications. It has a less prominent position on the street due to its setback, front garden and mature street trees.

In comparison, the edge condition of the Lord Street/ Bancroft Avenue HCA is considered to have more integrity than the western edge of the Clanville HCA due to its number of heritage items. In the context of a major project, this is mitigated through the careful planning of the revised design.

- **The impact on heritage items opposite the Roseville College campus at 24, 26 and 28 Bancroft Avenue**

The impact on the four heritage items, 19, 24, 26 and 28 Bancroft Avenue, mostly located opposite Roseville College, has been mitigated through the careful siting of the proposed SWELL Centre to the east of the College land holdings along Bancroft Avenue, predominantly on the site of the c.2001 tennis courts.

The proposal retains the College's historic buildings along the southern side of Bancroft Avenue, being no. 31 Rose Cottage, an excellent quality Federation bungalow, no. 29 the c.1935 boarding house with significance to the College, and no. 27 Hobbs House,

an early federation cottage with a c. 1970s sympathetic second storey addition. While not located in a defined HCA, these three buildings make a strong contribution to the heritage character of the streetscape and their retention will not only protect this contribution, but also protect the setting of the opposite heritage items. This creates physical and visual separation of the heritage items and the proposed SWELL centre and a transition between the new works and the part of Bancroft Avenue that has a higher heritage sensitivity.

- **The impact of the College amalgamating with No. 37 and thus expanding its presence along Bancroft Avenue**

Roseville College has a strong presence in the community and a long history of slowly expanding its campus across neighbouring sites since its founding in 1908. The acquisition and consolidation of 37 Bancroft Avenue is in keeping with this historic pattern of development that has allowed the school to grow over time while remaining in its original location.

The College has maintained a presence on Bancroft Avenue since 1935 when the boarding school was constructed, and strengthened this presence through the acquisition of six more properties in subsequent decades. Particularly, the reuse of Hobbs House and Rose Cottage along with the construction of the memorial gates in 1964, providing a formal entry to Bancroft Avenue, has solidified the College's presence to this street frontage. The current tennis courts have existed on the campus for around 20 years now and are equally as ingrained on the site. The College's presence to Bancroft Avenue thus mostly predates the surrounding HCAs and heritage listings. Expanding this presence with a single property is proportionate to its historical rate of growth and the current size of its campus.

6.5 CONSIDERATION OF THE HERITAGE NSW GUIDELINES

The Heritage NSW (in the NSW Department of Premier and Cabinet) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Roseville Collage has held and expanded its presence on Bancroft Avenue since 1935
- The proposed SWELL Centre is predominantly located on the site of the c.2001 tennis courts which is not located in a HCA
- The tennis court mesh to Bancroft Avenue is transparent and in keeping with the College's existing street presentation
- The proposal respects the dominant building heights in the vicinity, the top of the tennis court mesh will sit below the gutter line of the adjacent Rose Cottage
- Beyond the tennis court mesh is a single storey brick structure which compliments the material palette of the HCA and is an improved outcome over the current contemporary metal clad Performing Arts Centre
- The College's expansion into the Clanville HCA is restricted to no. 37, a strategy which protects their historic properties at 27-31 Bancroft Avenue
- No. 37 is on the edge and the western extremity of the Clanville HCA. It is a restrained example of a Federation bungalow with late twentieth century modifications and this end of Bancroft Avenue is compromised due to neighbouring rear and second storey additions that are detectable from the street and contemporary development on the northern side of the street.
- Further, the demolition of No. 37 will allow Rose Cottage (31) to be retained, which is a better quality example of a Federation bungalow, is more visible and prominent on Bancroft Avenue and thus contributes strongly to the heritage character of the streetscape
- The project also allows the retention of the c.1935 Boarding House (29) and Hobbs House (27) which contribute to the streetscape and hold significance to the school and locality
- The development presents as single storey to the western end of the site which is more visible and in closer proximity to the highly visible and intact Rose Cottage and the heritage items at 24, 26 and 28 Bancroft Avenue
- Majority of bulk is located to the eastern end of the site which is concealed by street planting, mature trees, new landscaping and mitigation by greater setbacks than previously proposed
- The brick and glass of the level below the rooftop tennis courts will be concealed from the street by the existing brick wall and new hedging and landscaping
- The proposal maintains the existing setback from Bancroft Avenue, including at no. 37, which follows the established front building line
- A reasonable visual separation from Rose Cottage will be retained and landscaped open space will be provided behind the cottage, thus protecting its setting and associated views
- Significant tree no. 7 will be retained and will help to conceal the building beyond
- The eastern elevation has been pulled back and modulated to reduce impact on the neighbouring property, 39 Bancroft Avenue
- Additional landscaping will be provided to the eastern elevation of the rooftop to reduce any impacts on the neighbours privacy

The following options have been considered and discounted for the following reasons:

As part of this development, six massing options were considered to determine the preferred strategic option for the site in planning and heritage terms. Refer to Figures 5.8-5.13 in Section 5. The outcomes of each option are summarised below:

OPTION 1

- Reads as 3 storeys from Bancroft Avenue
- Majority of the bulk is to the west, which sits opposite 2 heritage items, 26 and 28 Bancroft Avenue
- No. 37 is retained
- Nos. 27-31 are demolished
- 2 tennis courts provided

OPTION 2

- 2 and 3 storeys, reads as 2 storey from Bancroft Avenue
- Majority of the bulk is to the west, which sits opposite 2 heritage items, 26 and 28 Bancroft Avenue
- Retain No. 37 and 27 (Hobbs House)
- Demolish 31 (Rose Cottage) and 29
- Uses existing 2 tennis court and carpark, proposes 1 additional tennis court
- Additional classrooms as extension to existing building along Victoria Street

OPTION 3

- 2 and 3 storeys, 2 storeys to the Bancroft Avenue elevation and 3 storeys visible beyond
- 2 storey portion sits opposite a heritage item at 28 Bancroft Avenue
- Retain 37, 27 and 29
- Demolish 31
- 2 tennis courts provided
- Pool more prominent along Bancroft Avenue

OPTION 4

- 3 storeys, presents as 2 storeys to Bancroft Avenue
- A tennis court and 2 storey portion sits opposite heritage items 26 and 28 Bancroft Avenue
- Retain 27 and 37
- Demolish 29 and 31
- 3 tennis courts provided

OPTION 5

- 3 storeys presenting to Bancroft Avenue, very large massing
- Majority of the bulk is to the west, which sits opposite 2 heritage items, 26 and 28 Bancroft Avenue
- Retain 37
- Demolish 27, 29 and 31
- 2 tennis courts provided

OPTION 6

- 3 storeys presenting to Bancroft Avenue, very large massing and the bulkiest option
- The bulk is consistent along Bancroft Avenue and sits opposite heritage items 26 and 27 Bancroft Avenue and dominates views from the Glencroft Avenue intersection
- Sits well above the ridge height of neighbouring properties
- Retain 37
- Demolish 27, 29 and 31
- 3 tennis courts provided

In each design option, at least one of the College's existing Federation cottages on the southern side of Bancroft Avenue would be demolished, however, some options resulted in the demolition of multiple Federation and/or Inter-War buildings, which is evidently a worse outcome for the site and the locality.

While the College owned buildings at 27 (Hobbs House), 29 (boarding house) and 31 (Rose Cottage) are not located in a defined HCA, they undoubtedly contribute to the heritage character of the streetscape through their presentation and architectural expression. Further, they hold prominent views from Glencroft Avenue and are located directly opposite a row of three local heritage items, therefore, their demolition for the construction of a new building would have a large impact on this part of Bancroft Avenue with a high heritage sensitivity.

The demolition of the boarding house at 29 is also considered to be a negative outcome, as this is the College's oldest purpose built structure remaining on campus and holds historic significance to the school and the locality. It's Inter-war style also contributes to the streetscape.

Some design options retain 37 Bancroft Avenue, however, this would require the demolition of 31, Rose Cottage. Rose Cottage is an excellent example of a Federation bungalow with a prominent setting to Bancroft Avenue. It retains many of its original features and strongly contributes to the heritage character of the streetscape. In comparison, 37 is considered to be a more restrained example of a Federation bungalow with less presence on the street.

For the above reasons, the chosen design is considered to be the preferred option in heritage terms. It does require the demolition of 37, however, it allows the retention and protection of 27-31 which are quality examples of their style, have historic value to the College and the community, and contribute strongly to the heritage character of the streetscape. Through their retention, the proposal is deemed to have less impact on the heritage items in the vicinity, the surrounding conservation areas and the Bancroft Avenue streetscape. Further, 27-31 are highly visible from the street, particularly when viewed from the intersection with Glencroft Avenue due to the lack of mature trees to this part of the Street. The proposal will retain and protect these prominent viewpoints. The chosen design option mediates between the much needed amenity for the new SWELL centre and the College's sensitive position between two HCAs and surrounding heritage items.

Demolition of a Building or Structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage area be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Comment

The massing options explored six viable paths for reuse and where no. 37 would be retained, it resulted in the demolition of Rose Cottage (31) which is a better quality Federation bungalow with a more prominent position on Bancroft Avenue.

The demolition of no. 37 will result in a loss to the HCA, however, this house is located on the western extremity of the Clanville HCA and thus the relocation of the current interface is considered to have less impact on the HCA than the demolition of a building further within the HCA. The alterations and additions to the 37 are not strong enough grounds alone for demolition, particularly given that rear and second storey additions are common in the broader HCA, the locality and throughout Sydney in general.

In comparison, the demolition of 27, 29 or 31 would have a bigger impact on the opposite heritage items which are an important part of the Lord Street/ Bancroft Avenue HCA. The edge condition of the Lord Street/ Bancroft Avenue HCA is therefore considered to have more integrity than the western edge of the Clanville HCA. In the context of a major project for educational facilities, this can be mitigated through the careful planning of the new design.

Major Additions

- *How is the impact of the addition on the heritage significance of the area to be minimised?*
- *Can the additional area be located within an existing structure? If no, why not?*
- *Will the additions tend to visually dominate the heritage area?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment

The following major addition is proposed as part of this development:

- Raised tennis court
- Landscaping
- Sub-level pool semi-concealed beneath ground level

At street level, the prominent feature of the new development is the raised tennis courts which are an extension of the College's existing c.2001 tennis courts onto the property at no. 37. While this is extending into the adjacent residential zone characterised by Federation bungalows, the court and new development is softened by the retention of street trees and new hedges and landscaping. Further, the eastern elevation has been further stepped back and modulated to reduce the building's intrusion into the HCA and to allow for planting in a deep soil zone. The new court retains the existing front setback which follows the established front building line of neighbouring properties.

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment

The proposed development is not adjacent to heritage items, but rather, there are four heritage items in the vicinity at 19, 24, 26 and 28 Bancroft Avenue. No. 19 is separated by existing buildings and the other heritage items are located opposite the College's historic buildings at 27, 29 and 31 Bancroft Avenue. The siting of the proposal to the easternmost end of the College's land holdings thus prevents the demolition and redevelopment of 27-31, which act as an important

buffer and transition between the more contemporary College buildings and the surrounding heritage character and heritage items. Therefore, the impact of the new development on heritage items in the vicinity is mitigated through the considerable physical and visual separation provided by the College's historic buildings.

A formal archaeological assessment has not been made as part of this report. However, the research carried out in the preparation of this report indicates that the current building was the first to be constructed on 37 Bancroft Avenue, has continuously been used as a residence and the structure, since altered, remains on site today. The tennis court was constructed in the rear yard in the late 1930s and was a common development in the locality. Therefore, there is a low possibility that any significant archaeology remains on site.

New Landscape Works and Features

- *How is the impact of the new development on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment

The garden setback of no. 37 and tree 7, identified as significant, will be retained. Hedging will be expanded onto no. 37 for screening. The street trees in front of 37 Bancroft Avenue will protect the leafy outlook of this part of the HCA while concealing the SWELL centre beyond. Generally, the front yard landscaping of 37 is simple in form, predominantly comprising lawn, an unpaved path, 2 medium sized trees and low shrubs to the front boundary. The street trees provide the majority of screening.

New trees and greenery within the eastern setback will be planted for privacy. This includes planting on a trellis, shallow planters to the edge of external walls and informally planted trees in a deep soil zone. These are considered important to soften this elevation from the neighbouring property at No. 39.

To the Bancroft Avenue elevation, there will be planting on a trellis to the eastern end of the courts, informally interspersed trees and hedging to soften

the development, provide facade articulation and to compliment the naturally leafier outlook to the eastern end of the site. The hedging is considered to be characteristic of Federation gardens in the area and will be the most prominent landscape feature to Bancroft Avenue. This is also in keeping with the current landscaping to the College's Bancroft Avenue street frontage, which comprises hedging, two trees in the front setback and two young street trees. The new landscaping works will increase plantings in the front setback which is an improvement on the existing and relates better to the leafy outlook of the surrounding HCAs.

Tree Removal or Replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a different species?*

Comment

Tree 7, a mature *Cedrus deodar* (Himalayan Cedar), has been identified as significant and will be retained accordingly. The street trees will also be retained as they contribute to the streetscape character and conceal the development beyond. Other trees, chiefly to the western boundary of 37, have not been identified as significant and will be removed to facilitate the amalgamation of the two sites. Other trees to the eastern boundary of 37 are also proposed for removal, however, new trees and greenery will be planted as part of the new development for privacy.

6.6 HERITAGE OBJECTIVES OF THE KLEP 2015 AND KLEP (LOCAL CENTRES) 2012

The heritage objectives of the *Ku-ring-gai LEP 2015* apply to the Clanville HCA and the heritage objectives of the *Ku-ring-gai LEP (local centres) 2012* apply to the four heritage items in the vicinity and the Lord Street/ Bancroft Avenue HCA.

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The proposed SWELL Centre is predominantly located on the site of the c.2001 tennis courts which is not located in a HCA
- The proposal retains views to and from the heritage items at 19, 24, 26 and 28 Bancroft Avenue
- The proposal respects the dominant building heights in the vicinity, the top of the tennis court mesh will sit below the gutter line of the adjacent Rose Cottage
- The College's expansion into the Clanville HCA is restricted to no. 37, a strategy which protects their historic properties at 27-31 Bancroft Avenue
- The demolition of No. 37 is considered acceptable as it will allow Rose Cottage (31) to be retained, which is a better quality example of a Federation bungalow, is more visible and prominent on Bancroft Avenue and thus contributes strongly to the heritage character of the streetscape
- No. 37 is on the edge and the western extremity of the Clanville HCA. It is a restrained example of a Federation bungalow with late twentieth century modifications and this end of Bancroft Avenue is compromised due to neighbouring rear and second storey additions that are detectable from the street and contemporary development on the northern side of the street.
- The proposal allows the retention of the c.1935 Boarding House (29) and Hobbs House (27) which contribute to the streetscape and hold significance to the school and locality
- The siting and design of the development responds to the context of three different character areas: the Clanville HCA, the Lord Street/ Bancroft Avenue HCA and the Roseville College campus
- Therefore, it presents as single storey to the more visible western end closer to the heritage items and

the majority of bulk is located to the eastern end which is concealed by the street trees and leafy outlook and is a compromised edge condition of the Clanville HCA

- The brick and glass of the level below the rooftop tennis courts will be concealed from the street by the existing brick wall and new hedging and landscaping
- The proposal maintains the existing setback from Bancroft Avenue, including at no. 37, which follows the established front building line
- A reasonable visual separation from Rose Cottage will be retained and landscaped open space will be provided behind the cottage, thus protecting its setting and associated views
- Significant tree no. 7 will be retained and will help to conceal the building beyond
- The eastern elevation has been pulled back and modulated to reduce impact on the neighbouring property, 39 Bancroft Avenue
- Additional landscaping will be provided to the eastern elevation of the rooftop to reduce any impacts on the neighbours privacy

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai LEP (local centres) 2012*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Ku-ring-gai,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.7 HERITAGE GUIDELINES OF THE KDCP 2015 AND KDCP(LOCAL CENTRES)

The proposed development is generally consistent with the guidelines of the *Ku-ring-gai DCP 2016* that relate to the development in conservation areas and in the vicinity of heritage items:

19A.1 SUBDIVISION AND SITE CONSOLIDATION FOR NEW DEVELOPMENT WITHIN AN HCA

Objectives:

- 1 To retain the historic subdivision patterns within HCAs, that reflect the age and circumstances of the early and later subdivisions including the characteristic rhythm and built form spacing.*
- 2 To ensure that new development respects the established streetscape, and the historical patterns of development.*
- 3 To ensure new subdivisions and lot consolidations do not have an adverse impact upon the curtilage of Heritage Items, the streetscape setting of significant buildings and the identified character of the HCA as a whole.*

Comment:

The amalgamation of 37 Bancroft Avenue with Roseville College and the extension of the SWELL Centre onto the site will skew the ability to read the former Federation subdivision. However, this does follow the College's historic pattern of development whereby it has expanded onto neighbouring sites since its founding in c.1908. It is recommended in Section 7.0 that Roseville College adopts an interpretation strategy to evidence the former Federation subdivision pattern of the area and the College's evolution and growth over the past century.

The best outcome from the amalgamation of the sites, in heritage terms, is for the new development to respect the streetscape and heritage character of the HCAs. The SWELL Centre is being softened through the retention of street trees and the front garden setting of no. 37 to conceal the bulk of the development from the street, retained front setback, extended side setback from the original design, modulation of the facade, and additional planting in deep soil zones.

19B.1 DEMOLITION WITHIN HCAs

Objectives:

- 1 To ensure that sites, buildings and landscape features that contribute to the significance of an HCA are retained.*
- 2. To provide a photographic record before and during major works within an HCA, including demolition.*

Comment:

The impact of demolishing 37 Bancroft Avenue has been discussed in length under the considerations of the Heritage NSW Guidelines, however, to summarise:

- The impact of demolishing 37 Bancroft Avenue is the loss of a c.1911 Federation bungalow and the erosion of the Clanville HCAs edge condition
- This is considered to have lesser impact than demolition further within the HCA
- The demolition will allow Rose Cottage (31), the boarding house (29), and Hobbs House (27) to be retained
- 27-31 have significance in their own right despite not being located in a defined HCA
- The demolition of 27-31 would have a greater impact on the opposite heritage items, which are also located in the Lord Street/ Bancroft Avenue HCA
- The edge condition of the Lord Street/ Bancroft Avenue thus has greater integrity in comparison to the Clanville HCA
- The careful planning and design of the SWELL Centre will mitigate the impact of demolition

19F DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS OR HCAs

19F.1 Local Character and Streetscape

Objectives:

- 1 To consider the impact on the historic curtilage and setting of the Heritage Item or HCA and related heritage features such as views, streetscape context, historical subdivisions, garden settings, alienated trees and other landscape features.*
- 2 To retain the significance of Heritage Items or HCAs in their settings.*
- 3 To ensure that the scale of new development does not dominate, detract from or compete with Heritage Items or HCAs in the vicinity.*
- 4 To ensure that new development respects and conserves the significance of any nearby Heritage Items or HCA and their settings.*
- 5 To ensure that new development does not visually dominate the adjoining or nearby Heritage Item or HCA.*
- 6 To ensure that the scale of new development in the vicinity of the HCA is in harmony with the streetscape and does not dominate, detract from or compete with the Heritage Item or HCA.*
- 7 To protect significant views and vistas to and from the Heritage Item or HCA.*

Comment:

The development respects the local character and streetscape through the following:

- Respects established setbacks (discussed further below)
- Respects established building heights in the vicinity
- Retains the leafy outlook to the front of 37
- The single storey brick structure beyond the tennis court compliments the material palette of the HCA
- The tennis court mesh to the street front is transparent and in keeping with the existing presentation of the c.2001 tennis courts
- The development is modulated to the eastern elevation and uses greenery and trees for screening
- The brick and glazed structure beneath the tennis courts is concealed by the hedging and front fence
- The majority of bulk is located to the eastern end which is less visible and further away from the heritage items in the vicinity
- The settings of heritage items in the vicinity and the significant College buildings are retained
- The amended design reduces the extension of the SWELL Centre into the Clanville HCA
- No significant views or vistas are obscured or impacted by the development

19F.2 Building Setbacks

Objectives:

- 1 To ensure new work in the vicinity of a Heritage Item or HCA respects and contributes to the established streetscape patterns through careful siting of new buildings.
- 2 To ensure new development provides an interface of scale and bulk to preserve the amenity to the adjacent Heritage Item or building within a HCA.
- 3 To ensure new medium and high density development does not visually dominate the Heritage Item or building within the HCA.

Comment:

The SWELL Centre retains the existing front setback from Bancroft Avenue which follows the established front building line of neighbouring properties. The current side setback to Rose Cottage (31) is being reduced, however, the transparency of the tennis court mesh will retain its visibility. Further, no development is proposed behind the cottage which thus protects its setting. The eastern elevation of the SWELL Centre has been pulled back in response to feedback on the original design. This will allow for additional trees within a deep soil zone. Further planting will also reduce impact on privacy to the neighbouring property (39).

19F.3 Gardens and Landscaping

Objectives:

- 1 To ensure that new development does not impact

on the landscape character and garden setting of any nearby Heritage Item or HCA.

Comment:

As discussed in previous sections, tree 7, which has been identified as significant, will be retained. Other street trees and the garden setting to the front of 37 Bancroft Avenue will be retained to maintain the leafy outlook and streetscape of the Clanville HCA. The planting to the front of the SWELL Centre has been amended to include informally interspersed planting and the proposed hedging is characteristic for Federation gardens and thus compliments the landscaped character of the area.

19F.4 Fencing?

Objectives:

- 1 To encourage front fences on adjacent sites that contribute to the setting of the Heritage Item and the streetscape character of the HCA.

Comment:

The existing brick fence to the front Roseville College's Bancroft Avenue street frontage will be extended onto 37 Bancroft Avenue for a consistent streetscape. The fence compliments the material palette of the HCA and thus its extension is considered to be an appropriate choice.

6.8 LEC PLANNING PRINCIPLES

The NSW Land and Environment Court has recently determined a range of cases that have generated what it calls Planning Principles. These Planning Principles pose a series of questions and are useful when considering the potential impact of any proposed development on an existing situation. Those of relevance to the proposed development are reviewed below.

CRITERIA FOR THE ASSESSMENT OF WHETHER THE DEMOLITION OF A CONTRIBUTORY ITEM IN A CONSERVATION AREA SHOULD BE PERMITTED

Helou v Strathfield Municipal Council [2006] NSWLEC 66

This planning principle applies only to infill development in the context of the demolition of contributory items in a HCA. Given the proposal is not classified as infill development, this planning principle is not applicable.

DEMARCATON IN THE VICINITY OF A HERITAGE CONSERVATION AREA

Trinity Grammar School v Ashfield Council (2007) (LEC 733)

In this LEC case, Roseth SC held (at 46) that a *street is a much better demarcation line between a school and a residential use than the rear fence of a house. In my opinion the proposal's impact on the significance of nearby heritage items and heritage conservation areas is acceptable.*

This judgement can be extrapolated to an acceptance that the presence of a separating road between a HCA and a proposed development greatly diminishes any potential heritage impact, by comparison with a situation where the proposed development site was "over the back fence" ie shared a common boundary with the HCA.

In coming to that judgement Roseth SC discussed (at 42) the issue of an unacceptable impact on a heritage conservation area.

I searched in vain the (expert) evidence for a statement of what, in the opinion of each expert, constitutes unacceptable impact. The nearest I came to it was the suggestion that the proposed buildings would have a larger scale than the houses in the conservation area. Several questions arise from this.

- *Is the mere difference in size sufficient to constitute an unacceptable impact?*
- *How much difference in size is acceptable?*
- *How close does the larger building need to be to the conservation area or heritage item to constitute an unacceptable impact?*

It is acknowledged that, in the case of the Clanville HCA, the demarcation of the HCA is already weak given Roseville College borders the Clanville HCA by fence and is not separated by roadway. The amalgamation of the College campus with 37 Bancroft Avenue, and the extension of the SWELL Centre onto the site, will further weaken this division. However, given the sensitive context and the curtilage of the surrounding HCAs, there is little opportunity for the College to expand without breaching one of the surrounding HCAs.

In the amended design, the architects have modulated the eastern elevation of the SWELL centre and increased the side setback, reducing the development's intrusion onto no. 37. The height responds to the established heights in the vicinity. While the eastern part of Bancroft Avenue slopes downwards, the bulk of the development is concealed by planting to the eastern elevation that will screen and soften the Centre.

6.9 RESPONSE TO THE NBR'S PEER REVIEW RECOMMENDATIONS

The discussion below addresses the recommendations from the NBR's Peer Review of the Urbis 2019 SHI.

Should the DPIE approve this application in its current form it is recommended that the conditions be included to require the following design revisions to reduce the heritage impacts of the proposal:

- *Increase in the building setbacks from the eastern boundary*
- *Articulation of the eastern facade*
- *Appropriate screen planting along the eastern boundary*
- *Retention of the domestic garden layout at 37 Bancroft Avenue, including some or all of the trees*
- *A less formal structure for the layout and planting of the proposed landscape area at the street frontage adjacent to the sports courts*

All of the above recommendations have been addressed in the revised design. The eastern setback has been increased and articulated. Additional planting has been provided in a deep soil zone for screening. The domestic garden to 37 Bancroft Avenue is simple in form. The retention of some of the domestic trees and low shrubs is considered to be sufficient alongside the retention of street trees to retain the garden setting and suitably shield the development from the street. The proposed landscaping to the front of the SWELL Centre sports courts has been informally rearranged to better respond to the landscaped character of the street.

7.0

CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

- Roseville College, 27-29 Bancroft Avenue, is **not** listed as an item of heritage significance in any statutory instrument, nor is it located in an HCA.
- It is however, bordered by the Clanville HCA to the east and the Lord Street/ Bancroft Avenue HCA to the north and west.
- It is also located in the vicinity of the listed heritage items at 19, 24, 26 and 28 Bancroft Avenue.
- 37 Bancroft Avenue is located on the edge and western extremity of the Clanville HCA, in which it is a contributory item
- Other listed heritage items in the wider locality are separated from the subject site by distance, roadways and buildings, and have no direct visual connection to the site.
- The demolition of 37 will impact the HCA, but is considered acceptable given that it is located on the western extremity, will allow the retention of Rose Cottage (31), and will reduce impact on heritage items in the vicinity
- The impact of the demolition is mitigated through the retention of street trees and the front garden setting to conceal the development and the setbacks, modulation, and design of the proposed SWELL Centre
- The proposed development is consistent with the existing form of recent development adjacent to the Clanville HCA and Lord Street/ Bancroft Avenue HCA
- The College's buildings, 31, 29 and 27, and their ability to contribute to the heritage character of the streetscape will be retained.
- The proposed SWELL Centre will have no adverse impact on the heritage significance of the adjacent Lord/ Street Bancroft Avenue HCA
- The proposed development will have no physical impact on the heritage items in the vicinity of the site.
- There are no visual connections between the subject site and the heritage items in the vicinity that have been identified as contributing factors to the cultural heritage significance of any of these places.
- The proposed SWELL Centre does not generate any unacceptable adverse impacts, as existing views and the setting of the heritage items in the vicinity are retained.
- The design of the proposed SWELL Centre has been amended to address the Department and Council's concerns, to mitigate any associated impacts and to better respond to the conditions of the site and its immediate context
- The proposed development is acceptable within the heritage requirements and guidelines of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.

7.2 RECOMMENDATIONS

On the basis that the current amended proposal mitigates the expansion of the SWELL Centre to replace the contributory house at No. 37 by retaining and protecting the Federation and Interwar buildings at 27, 29 and 31, the Department should have no hesitation in approving this SSD application.

The following Conditions of Consent are recommended:

- Photographic recording should be undertaken before, during and after construction works.
- Roseville College should adopt an interpretation strategy to evidence the former Federation subdivision pattern of the area and the College's evolution and growth over the past century.
- A works methodology should be provided outlining protective measures for the adjacent Rose Cottage (31) during the excavation and construction works for the SWELL Centre.
- The retention of the street trees and other domestic trees to the front boundary of 37 Bancroft Avenue. If for any reason the trees cannot be retained, they should be replaced prior to the end of the project with similar or suitable trees, in order to achieve a medium to long term landscape character presentation to Bancroft Avenue.

8.0

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