

## **ATTACHMENT A — SHORE SCHOOL HISTORICAL OVERVIEW AND HERITAGE SIGNIFICANCE**

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### **1.1 Introduction**

The following historical overview and discussion of the heritage significance discussion of the Shore School was prepared by Nicholas Jackson in August 2010. The historical overview includes a description of the development of the relevant school buildings between 1889 and the outbreak of World War II in 1939, based on readily-available information contained within the published histories of the Shore School and some limited additional research. The assessment of heritage significance is limited to the contribution that the adjacent buildings make to the overall heritage significance of the School.

### **1.2 Historical Overview**

#### **1.2.1 The Establishment of Shore**

Sydney Church of England Grammar School (Shore) was established in 1889 by the Sydney Diocese of the Church of England (Anglican Church). The original vision for the school was to provide a place for Christian education of boys in the colony of New South Wales. This vision has evolved, and the school has developed over the twentieth century to meet the outlook of contemporary society and expectations of a first rate educational institution.

The establishment of Shore was largely the initiative of Bishop Barry. Barry arrived from his native England in 1883 to take up the position of Bishop of Sydney. Barry had established a reputation in England as a forward thinking educationalist at the forefront of public (non-state) schools. By 1885 Barry had settled on the need for a new high status school affiliated to the Church of England. The money for this new school came from the government's resumption of church property in the city (the old St James parish school site). The first School Council was elected in 1887.

The Shore site is a result of the purchase of various properties. The original part of the site was acquired from Thomas Dibbs in March 1888.<sup>1</sup> The purchase represented part of the late Bernhard Otto Holtermann's property known as The Tower and included Holtermann's residence built in 1875. Dibbs, who resided at the neighbouring property, Graythwaite, acquired the land in February 1886 after Holtermann's death in 1885. Dibbs was a lay member of the School Council at this time. The land had been granted to Thomas Walker in 1832, but the initial development was completed in the following years by William Miller. Miller's house was named Upton. Holtermann purchased the site from the Miller family and either enlarged the house or demolished it to build his residence.

Holtermann's Tower was one of two sites considered by the School Council in 1887, and while it had advantages of open space with grounds of about four acres, a city location was preferred. Having failed to secure such a site, Dibbs reintroduced the Holtermann site to the School Council in 1888 with the recommendation that it was 'in every way the most eligible for the site of the new school'.<sup>2</sup> Faced with no viable alternative, the School Council purchased the site for £10,000 from Dibbs.

Barry, who was the son of the noted English architect Charles Barry, had thought the house was a 'fine (one) which might not however be very well adapted for school purposes'.<sup>3</sup> However, the house was adapted to accommodate 30 boarders, and a new classroom block erected to its east. The work was initiated in April 1888 by Barry formally laying the foundation stone and was sufficiently completed in May 1889 to allow the school to receive its first students under the inaugural headmaster El Robson.

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<sup>1</sup> Sherington, G., *SHORE: a history of Sydney Church of England Grammar School*, Sydney Church of England Grammar School, 1983, p24

<sup>2</sup> Council Minutes, 7/3/88 quoted in Sherington 1983, p22

<sup>3</sup> Sherington 1983, p.21

## 1.2.2 Evolution of the Site and Buildings

### Miller's Upton

The grounds of Shore in part comprise the thirteen acres acquired by William Miller in 1833 from Thomas Walker, both of whom were officers of the Commissariat. The two men evidently developed their estates in tandem in the early 1830s; with Miller naming his estate Upton while Walker's property was known as Euroka. While a stone outbuilding at present day Graythwaite is believed to have been erected in the 1830s during Walker's residency, Upton has been demolished entirely. However, a sale notice of 1844 provides some information about the house:

*The cottage consists of a sitting and dining room, two bedrooms, two closets, with spacious cellars underneath—well aired and drained, occupying the whole area of the building. There is a verandah, measuring 112 feet by 8½ feet, which commands one of the most truly beautiful and extensive views of the port and surrounding country to be met with along the shore. In the rear of the Cottage is an extensive court yard, enclosed by buildings recently erected comprising kitchen, laundry, store-room, servants' apartments, fowl-house, stable and hay loft, coach-house, bath room, besides several spare rooms, all of substantial masonry, and in perfect condition.*<sup>4</sup>

In this sale, the grounds had been subdivided and offered in two lots of around seven acres each. The grounds associated with the cottage were described in the sale notice as:

*Enclosed by a close fence, a large portion of which is beautifully laid out as a garden and shrubbery...There has at all times been a consistent and abundant supply of water afforded from a well in the yard (and) another in the yard.*

The cottage and surrounding garden were located within the grounds of the main campus of Shore School. The sale was forced on Miller by his need to move to Hong Kong to take up a position with that island's Commissariat. The sale was not finalised, and the estate was passed to his son, William George Miller, who offered it for sale in 1846<sup>5</sup> and 1847.<sup>6</sup> William Miller eventually decided to retain the southern portion of the property with the cottage and he died there in 1860. Over the 1860s it was owned by Frederick Fanning (1860-1861), who defaulted on his mortgage, and Edward Pugh (1861-1873).<sup>7</sup> The mortgagee sale of 1861 described the house and grounds as:<sup>8</sup>

*Upton House (well known as the residence of the late Commissary-General Miller) is a massively constructed family residence, built of cut stone in front, containing wide flagged verandah on three sides, two dressing-rooms and domestics' room on the ground floor, and very large, cellarge in the basement.*

*The outbuildings, which are very extensive, form a large courtyard at the rear. They consist of kitchen, with range and oven complete, shed and storeroom; on the west a range of stone buildings, with slate roof; on the north side containing four apartments on the ground floor, and two attic bedrooms above; on the east side of the yard are the stables, coach-house, harness room, out-offices, etc.*

*The premises are supplied with water from a well in the courtyard, which is never-failing, being excavated an enormous depth in the solid rock. There is also a fine well in the garden.*

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<sup>4</sup> Sydney Morning Herald 30/4/1844, p.4 (SMH)

<sup>5</sup> SMH 11/12/1846, p.4

<sup>6</sup> SMH 21/12/1847, p.3

<sup>7</sup> Mowle, PC, 'Shore. Origin of the School', SMH 9/2/1935, p.11

<sup>8</sup> SMH 4/5/1861, p.12

*At the rear of the house and outbuildings, bounded by a private road, is a beautiful level paddock containing about two acres. The grounds in front, about four acres, are laid out with great taste as flower garden and orchard. The carriage road to the premises passes through them by an avenue leading from Union Street.*

*From the verandah of the house and from the grounds there is a magnificent panoramic view which is acknowledged by all to stand unrivalled in prominence, richness, or extent in any other country...*

The water supply referred to in the newspaper account was probably the water tank uncovered in 1902 in the course of building the library.<sup>9</sup>

### **Holtermann's Tower**

In September 1873 the celebrated Bernard Otto Holtermann purchased Upton and initiated an ambitious rebuilding of Miller's stone cottage into a grand mansion inclusive of a tower known colloquially in its day variously as "the Lucky Digger's Tower",<sup>10</sup> "Holtermann's Folly", "Holtermann's Tower"<sup>11</sup> or simply "The Tower". The Tower was a well-known landmark visible from almost every part of the harbour,<sup>12</sup> and the view from it is known from a number of well-known photographic panoramas. The architect for this building was probably Benjamin Backhouse as a drawing of a proposed stable (never built) signed by Backhouse and dated 1875 is held by the Mitchell Library.<sup>13</sup>

Holtermann had a quite varied career but is best known for his discovery of a gold nugget in 1871 at Hill End upon which his wealth was based. In the Tower was a stained glass window depicting Holtermann and his nugget.<sup>14</sup> The residence was completed in 1875, but Holtermann only lived there until 1877 and the house was tenanted prior to the Shore purchase, the last tenant being Edward Chisholm.

The sale notice of 1885 described the property as:<sup>15</sup>

*The residence, most substantially built of brick, and cemented on stone foundations, with slate roof, and relieved by a tower, contains the following ample accommodation: spacious entrance hall, paved with tessellated tiles, a magnificent suite of entertaining rooms, comprising elegant dining and drawing rooms, breakfast room, ballroom, 10 bedrooms, bathroom and lavatory, 3 servants' rooms, pantries, kitchen, laundry; also at the rear, a small stone building containing 3 rooms..*

*The grounds, in splendid order, have been laid out at great cost. Included in this lot is a paddock, fronting Edward Street, eminently suited for subdivision...*

*Views obtained from the tower are perhaps the most interesting and varied in NSW...*

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<sup>9</sup> *The Torch-Bearer*, May 1964, p. 25

<sup>10</sup> SMH 6/5/1889, p.5

<sup>11</sup> SMH 21/8/1934, p.3

<sup>12</sup> SMH 6/5/1889, p.5

<sup>13</sup> Mitchell Library - Holtermann Collection of Photographs Box 61 No. N

<sup>14</sup> SMH 21/8/1934, p.3

<sup>15</sup> SMH 7/12/1885, p.14

### 1.2.3 Early School Buildings

#### 1889 Classroom Block

The property acquired by the Church of England in 1888 from Thomas Dibbs comprised an area of around four acres containing Holtermann's mansion. The School Council immediately implemented a building programme to alter the building and grounds to suit the school use. The cost of this work was put at £7,000 and was designed by Mansfield Brothers, architects, and constructed by Duncan McRae.<sup>16</sup> The scope of this work comprised:

- a large, two-storey classroom block comprising eight classrooms, each seating twenty boys (the Classroom Block);
- a large dining hall with adjoining kitchen;
- alterations and additions to the Holtermann's mansion including a new wing and upper storey to provide dormitory accommodation for about forty boys; and
- construction of a playground or sports field on the levelled area (north) of the grounds which was described in the sale notices of the 1840s, 1860s and 1880s as a 'paddock'.



Figure 1 Holtermann's mansion around 1875 with the celebrated tower. This view is from Union Street and is looking up the yet to be completed carriage drive.  
Source: State Library of NSW ON-40552

<sup>16</sup> SMH 6/5/1889, p.2

Forming part of the original plan, but not implemented until 1892, was the construction of a large school hall accommodating 300 pupils. Access to the property was from the north via Edward Street, from the east along a now closed public road named Flagstaff, and from Union Street to the south. The Union Street entry was the traditional formal entry to Holtermann's estate. The original Classroom Block was constructed in 1889 with a third storey added in 1919.

### **1894 Science Laboratory and Manual Trades Shop**

Additional buildings at Shore were officially opened in May 1894. The additions comprised a science laboratory and manual trades shop (carpentry), office and storeroom. The Science Laboratory and Manual Trades Shop is a distinctive brick building with its white brick piers and arches designed by architect GB Reskell and constructed by P Hayes of Newtown at a cost of £640.<sup>17</sup>

### **1903 Memorial Library**

The first purpose-built library for the Shore School was completed in February 1903. It was funded by subscriptions placed by old boys and friends with further financial assistance from the school. Known as the Memorial Library, the library was a memorial to old boys who had served and died in South Africa fighting the Boer in 1899-1900.

The foundation stone was laid by the Governor, Sir Harry Rawson, on 25th September 1902. The association with Empire was carried over in the design of the building drawing on English Gothic style detailing (now considered Arts and Crafts). The original design was prepared by architect Mordaunt Lindsay Clarke but Clarke, having left for South Africa, was replaced by architect Edward Jeaffreson Jackson who amended the design. Clarke was a Shore Old Boy and formed part of the first intake of boys of 1889. The building was constructed by Brown and Tapson for £697.

The building comprised the sixth form classroom on the ground floor and the library (sometimes described as the hall) on the first floor.<sup>18</sup> Jeaffreson Jackson (1862-1921) was an English trained architect who came to Sydney in 1884 and carried on a practice here until he entered the NSW Government Architect's Branch in September 1902. He returned to England in 1908. Jeaffreson Jackson's distinctive work is widely admired today. He designed Dr Capper's residence (c1892) at North Sydney that forms the basis of the Council Chambers.

The original library, once located on the first floor of the building, is currently used as the Senior Common Room (Room 209W).

### **Other 1903/04 Buildings**

Around the time of the completion of the library in 1903 the following buildings were under construction or about to be constructed:<sup>19</sup>

- Cottage sanatorium (sick room)—described as being sited to the south of the Holtermann building with an easterly aspect. Possibly now demolished.
- Gymnasium—located at the north-west corner of the playfield. Possibly now demolished.
- Dining Hall—constructed in 1904 and sited within the courtyard between the Holtermann house and the library. Building survives. Architect has been not stated.

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<sup>17</sup> SMH 19/5/1894, p.9

<sup>18</sup> *The Torch-Bearer*, April 1903

<sup>19</sup> *The Torch-Bearer*, April 1903

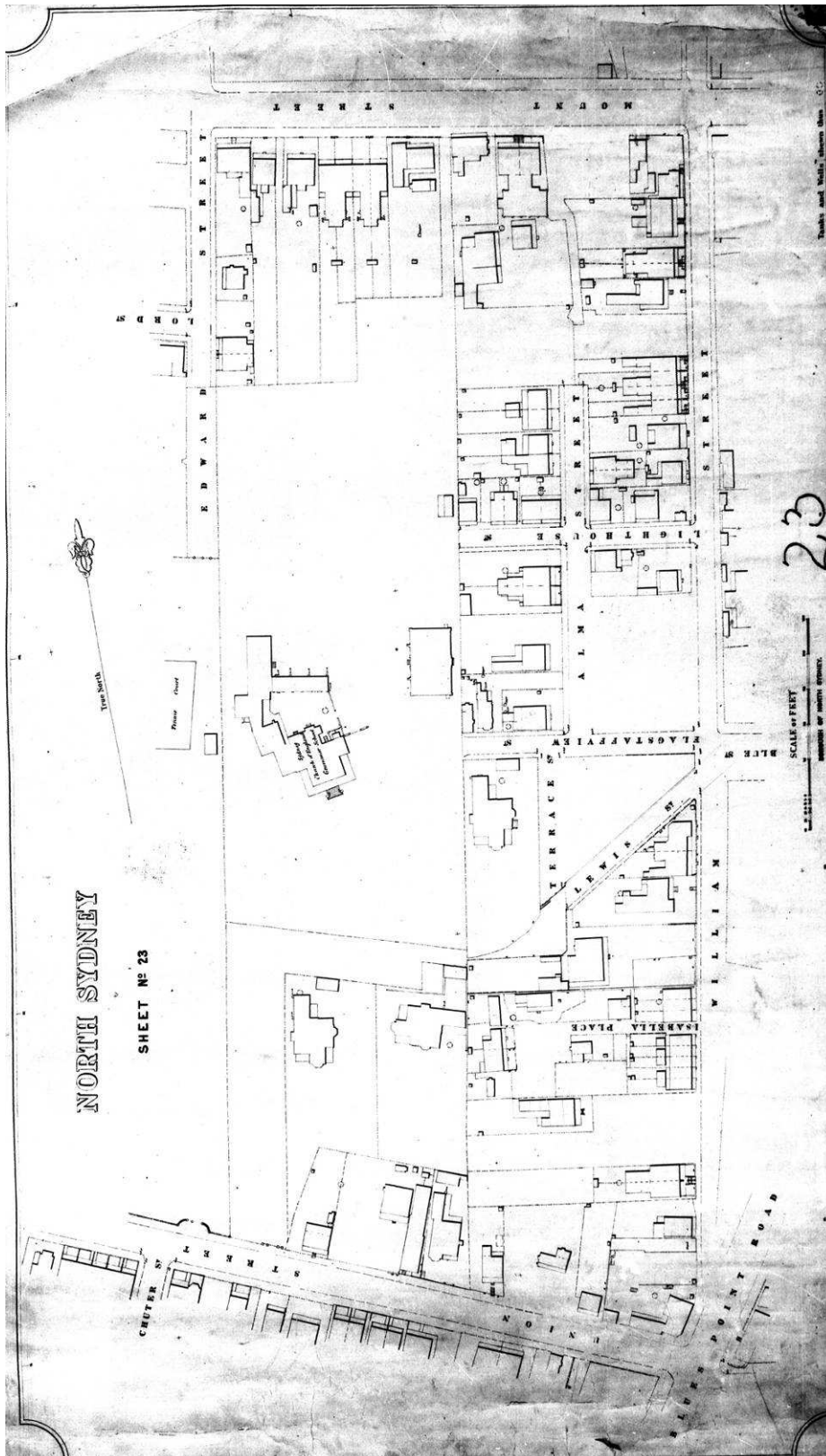


Figure 2 The configuration of the grounds and buildings of the School by the early 1890s showing Holtermann's mansion, the school hall and dormitories and the 1889 Classroom Block.  
Source: Stanton Library

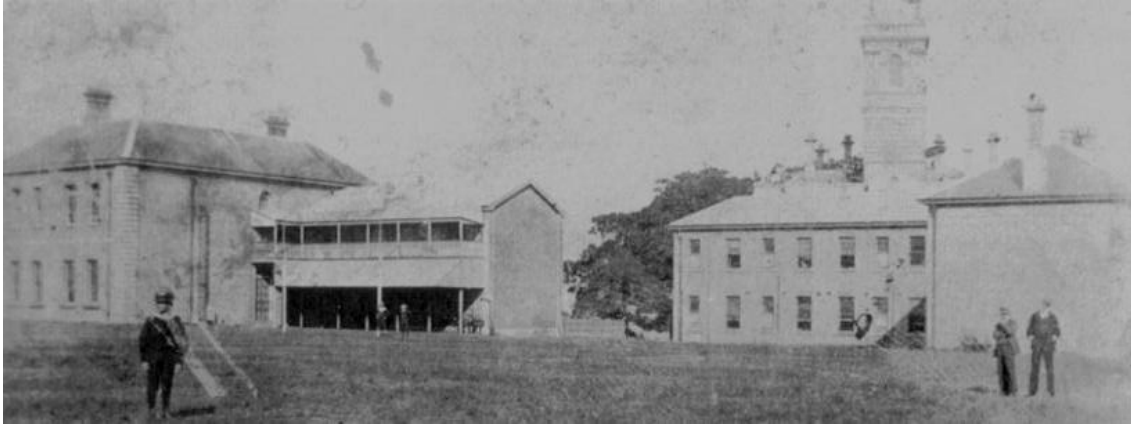


Figure 3 The principal buildings of the School in 1898, from across the oval to the south-east. At right are Holtermann's mansion, school hall and dormitories. At left is the 1889 Classroom Block and to its right is the 1894 Science Laboratory and Manual Trades Shop.  
Source: Taylor, P., *A Celebration of Shore*, Sydney Church of England Grammar School, 1988.

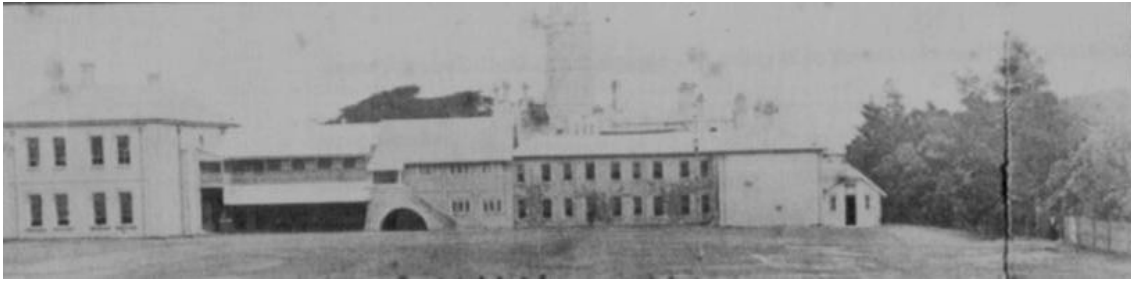


Figure 4 The principal buildings of the School in 1907, looking across the oval to the south. The major change is the infill development of the library, which opened in 1903. The Graythwaite site is at the right edge of the photograph behind the mature boundary plantings.  
Source: Sherrington, G., *SHORE: a history of Sydney Church of England Grammar School*, Sydney Church of England Grammar School, 1983, p.78

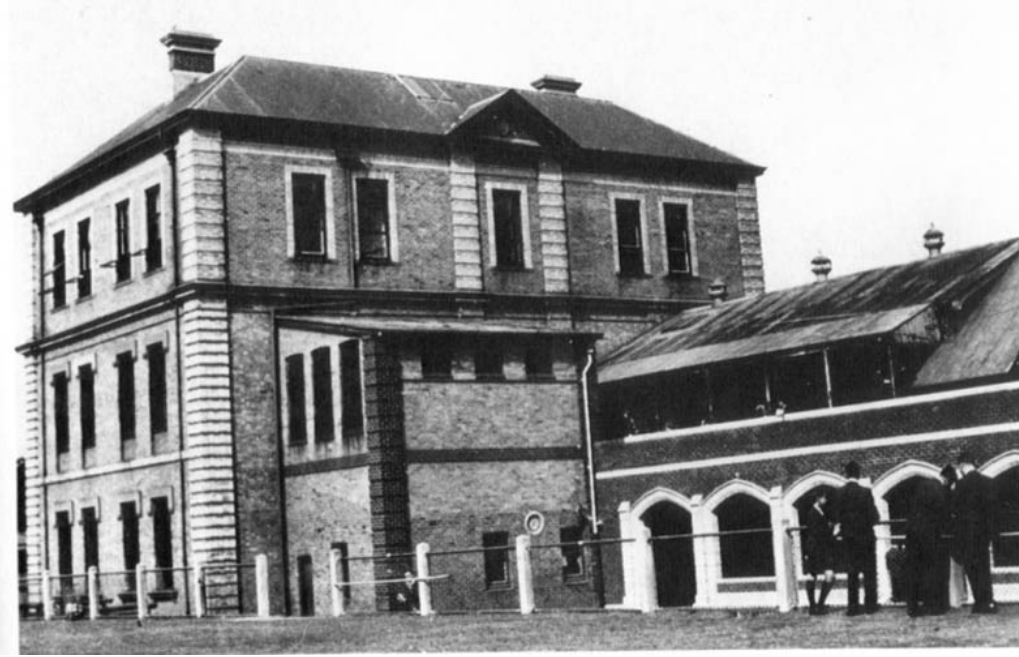


Figure 5 A 1938 photograph of the northwest corner of the 1889 Classroom Block after the addition of the third floor in 1919. The 1894 Science Laboratory and Manual Trades Shop can be seen behind the recently completed cloister.  
Source: Taylor, P., *A Celebration of Shore*, Sydney Church of England Grammar School, 1988, p149

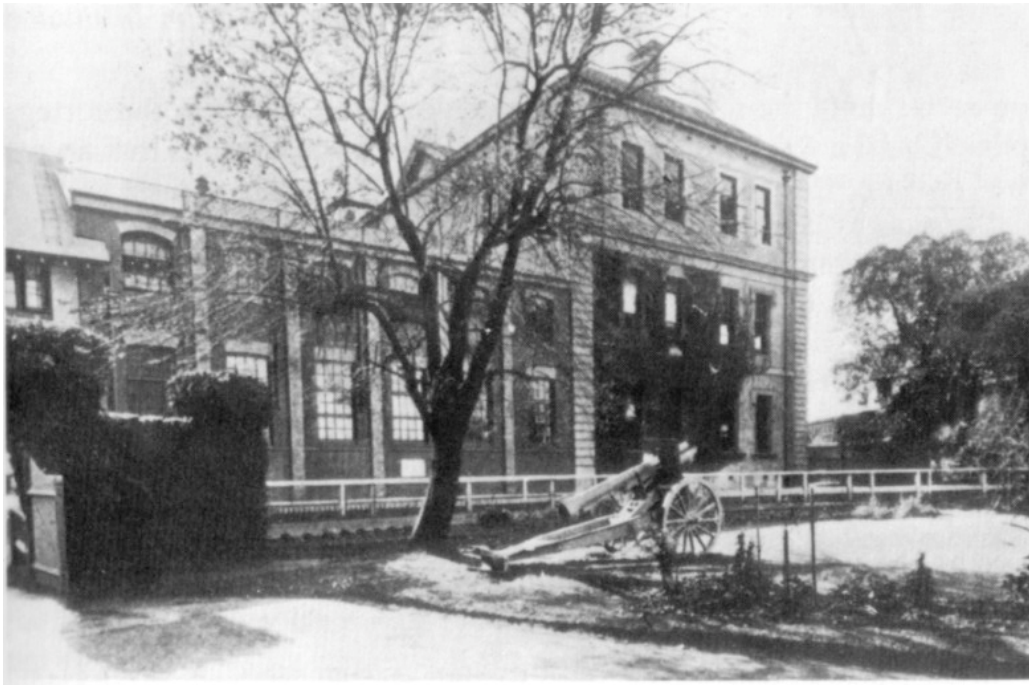


Figure 6 The 1894 Science Laboratory and Manual Trades Shop (at left) and original 1889 Classroom Block (at right) some time after the third floor was added in 1919.  
Source: Sherington, G., *SHORE: a history of Sydney Church of England Grammar School*, Sydney Church of England Grammar School, 1983, p.109



### 1915 Chapel

Being an institution of the Church of England a school chapel was a necessity. In 1905 TA Dibbs of Graythwaite and long-standing school councillor proposed to contribute one-tenth of its cost.<sup>20</sup> Unfortunately, the building of the chapel took some years to bring to fruition and when the need was raised again it was part of the commemoration of the 25th anniversary of the foundation of the school. In early 1914 a limited architectural competition was held for the design. The advisory adjudicator for the school was Walter Liberty Vernon and the winning design was submitted by John Burcham Clamp.<sup>21</sup> The chapel was sited on the slope of the hill and to overlook the harbour. Built of brick with stone dressings, the chapel was designed to accommodate the pupils, teaching staff, and choir. The Archbishop of Sydney, Most Rev. Dr. Wright, laid the foundation stone on 4th May 1914. Dr Wright returned to officiate at the dedication of the chapel on 17th May 1915. The cost of the building was put at £5,000, and the contractor was JM and A Pringle of Waverley. It was considered at the time 'one of the most modern school chapels' in New South Wales.<sup>22</sup>

### 1921 Dormitories

By the early 1920s there was a pressing need for new dormitories, classrooms and expanded playing fields. The shortage of classrooms was addressed by the addition in 1919 of another floor to the 1889 block. This was followed in 1921 by the construction of the new dormitory block. The architect was Hugh Hanson Massie.<sup>23</sup> Massie (b.1888) was a Shore Old Boy having attended the school between 1899 and 1907 and a grandson of TA Dibbs of Graythwaite. He entered into partnership with Harry C. Kent who was the architect for the Commercial Banking Company of Sydney for many years. These works were funded by the generous bequest in 1919 of £10,000 from the Sir Samuel McCaughey trust. The famous pastoralist and philanthropist died in 1919 leaving in his will a sum of around £1.4 million for bequests for educational, religious and charitable purposes. Similar gifts were made to other Great Public Schools at this time inclusive of Scots (£20,000), Sydney Grammar (£10,000), Cranbrook (£10,000), Newington (£10,000), and King's (£10,000).<sup>24</sup>

### 1925 Preparatory School

The property Upton Grange was purchased in 1925 to house the preparatory school of Shore. The existing house, which at one time was the residence of the noted architect William Wardell, was converted to its new use over the summer of 1925/1926. Shore acquired the property from the Commonwealth Government who had used it to house the nurses attending to the invalids at Graythwaite. The original proposal was to use the building for classrooms and dormitories,<sup>25</sup> but this was changed and the house became the residence for the housemaster and house staff.<sup>26</sup> The classrooms and dormitories were provided in a new two-storey block constructed over the summer of 1925/1926. The architects were Esplin and Mould and the contractor was Girvan Bros.<sup>27</sup> The acquisition of Upton Grange for the preparatory school of Shore was one of the two major site expansions completed in the inter-war years, the other being the playing fields at Northbridge. This site of 22 acres was acquired in 1918 in response to the need for additional playing fields arising from the increasing numbers of students.

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<sup>20</sup> Sherington 1983, p81

<sup>21</sup> SMH 20/1/1914, p.5

<sup>22</sup> SMH 5/5/1914, p7; SMH 18/5/1915, p5

<sup>23</sup> *The Torch-Bearer*, May 1964, p.29

<sup>24</sup> SMH 2/8/1919, p.13

<sup>25</sup> SMH 9/12/1925, p10

<sup>26</sup> SMH 8/9/1925, p10

<sup>27</sup> SMH 23/9/1925, p.8

### 1929 Dining Hall

The existing dining hall at Shore was erected over the summer of 1929/1930. The foundation stone was laid by the Most Rev. Dr. Wright, Archbishop of Sydney, on 23rd September 1929. In the original planning, the ground floor comprised the general dining hall, dining rooms for the teaching staff, and the kitchen block. The upper floors over the kitchen block contained twenty bedrooms with bath and lavatory accommodation, and a sitting room for the domestic staff. The basement comprised the men's quarters, storage space, laundry and ironing rooms. The building is constructed of brick with wooden floors except for reinforced concrete in the pair of fire stairs, porches, bathroom, kitchen and stores. The hall, at 87ft by 40ft, was also intended to be used for assembly and other special functions. Features of the original design noted in the descriptions of the hall were the open timber roof frame, the brick dado, and dais for the teachers.<sup>28</sup> The building was designed by architects Burcham Clamp and Finch, and constructed by James T Chambers of Lindfield.<sup>29</sup>

### 1934 School House

The main building at Shore is known as School House. In the original planning of the school, the old Holtermann house, The Tower, was converted to accommodate the main functions. This building was extensively remodelled over the summer of 1934/35 into the form seen today. Prior to this remodelling, the exterior of Holtermann's house had not changed greatly aside from the 1889 additions, the dining hall in 1904 and dormitory wing in 1921, all to the rear of the house. The Sydney Morning Herald described the scope of the remodelling as:<sup>30</sup>

*It is proposed to use the stout shell of the old building in the construction of a modern schoolhouse. The exterior will be of red brick, and the general external architecture will be such as to harmonise with the modern buildings (chapel, dining hall, etc.) which have been erected nearby. The tower will be incorporate in the design, but its silhouette will be changed in conformity with the general design and the detailed architecture of it will altered.*

*The building will give accommodation for the headmaster's house, for the masters' (teachers') common rooms, and for residential quarters for the 80 boys of the schoolhouse and the resident staff of the house, comprising five masters and the matron. There will be four dormitories, approximately 60ft by 20ft each provided with a large dressing-room and modern lavatory and bath accommodation. A large preparation room, a senior preparation room, and house library and studies for the senior boys will be included. A wing will be devoted in the matron's quarters, and will include storerooms, sewing rooms, a dispensary and a big sick bay. A study and a bedroom will be provided for each of the assistant resident masters.*

However, Sherington in his history of Shore states the Holtermann's house was demolished above the foundations, and the tower was retained and sheathed in new brickwork.<sup>31</sup> Visual inspection indicates this is correct. The building was designed by architect Rupert V Minnett in association with Joseph F Munnings of Power, Adam and Munnings. The building contractor was James T Chambers of Lindfield. Rupert Villiers Minnett (b.1884) was a Shore Old Boy having attended the school between 1896 and 1904. Immediately on leaving school he was articled to Alfred Spain of the Sydney architectural firm Spain and Cosh. Minnett qualified as an architect in 1909 and in the following year was admitted into partnership with Spain and Cosh, the firm then being known as Spain, Cosh and Minnett. The partnership lasted until 1913 when Minnett commenced practice on his own. Minnett had a varied practice undertaking domestic, industrial, commercial office and retail commissions. He undertook the later additions to the North Sydney Council Chambers.

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<sup>28</sup> SMH 27/9/1929, p.8

<sup>29</sup> *The Torch-Bearer*, May 1964, p.40

<sup>30</sup> SMH 21/8/1934, p3

<sup>31</sup> Sherington 1983, p.144

### 1938 Classroom Block (West Wing) and Cloisters

By 1937 many of the classrooms were in a state of such disrepair that the School Council resolved to replace them with a new building with ten classrooms over two floors. The building was constructed over the summer of 1937/1938. The development necessitated the demolition of all the buildings west of the 1903 library building, inclusive of the room where the opening ceremony of 1889 was staged.<sup>32</sup> In addition to classrooms, the building included rooms set aside for prefects, etc. The building was designed by Rupert V Minnett with John Keith Shirley, although the two architects do not appear to have been in partnership. JK Shirley (1898-1952) was a Shore Old Boy who attended the school between 1911-1915. The cloisters were added to the north elevation of the 1894 Science Laboratory and Manual Trades Shop and the 1903 Memorial Library building to improve connections between the buildings and to provide a unified appearance.<sup>33</sup>

### 1940 Science Laboratory Building (North Wing/Christian Studies building)

In 1939 the School Council agreed to build a modern science block. The new two-storey building, built to the north of the original 1889 Classroom Block, was designed by Rupert V Minnett in partnership with Grandison Charles Cullis Hill. Cullis-Hill was another Shore Old Boy having attended the school between 1927-1931. Prior to joining Minnett, he worked in the offices of Budden and Mackey, and Peddle, Thorpe and Walker. Cullis-Hill continued the practice of Minnett & Cullis-Hill until his retirement in 1983. The building was completed in March 1940 and, with its four large laboratories, helped place Shore at the forefront of school science teaching in Australia. Today the building is known as the North Wing (or the Christian Studies building).



Figure 7 Upton Grange viewed from Holtermann's Tower in the mid-1870s.  
Source: State Library of NSW—Home and Away—42273.

<sup>32</sup> *The Torch-Bearer*, May 1964, p.42

<sup>33</sup> Sherington 1983, p.149



Figure 7 The south elevation of the Memorial Library on its completion in 1903.  
Source: The Torch-Bearer, April 1903

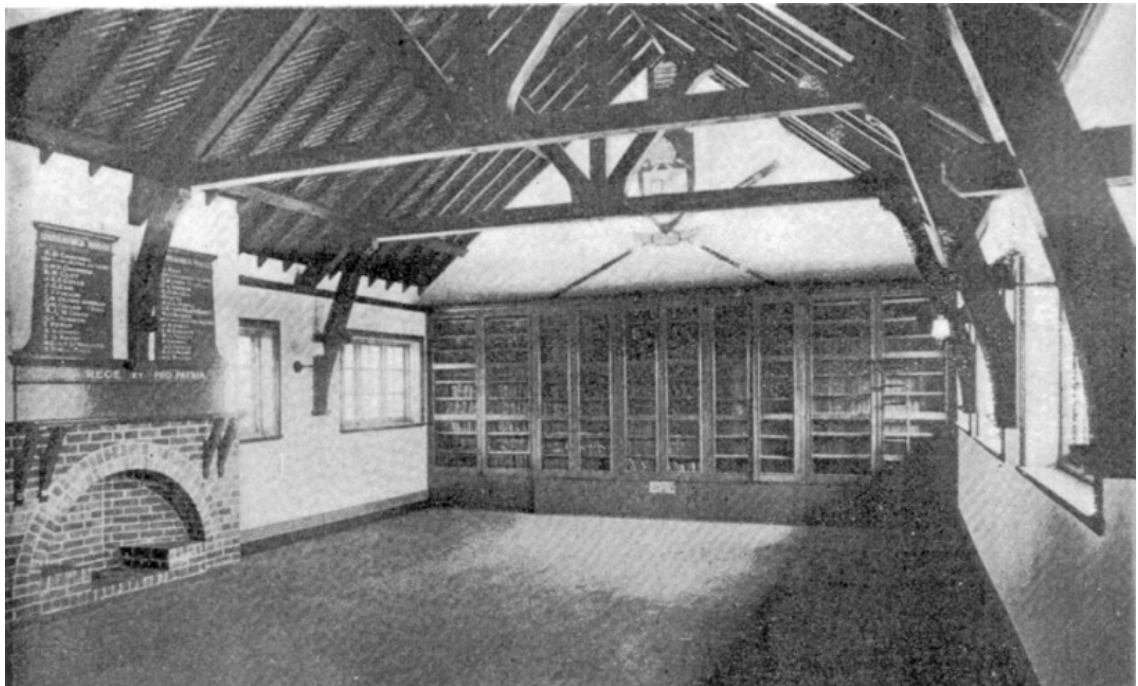


Figure 8 The unfurnished interior of the Memorial Library on its completion in 1903. Note the original location of the north wall (at right).  
Source: The Torch-Bearer, April 1903



Figure 9 A meeting of the masters in the memorial Library c1907.  
Source: Sherington, G., SHORE: a history of Sydney Church of England Grammar School, Sydney Church of England Grammar School, 1983, p79

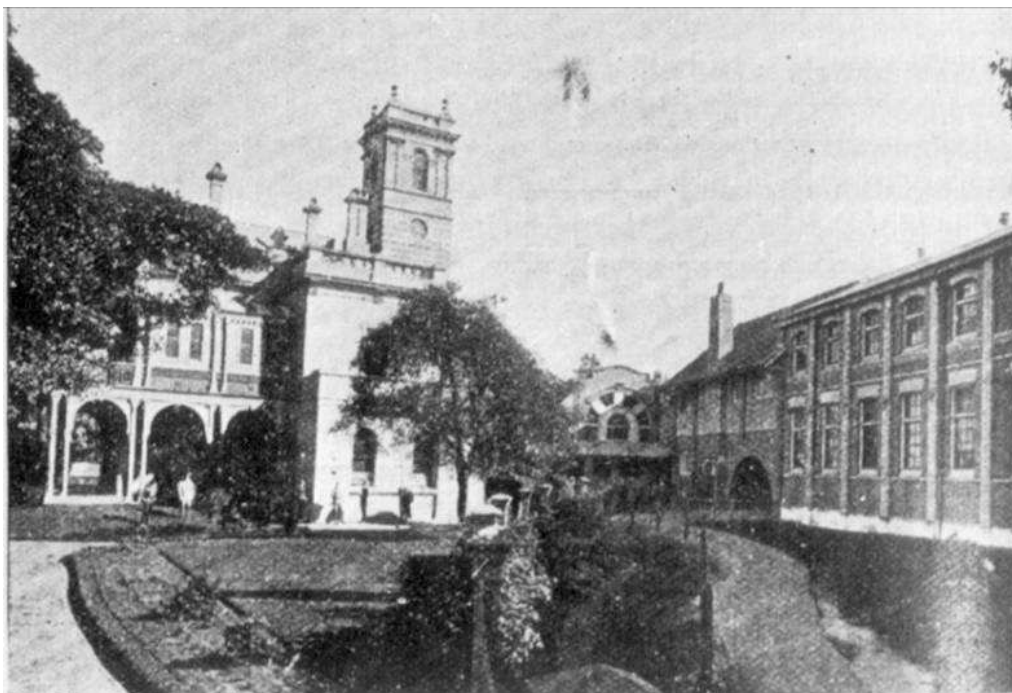


Figure 10 The Shore School in 1909. The 1894 Science Laboratory and Manual Trades Shop is shown to the right with the 1903 Library to its left. Holtermann's Residence is at the left edge of the photograph.  
Source: Sherington, G., SHORE: a history of Sydney Church of England Grammar School, Sydney Church of England Grammar School, 1983, p.84



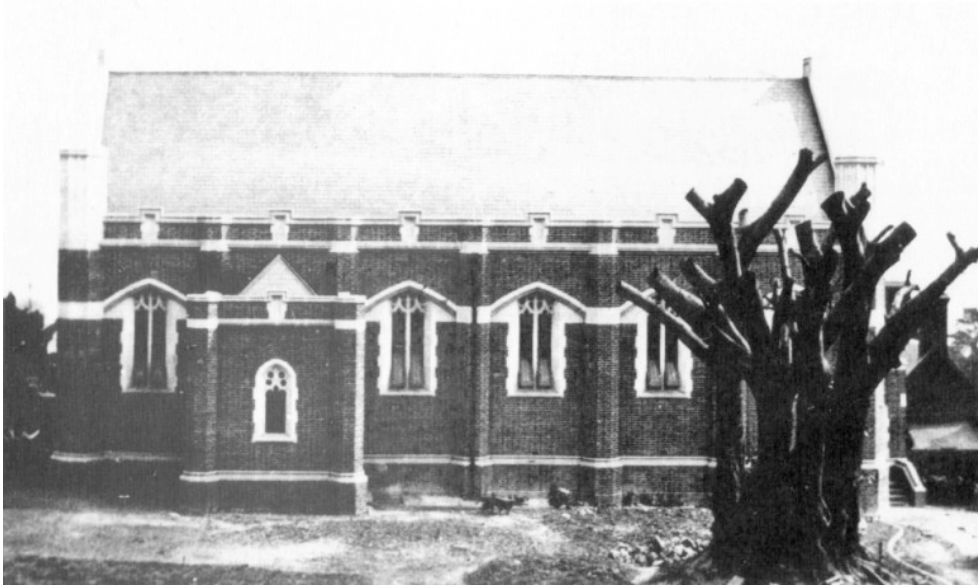


Figure 13 The school chapel at the time of its completion in 1915.  
Source: Taylor, P., *A Celebration of Shore*, Sydney Church of England Grammar School, 1988, p.36

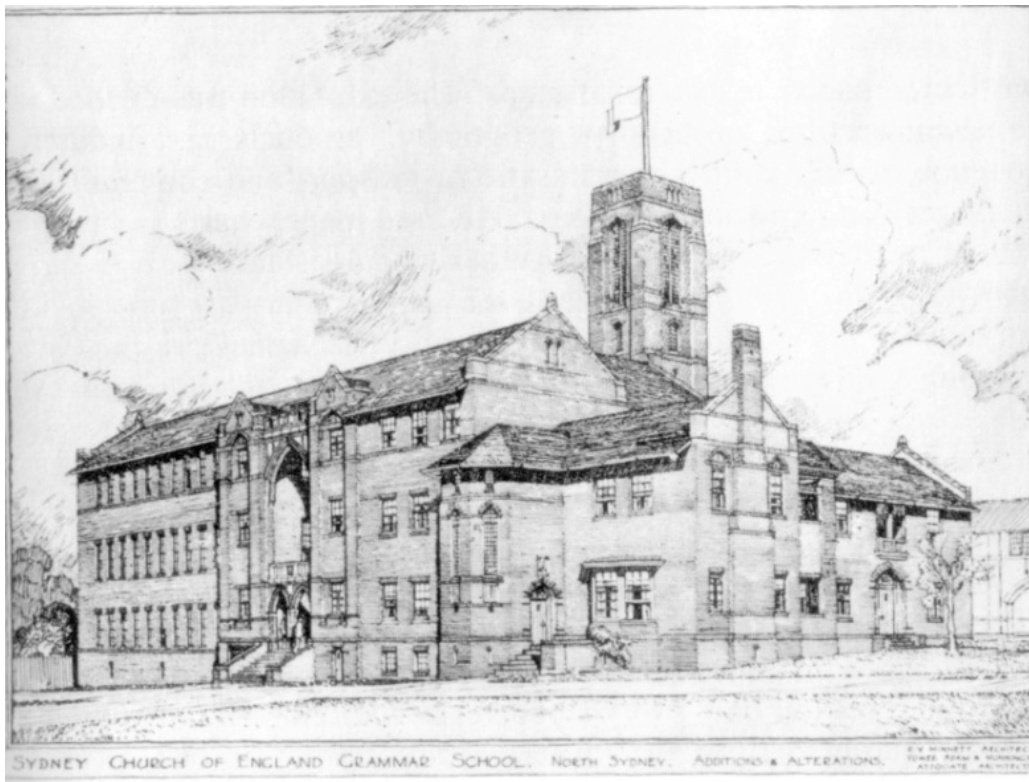


Figure 15 Architectural perspective of the proposed remodelling of Holtermann's Residence to become the School House, 1934.  
Source: Sherington, G., *SHORE: a history of Sydney Church of England Grammar School*, Sydney Church of England Grammar School, 1983, p.145

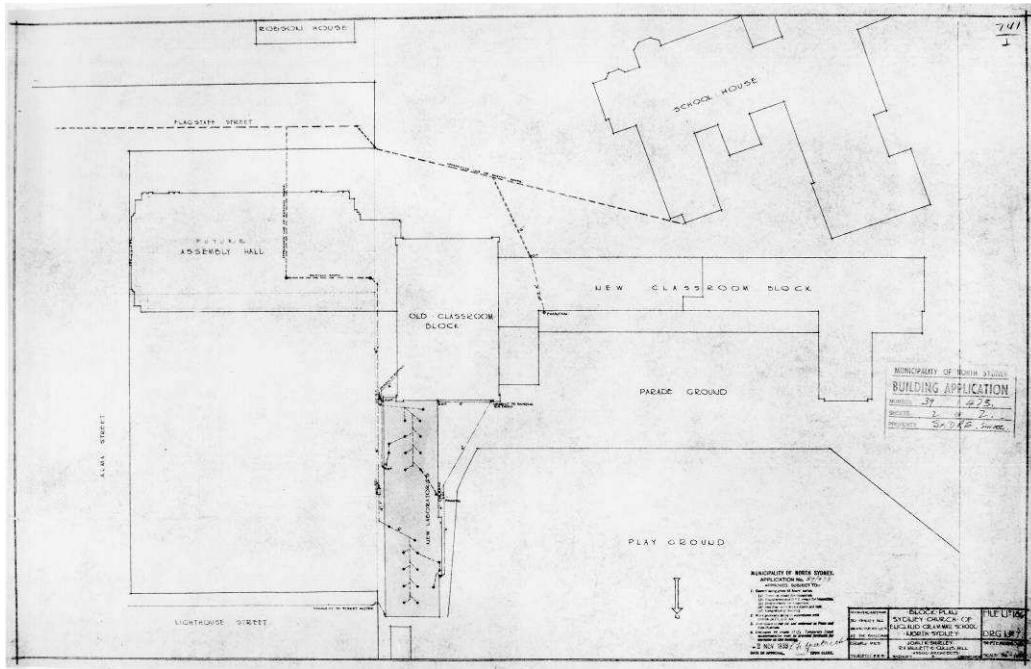


Figure 11 A site plan showing the 1938 Classroom Block (West Wing) and the 1940 Science Laboratory building (North Wing).  
 Source: Stanton Library – North Sydney BA 473/39

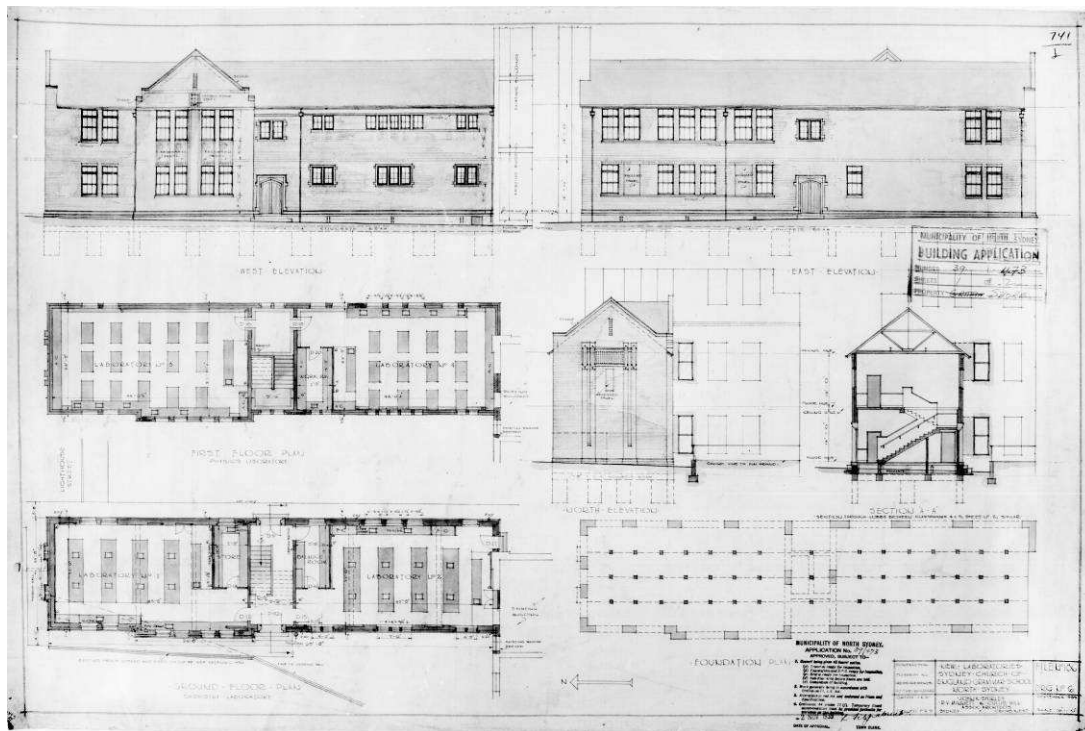


Figure 12 The elevations and floor plans of the 1940 Science Laboratory (North Wing).  
 Source: Stanton Library – North Sydney BA 473/3

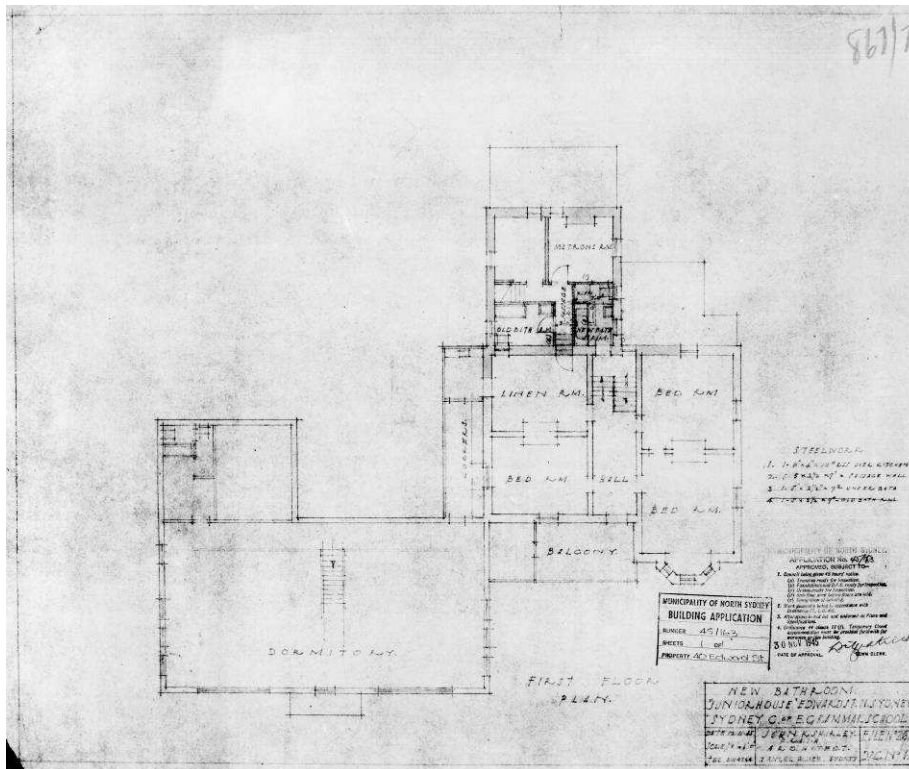


Figure 14 Plan of alterations and additions to Upton Grange undertaken in 1945 and also showing the early layout of the first floor.  
 Source: Stanton Library – North Sydney BA 163/45

### 1.3 Heritage Significance

#### 1.3.1 Introduction

The Shore School is a place of local heritage significance and has been included on Schedule 3 of the North Sydney LEP (The shore School Group—ID No. 0784). The listing includes the following statement of significance.

*Important private school regionally and occupying the property mostly associated with Bernhard Holtermann. Contains a replica of Holtermanns Tower rebuilt in the early twentieth century. A range of buildings occupy the site, the chapel being the most interesting architecturally, the others of less design merit but typical of the type and period. Significance largely sociological and symbolic. Traces of the original house are believed to be incorporated into one of the buildings.*

For the purposes of this SoHI, the heritage curtilage for the Shore School can be considered to be its current site boundaries.

The School House Tower (Holtermann's Tower Replica—ID No. 0785) and the Shore School Chapel (ID No. 0786) are also included on Schedule 3 of the North Sydney LEP as items of local heritage significance.

The contribution that each of the buildings within the vicinity of the proposed works makes to the heritage significance of the Shore School is discussed below.



### 1.3.2 Assessment Against Criteria

The following assessment uses the framework for the assessment of heritage significance developed by the Heritage Branch, NSW Department of Planning. In this framework, places are assessed in accordance with the defined set of criteria set out below. Satisfying the criteria does not necessarily imply a place needs to be afforded statutory heritage protection.

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

- Each building represents a stage in the physical development of Shore over its first fifty years (1889-1939). Collectively the buildings are important as they have historically housed core functions of Shore as a day and boarding school—the teaching and dormitory blocks.
- The original 1889 Classroom Block is one of the first school buildings to have been built on the Shore School site and is perhaps the last remaining evidence of its establishment phase.
- The 1934 School House represents a major building project for Shore School and continuation of use from the opening of the School in 1889.

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

- The tower in the School House retains the last remaining evidence of the original residence on the site and therefore is a tangible link to Holtermann and his collection of panoramic photographs of Sydney and North Sydney taken from the original tower from the 1870s.
- Each building is associated with particular headmasters who played a key role in guiding the development of the school from 1889 to today.
- The original 1889 Classroom Block is associated with the Mansfield Brothers, who designed the building and Duncan McRae, a well-known builder at the end of the nineteenth century.
- The 1903 Memorial Library has a special association with the Australian soldiers who fought and died during the Boer War as it was constructed in their honour. It is also associated with the Shore School Old Boys Foundation that funded it and oversaw its construction and with the architect, Edward Jeaffreson Jackson, who was of a particular high standing in the development of architecture in Sydney.
- The 1921 Dormitory Block is associated with the Sir Samuel McCaughey trust that funded its construction.
- The 1925 former dormitory in the Preparatory School is historically associated with the foundation of that establishment.
- The 1938 Classroom Block and the 1940 Science Laboratory building are associated with Rupert V Minnett, a well-known architect of the time.

**Criterion C     An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).**

- Each building demonstrates aesthetic values representative of their era through their design, detailing and choice of building materials.
- Collectively, the buildings make a positive contribution to the overall character of the Shore School, in particular when viewed from the southeast and from the north.
- Although modified, the 1903 Memorial Library building is a good example of the Arts and Crafts style of the Federation period.
- The other buildings demonstrate the approach taken by some architects in the Inter-war era to reconcile traditional values with contemporary advances in architectural design and construction techniques.

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

- Each of the buildings has made an important contribution to the life of the Shore School for at least 70 years and as long as 120 years and would be held in high esteem by current and former staff, students and their families.

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

- Each of the buildings do not appear to have archaeological potential to uncover new information, however, there may be areas of sub-surface archaeological potential within their immediate vicinity associated with the earlier uses of the site from the 1830s to 1888.

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

- Each building demonstrates a particular phase in the history of Shore School and within this narrow context they are unique.
- The remnants of the original tower contained within the School House has rarity value for its core is the celebrated structure erected for Holtermann in the mid-1870s.
- The 1903 Memorial Library building is rare in the corpus of Edward Jeaffreson Jackson's work in private practice and represents his last known private commission prior to entering government employment.

**Criterion G     An item is important in demonstrating the principal characteristics of a class of NSW's (or local area's) cultural or natural places; or cultural or natural environments.**

- Each building demonstrates phases in the history of non-government schools in NSW over the first half of the twentieth century particularly in the Great Public Schools in the provision of classrooms and dormitories.

- Individually, each building reveals something of the work of the architects who designed them, in particular Esplin and Mould (former 1925 Preparatory School Dormitory), Rupert V Minnett (1934 School House), Hugh Massie (1902 Dormitory Block) and Edward Jeaffreson Jackson (the 1903 Memorial Library building).
- The 1921 Dormitory Block shares an association with other Greater Public Schools that benefitted from the Sir Samuel McCaughey Trust.

### **1.3.3 Discussion**

The heritage significance of the buildings at the Shore School is largely associated with their contribution to the role of the school as an important educational institution. The principal elevations of the buildings also make a contribution to the overall aesthetic character of the school. In general, fabric relating to the original construction of each building or to early modifications, make a more significant contribution to their historic and aesthetic values than fabric associated with more recent (and in some cases intrusive) modifications.

#### **1889 Classroom Block**

The original building was modified in 1919 with the addition of the third floor. Its elevations have also been modified over time with the addition of the 1894 Science Laboratory and Manual Trades Shop (to its west), the 1940 Science Laboratory building (to the north) and the Main Assembly Hall (to its east). These additions resulted in the blocking up of some window openings, creation of new openings and internal modifications. The south elevation of the building remains relatively intact. The interior of Rooms 203 and 204, although modified, retain some original fabric and fabric dating from 1919, when the third floor was added to the building. The wide openings between the two rooms and to the 1894 former Science Laboratory and Manual Trades Shop building are a more recent modification. The stairwell to the north of these rooms (Room 205) has also been substantially modified and features numerous surface-mounted service lines on all levels.

#### **1894 Science Laboratory and Manual Trades Shop**

The north elevation of the original building was substantially modified with the addition of the cloister in the late 1930s. The south elevation remains relatively intact. The interior of Room 209E has also been substantially modified with little original fabric remaining. The openings into the 1889 Classroom Block and the 1903 Memorial Library building are a more recent modification.

#### **1903 Memorial Library**

The north elevation of the original building was substantially modified with the addition of the cloister in the late 1930s. The south elevation of the building is largely intact apart from the west end, which was modified with the construction of a first floor link to the School House. Although substantially modified in the late 1930s with the relocation of the north wall, the interior of Room 209W (the original main room of the Library) retains many original/early features including the roof trusses and fireplace. Other modifications include the openings into the 1894 Science Laboratory and Manual Trades Shop (Room 209E) and to the Staff Kitchen (Room 206), located within the 1938 Classroom Block.

#### **1925 Preparatory School**

The Preparatory School retains much of the original fabric of Upton Grange as well as the modifications made during 1925/1926 to re-use the property as a school. More recent changes to the building have been made to meet the changing needs of the School. Other more substantial buildings have also been constructed on the preparatory school site.

### **1934 School House**

The school House may retain fabric of the 1875 Holtermann's mansion within its footprint, most notably the tower, which appears to have been retained behind a later outer skin of brickwork. Modifications made in 1888-1892 including the dining hall and kitchen and the 1904 dining hall may also be retained within the building. Other more recent changes have occurred to the interior of the building to meet the changing needs of the School. The exterior of the building has undergone minimal change since 1934.

### **1938 Classroom Block (West Wing)**

The exterior of the original building remains substantially intact, apart from the east end of the south elevation, which was modified with the construction of the first floor link to the School House. The easternmost room of the building on the first floor has been subdivided to create the Staff Kitchen (Room 207) and Staff Offices (Room 206).

### **1940 Science Laboratory**

The exterior of the 1940 Science Laboratory building (now known as the North Wing/Christian Studies building) remains largely intact. The interior of the building, in particular the original laboratory rooms, have been substantially modified.

**ATTACHMENT B — HISTORICAL ARCHAEOLOGY ASSESSMENT**

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GRAYTHWAITE, 20 EDWARD STREET, NORTH SYDNEY

REVISED CONCEPT PLAN AND STAGE 1 PROJECT APPLICATION—STATEMENT OF HERITAGE IMPACT

# CASEY & LOWE Pty Ltd

MARY CASEY, BA (Hons), MBEnv., PhD

ANTHONY LOWE, BA, MA

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15 August, 2011

Tanner Architects

**Attention: Sean Williams**

Dear Mr Williams,

**Re: Heritage Impact Statement, Proposed Works, Concept Plan and Stage 1 Project Application  
Graythwaite, North Sydney**

The following is a letter report that identifies and assesses the potential impacts on the historical archaeological resource associated with the proposed expansion of the Shore School into the Graythwaite site, North Sydney. This report has been prepared to accompany a Statement of Heritage Impact prepared by Tanner Architects for a revised Concept Plan and Stage 1 Project Application to be submitted under Part 3A of the *Environmental Planning and Assessment Act 1979* (NSW).

This assessment utilises the Archaeological Zoning Plan (AZP) produced by Casey & Lowe and Tanner Architects for the Conservation Management Plan (CMP) for the Graythwaite site endorsed by the Heritage Council of NSW in 2011—see Figure 3.79 of the CMP. It is also based on an overlay of the likely excavation (demolition/new works) associated with the Concept Plan and Stage 1 Project Application onto the AZP—see attached.

**Heritage Significance**

The CMP identifies the historical archaeological potential of the Graythwaite site as being largely associated with the yard areas to the north, east and west of the House Complex within the upper terrace. These areas are likely to contain archaeological remains dating from c1833.

The Statement of Heritage Significance for the historical archaeological resource on the Graythwaite site is repeated below:

*The archaeological resources within the grounds of Graythwaite are mostly associated with the early occupation of 'Euroka' and consist of sub-surface remains of outbuildings, surfaces, features, artefacts and pits in the northern, eastern and western yard and garden areas. In addition remains of a cistern/reservoir survive as part of the watering system for the vineyard and orchard to the downhill to the north. As most of the structures associated with Graythwaite are extant there is limited potential for archaeological resources within the grounds. The archaeological remains at the site have the ability to address a range of research questions associated with the initial occupation and self-sufficient environment and its evolution into a larger-scale house and grounds. The archaeological remains of Graythwaite are considered to be of local significance.*

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Archaeology & Heritage Consultants

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As discussed in the CMP, the archaeological resource of the Graythwaite site has limited potential to contain remains that relate to the reasons why the Graythwaite site is listed on the State Heritage Register. While there is some limited possibility for remains of Euroka Cottage to survive beneath the substantial remains of the existing buildings, any remains would be quite disturbed by the sandstone footings of the current house and kitchen wing, and the basement of the house will most likely have completely removed any remains within its footprint. Therefore, on integrity grounds, these remains are not considered to reach the State significance threshold.

The lack of integrity means that the potential remains of Euroka have limited ability to address substantial archaeological research questions though it is considered that the yard remains have some ability to answer research questions but only at a Local level. The remains are not especially associated with the Graythwaite occupation of the site and there is little likelihood that they are associated with significant individuals, events or groups of historical importance. These remains are unlikely to have aesthetic or technical significance. The remains of the Euroka yard area have some ability to demonstrate the past through archaeological remains but at a representative level, as they are repeated on many similar sites around the ring of Sydney suburbs. The potential remains are not considered to be highly intact.

The only standing building from the Euroka period is part of the State significance of the site and any buried surfaces associated with this would retain the significance of the structure and are not relics under the Heritage Act as they are not 'buried'. The gazebo and tennis courts, that were located on the middle terrace, are not considered to be 'relics' under the current definition of the *Heritage Act 1977* (NSW). They do not meet the local significance threshold as they do not have research potential and have a poor ability to demonstrate aspects of significance or relevance under the rarity or representativeness criteria. The Archaeological Zoning Plan at Figure 3.79 of the CMP shows the areas of the site with potential to contain historical archaeological remains of local or state heritage significance—defined as 'relics' under the *Heritage Act 1977* (NSW).

### **Description of Works**

A description of works is provided in the Environmental Assessment Report (EAR) for the revised Concept Plan and Stage 1 Project Application prepared by Robinson Urban Planning Pty Ltd. The works are also shown in the drawings contained in Volume 2 of the EAR.

Main areas of impact on potential historical archaeological remains are:

1. Demolition work - including removal of the covered links between the House and Ward Building and between the House and West Annex (Stage 1), later bathroom additions to the rear of the House (Stage 1), Ward Building (Stage 2), Tom O'Neill Centre (Stage 3) and associated footings, garden walls and ramps etc. The entry/stair hall in the northwest corner of the West Wing on the Shore School site is also to be removed.
2. Replacement of concrete floor slabs and paving etc within significant buildings and within the services courtyard (Stage 1).
3. Removal of soil build-up and installation of surface and sub-surface drainage immediately adjacent to significant buildings (Stage 1).
4. Improvements to stormwater and site drainage generally - see drawings prepared by Acor Consultants Pty Ltd.
5. Installation of lift and new covered link in services courtyard.
6. Modifications to all of the ground surfaces within the Upper Terrace - new paving, garden beds, road surfaces etc.
7. Coach House: new verandah paving (to replace existing).
8. Front fence and gates: new footings for masonry gate piers and fence plinth.
9. Driveway: re-surfacing of existing driveway; intermediate passing bays along the length of the drive.



10. Construction of the following new buildings in Stages 2 and 3:
  - East building: new underground basement, two levels;
  - North building: new basement level for archive storage; and
  - West building: new basement level (part) and footings;
11. Landscape works: paving and garden beds and the planting of nominated new trees (within new garden beds).

An assessment of the potential impacts on the historical archaeological resource within various site areas and recommended mitigative measures are set out below. It should be read in conjunction with the attached diagram, prepared by Tanner Architects in association with Casey & Lowe.

#### **Area between the House Complex and Coach House**

This is in an area of low archaeological potential limited to features connected with the known activity of dairying, such as a cow yard and some other small sheds. There is also the possibility of later period artefacts and ephemeral structures. There will also have been some limited impacts from the construction of the Tom O'Neill Centre.

The proposed works in Stage 1 are limited to demolition of existing paths, removal of some trees, limited re-grading and re-planting. The Tom O'Neill Centre and its existing floor slab/footings is to be demolished and replaced with a new building in Stage 3. The proposed new building features a concrete floor slab, which may require some minimal additional excavation. The easternmost extent of the proposed new West Building, to be constructed in Stage 3 will require substantial excavation in the western half of this area to allow for construction of sub-surface floor levels.

There will be some limited impact on the potential archaeological resource of local significance in this area.

#### Impact of works on significance

There will be some impact on significance of the archaeological resource but it is considered to be relatively minor.

#### Mitigation

Archaeologist to monitor works and record remains if found. Collect and catalogue artefacts from significant contexts.

#### **Area to the East of the House Complex**

This is in an area of low archaeological potential with additional impacts from the existing Ward Building where it is terraced into the ground level at the northern end. There was also a tennis court in part of this area.

The existing Ward building is proposed to be demolished in Stage 2 and replaced by the proposed new East Building—a large educational building with basement car parking. The area is also likely to be subject to some re-grading and re-planting.

#### Impact of works on significance

There will be some impact on significance of the archaeological resource but it is considered to be relatively minor.

### Mitigation

Archaeologist to monitor works and record remains if found. Collect and catalogue artefacts from significant contexts.

### **Northwest Slope**

The area has been identified as not containing any known potential archaeological remains. In addition, this area was buried by fill introduced to the site from elsewhere in Sydney from the 1980s onwards. As with elsewhere on the Graythwaite site, the Northwest Slope has potential to retain previously unidentified buried rubbish dumps associated with the occupation of Euroka and Graythwaite.

It is proposed to construct a new building with basement levels (The West Building) in this area during Stage 3, which will require substantial excavation.

This proposed new building is mostly located outside the significant archaeological areas identified on the Archaeological Zoning Plan in the CMP.

There is the possibility of buried rubbish dumps in this area as their location is unknown within the site. The eastern section of the proposed new West Building extends into an area of low archaeological potential between the House Complex and the Coach House and there is likely to be some limited impact on significance—refer to separate discussion above.

### Impact of works on significance

There is little impact on the known archaeological resource or heritage significance by these proposed works. May impact on remains whose location is unknown, such as 19th-century rubbish dumps.

### Mitigation

Monitor works and record remains if found. Collect and catalogue artefacts from significant contexts. If a large rubbish dump is found then detailed archaeological excavation and a sampling strategy may need to be undertaken.

### **Area to the Northeast of the House Complex**

The footprint of the proposed new North Building is approximately 12.5 x 7.5m and is located within the rear yard of the House Complex. It will have a basement level going down approximately 3m. The Archaeological Zoning Plan identified this area as having high archaeological potential. Potential remains include evidence of former outbuildings, house activity areas and rubbish pits and artefact deposits from all phases of the occupation of the property. The proposed works may impact evidence of a temporary structure shown on the 1867 survey of the Graythwaite site (refer to Item 5 on Figure 3.71 of the CMP) and visible in an 1875 photograph of this part of the site (refer to Figure 3.76 of the CMP).

### Impact of works on significance

There is likely to be a moderate impact on significance of the archaeology in the rear yard by the proposed works.

### Mitigation

Undertake archaeological testing to determine if remains survive within the footprint of the proposed new North Building. If remains are found then undertake detailed archaeological recording within the area of impact. Collect and catalogue artefacts from significant contexts.

### **Works in the Immediate Vicinity of the House Complex**

Proposed works around Graythwaite include:

- **Within the Services Courtyard**
  - New lift at rear (north of house): requires lift pit
  - New linking corridor at the rear of the house: new concrete slab footings
  - New paving

The services courtyard has been identified as an area of moderate archaeological potential. It has potential to retain a cistern, well, cesspits, and outbuildings as well as evidence of earlier surfaces, features and artefact deposits.

The proposal is to demolish existing structures within the services courtyard which will have had some impact on the potential archaeological resource in this area which is to the rear of both the original and later houses.

The proposed lift pit is located behind the rear wall of the house and is approx 2.2m x 2.5m x 1.5m. Hopefully the lift does not hit a deeper feature such as a water cistern, a well or cesspit. Due to constraints in this area the shifting of the lift is difficult if deeper sub-surface features are found. It would be preferable if deeper features (a well could be 4m deep and a cistern 2 to 3m deep) could be retained *in situ* where possible. This is likely to be possible except in the area of the lift pit. If a deeper feature is found partial excavation may be required and hopefully an engineering solution can be found to retain any deeper features.

In area of deeper impact such as the lift pit undertake testing to determine if there are substantial remains in this area. Record archaeological remains exposed by new works.

- **New concrete floor slab in the kitchen**

Potential remains associated with the early house may be buried beneath the existing kitchen concrete floor slab. There is also potential for an earlier sandstone flagged floor to exist.

The proposed works includes removal of the existing concrete floor slab, rectification of identified rising/lateral damp and installation of a new concrete floor slab.

The excavation associated with these works has potential to impact an area of archaeological potential associated with the original house, Euroka as well as with the later kitchen for Graythwaite.

The removal of the existing concrete floor slab(s) should be monitored by an archaeologist to minimise the physical impact on any potential remains retained under the concrete slab. Once the existing concrete slab is removed, an archaeologist should then undertake preliminary testing to determine the type and extent of potential remains and their significance. Recommended mitigative measures may include modifications to the design of the proposed new concrete floor slab to retain as much of any significant remains as possible and to allow for interpretation, if possible. It may also include recording of any remains, should they ultimately require removal.

### **New paving in the services courtyard**

The services courtyard has been identified as an area of moderate archaeological potential. It has potential to retain a cistern, well, cesspits, and outbuildings as well as evidence of earlier surfaces, features and artefact deposits.

Some limited impact is likely as part of the removal of existing surfaces and installation of new stormwater and site services infrastructure and paving.

The removal of the existing paving should be monitored by an archaeologist to minimise the physical impact on any potential remains retained under the paving. Once the existing paving is removed, an archaeologist should then undertake preliminary testing to determine the type and extent of potential remains within the services courtyard and their significance. Recommended mitigative measures may include modifications to the design of the proposed new paving and location of services infrastructure to retain as much of any significant remains as possible. Opportunities to interpret any significant remains will also be considered. It may also include recording of any remains.

▪ **Former Stables Building/ proposed new museum: new sandstone flag flooring**

The former Stables Building has been identified as having moderate archaeological potential. It has potential to contain evidence of earlier surfaces, such as brick flooring, and the base of timber posts indicating the location of stall and the internal layout of the stables.

The proposed works include removal of the existing concrete floor slab and installation of a new sandstone flagstone floor. Some damp rectification works may also be required.

The excavation associated with these works has potential to impact on stables fabric that is no longer visible, and may expose any remains of the original or earlier flooring.

The removal of the slab should be done in consultation with the archaeologist to minimise the physical impact on any potential remains retained under the slab(s). Once the existing slab(s) are removed, an archaeologist should then undertake preliminary testing to determine the type and extent of potential remains and their significance.

Should significant archaeological remains be found then measures to avoid, minimise and mitigate any impacts will need to be considered. The measures may include, where possible, re-use of the original/early flooring or retention under the new flagstone floor. Opportunities to interpret any significant remains should also be considered. If remains are to be removed they will require detailed archaeological excavation and recording.

▪ **West Annex / new WCs: new concrete floor slab**

The footprint of the West Annex is identified as an area of high archaeological potential. It has potential to contain two unidentified structures on the 1867 site survey of the Graythwaite site. There is also potential for cesspits or other outbuildings associated with the original house.

The proposed works are likely to include replacement of the existing heavily-damaged timber floor and installation of a concrete floor slab and services associated with the proposed toilets.

The excavation works have potential to impact on the identified remains.

An archaeologist should inspect the ground under the timber floor and undertake preliminary testing to determine if significant remains are likely to survive. Should significant archaeological remains be found then measures to avoid, minimise and mitigate any impacts will need to be considered. The measures may include modifications to the design and locations of the proposed

services and to the design of the proposed concrete floor slab. If remains are to be removed they will require detailed archaeological excavation and recording.

- **Landscape works: new garden beds and paving**

Across areas of identified as having low and high archaeological potential. Generally these works are shallow and deeper features can be retained *in situ*. There should be a minor impact on significance. If archaeological remains are found during works then the archaeologist should be notified and they can then determine if further archaeological input is required.

- **Slabs footings, garden walls, ramps etc.**

May be minor impacts on archaeological remains. Depending upon extent of impacts, will need to use a mixture of testing and monitoring to record archaeological remains and collect artefacts from significant deposits.

### **Mitigation in the area of Graythwaite and rear yard**

Excavation strategies will involve a mixture of testing and monitoring depending upon the identified significance of the areas and impacts identified on the final plans. The specifics of these will need to be addressed in a Research Design which will identify detailed excavation and recording strategies.

### **Other Works**

- **Coach House**

New verandah paving to replace existing paving.

No archaeological issues.

- **Front fence and gates**

New footings for masonry gate piers and fence plinth.

No archaeological issues and no impact on any significant archaeological resource.

- **Driveway**

Re-surfacing of existing driveway; intermediate passing bays along the length of the drive. Not likely to be any significant archaeological issues and no impact on any significant archaeological resource. If buried dish drains were found it would be preferable to retain them buried.

- **Stormwater Services and Site Drainage**

It is proposed to install an upgraded stormwater management system and additional site drainage—see drawings prepared by Acor Consultants Pty Ltd. Generally these services will not be located in areas of archaeological potential and are therefore considered to have little impact on significance. There is some potential to impact the remains of a WWII air raid shelter on the lower terrace, near the Union Street site boundary. The air raid shelter is considered to be of little archaeological significance and therefore the impacts on the significance of the archaeological resource of the Graythwaite site would be minor.

### **Summary Impact on Heritage Significance**

The proposed works identified above will have a low to moderate impact on the surviving archaeological resource within the Graythwaite site. These remains are considered to be of local heritage significance.

### Shore School Grounds

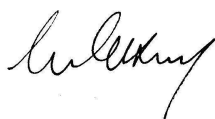
It is proposed to erect part of the East Building within a small section of Shore School grounds, immediately east of Graythwaite (Fig. 1). This area is outside the SHR curtilage of Graythwaite and therefore was not covered by the Archaeological Assessment completed for the 2010 endorsed CMP for the Graythwaite site. The current proposal involves building in the vacant space between the boundary with Graythwaite and the extant Shore School buildings. Preliminary assessment of archaeological issues there indicates that this area of approximately 500m<sup>2</sup> along the boundary line has limited archaeological potential.

Boundary lines on reasonably sized estates where the house and key outbuildings are typically more centrally located often indicate the location of fences, and possibly rubbish pits. Preliminary discussions about earlier buildings on the site identified the presence of an 1830s house (Upton House) which was then replaced by Holtermann House (completed c1875) part of which appears to be incorporated into the current building (the School House) which is adjacent to the proposed works. We note that the Shore School is not listed on the SHR. While we cannot fully assess the range of archaeological issues for this site without a more detailed assessment, the small area of the Shore School site where the proposed eastern building is to be erected has limited archaeological potential and is adjacent to a substantial building which will have had impacts. If the area contains archaeological relics then they would most likely be of no more than Local significance. The proposed development in this area would remove any surviving archaeological features from within the proposed building footprint.

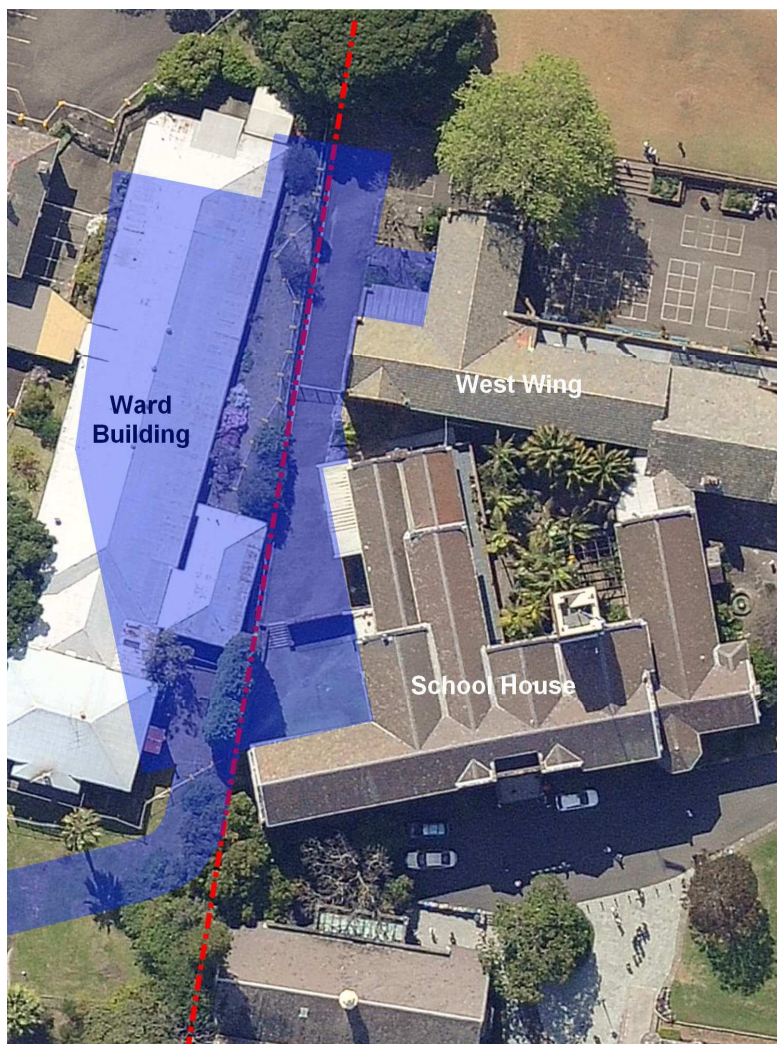
### Recommendations

1. At the detailed design stage, a Research Design and Methodology will need to be written to guide the archaeological investigation and its requirements.
2. This will need to be in accordance with Heritage Branch guidelines and policies.
3. The archaeological works will involve a mixture of archaeological testing and monitoring depending on the nature of the potential remains and the likely impacts.
4. All artefacts from significant contexts will need to be collected, labelled, washed, bagged and boxed in accordance with Heritage Branch guidelines and policies and the endorsed CMP policies.
5. An excavation report will need to be written at the completion of each of the three stages presenting the recording of the archaeological remains and with a response to the research design.
6. In accordance with the CMP policies, Shore School will need to provide a repository for any artefacts recovered.
7. Results of archaeological works should be incorporated into any interpretation of Graythwaite and earlier uses of the site.
8. An Archaeological Assessment should be undertaken for the Shore School land and the recommendations from that report should be implemented as part of the detailed design and construction of the proposed new East Building.

Yours sincerely



Dr Mary Casey  
Director



**Figure 1: Aerial view showing the footprint of the proposed new East Building in relation to existing buildings and the site boundary between the Graythwaite site and Shore School site. This area is mostly along the property boundary.**



**Figure 2: On the left is the narrow bitumened yard area, looking south. Below is the terraced part of the yard in the southern area, photo looking north.**







## ATTACHMENT C — 2010 CONSERVATION MANAGEMENT PLAN ASSESSMENT

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Section 6 of the 2010 endorsed CMP for the Graythwaite site sets out policies for the ongoing management of the site. The proposed works associated with the Concept Plan and Stage 1 Project Application are assessed against the most relevant conservation policies below.

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### Relevant Conservation Policies

### Assessment of Proposal

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#### 6.2.1 CMP Adoption and Implementation

The 2010 endorsed CMP has been adopted by the Shore School as the basis for the ongoing management of the Graythwaite site. The CMP has provided the basis for the development of the Concept Plan and Stage 1 Project Application.

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#### 6.2.2 CMP Endorsement and Review

The CMP for the Graythwaite site was endorsed by the Heritage Council of New South Wales in June 2011.

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#### 6.2.3 Best Practice Heritage Management

- 8 *All conservation works should be undertaken in consultation with qualified and experienced conservation professionals acting within the guidelines of the CMP.*

Documentation for the conservation and adaptive reuse of significant buildings has been prepared by Tanner Architects using the policy guidelines contained within the CMP.

#### 6.2.4 Additional Assessment Work

More detailed investigation, recording and assessment is to be undertaken as part of the more detailed design of each stage to assist with avoiding, minimising or mitigating impacts on significant spaces and fabric as much as possible.

#### 6.2.5 Records of Maintenance and Change

The Graythwaite site is to be archivally recorded prior to commencement of works. Works to significant buildings on the Graythwaite site are to be documented during and on completion of the works. The archival recording is to be undertaken consistent with the guidelines prepared by the Heritage Branch, Office of Environment and Heritage.

#### 6.2.6 Stakeholder and Community Engagement

Key Government agencies and local community groups have been consulted throughout the Concept Plan and Stage 1 Project Application process.

#### 6.2.7 Assessing Heritage Impacts

- 16 *Proposals for change at Graythwaite should be subject to an assessment of the potential impacts (both adverse and positive) on the heritage significance of the place. The heritage impact assessments/statements should be undertaken in accordance with Heritage Council of NSW guidelines and use appropriate heritage management expertise. They should also include appropriate consultation with North Sydney Council and the Heritage Council.*

The SoHI identifies and assesses the impacts of the works described in the Concept Plan and Stage 1 Project Application on the heritage significance of the Graythwaite site (and Shore School site).

Relevant Conservation Policies	Assessment of Proposal
<p><b>6.3.1 Heritage Conservation General</b></p> <p>20 <i>Heritage conservation at Graythwaite should:</i></p> <ul style="list-style-type: none"> <li>– <i>adopt a holistic approach and extend to all significant aspects of Graythwaite (as defined in Section 4 of this CMP) including cultural landscape features, buildings and structures, collections, records, traditions, practices, memories, meanings and associations;</i></li> <li>– <i>aim to retain significant components, spaces, elements and fabric of the place consistent with their assessed level of significance and in accordance with specific actions identified within this CMP;</i></li> <li>– <i>make use of all available expertise and knowledge and will adopt an evidence-based approach to materials conservation; and</i></li> <li>– <i>ensure that the authenticity of original elements and fabric is maintained.</i></li> </ul>	<p>The proposed works have been based on a well researched and thorough understanding of all aspects of the history and heritage significance of the Graythwaite site. This knowledge is reflected in the 2010 endorsed CMP for the site, which has formed the basis for the Concept Plan and Stage 1 Project Application.</p> <p>The Concept Plan has been developed to enable sympathetic development on the site that has minimal heritage impacts on the site itself and the important buildings occupying the upper terrace.</p> <p>The Project Application has been developed so that the fabric and significant spaces of significant buildings are conserved and adapted for reuse in ways that do not impact their heritage significance.</p>
<p><b>6.3.2 Aboriginal Heritage</b></p> <p>The Interpretation Plan for the Graythwaite site will include acknowledgement of the known/potential Aboriginal occupation of the site and area. The MLALC will be contacted prior to any ground disturbance or vegetation removal in the areas to the south and west of the House Complex and opportunities provided for a representative to monitor the work. Any previously unidentified Aboriginal objects discovered during excavation will be managed in accordance with the CMP.</p>	
<p><b>6.3.3 The Cultural Landscape</b></p> <p>24 <i>Retain an understanding of the original residential nature of Graythwaite while acknowledging its long-term institutional function.</i></p>	<p>The proposed conservation and adaptive reuse works in the Stage 1 Project Application would retain significant spaces and fabric within the House.</p> <p>The location of new development will allow interpretation of Graythwaite as a significant nineteenth century mansion set in substantial landscaped grounds.</p> <p>Institutional functions will be interpreted by retention of fabric such as commemorative plaques and by interpretive devices integrated into the final development.</p> <p>Through a thorough analysis of the site's history and development, the residential nature of Graythwaite has been reinforced through the careful reconstruction of the detailed planting areas where appropriate and the restoration of the garden acknowledging the institutional uses over time.</p>

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**Relevant Conservation Policies**

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**Assessment of Proposal**

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25 *The physical and visual character of the significant cultural landscape at Graythwaite (as identified in Section 4 of this CMP) should be maintained by:*

- *retaining any significant natural landscape features including the freshwater springs on the middle terrace;*
- *retaining and conserving original fabric and fabric from the late Victorian and Federation periods;*
- *providing an appropriate setting for the House complex reflecting its location, scale and massing;*
- *retaining and conserving the balance of grassed open space and paved open space with areas of mass planting largely represented by informal copses of trees dominated by Ficus species;*
- *retaining the made landform of generally grassed terracing with mass planted embankments;*
- *limiting mass plantings to the steep slopes and generally small areas of land; and*
- *extending grassed surfaces to open up spaces and improve ease of connectivity throughout the property.*

The original fabric of the cultural landscape is to be retained and conserved. The setting for the house has been diminished over time and through careful analysis of the garden, appropriate landscape planting strategies have been put in place to restore the garden to an appropriate form and character that highlights the values of the significant cultural landscape of the place. This has been achieved by the recognition of the appropriate landscape character and qualities that will enhance the house complex in its setting of a late Victorian and early 20th century character. These values have been incorporated into landscape strategy that recognises the layering of the landscape over time and the accommodation of the cultural landscape as an educational environment.

26 *The character of the remnant tree planting associated with the Dibbs family in the late Victorian period and Federation period (1871-1915) should be retained and conserved together with the grassed terraces and former remnant orchard paddock.*

The dominant character of the landscape of the Dibbs family represented by the Fig trees would be retained on site by the retention of the planted fig trees and the removal of discordant and weed species that diffuse the characteristic of the figs as the dominant treed identity of the site, contrasting to grassed terraces and supplementary landscape planting.

27 *Significant landscape features, including gardens, pathways, rock-cut steps and existing alignment of the entry driveway from Union Street should be retained and conserved.*

The pathways, gardens and driveway alignment are all retained and conserved as noted on the landscape concept plan for the site.

28 *Recognise the property as a site with panoramic views over Sydney Harbour to the south. Opportunities to re-instate original/early views and vistas to and from the site particularly from Union Street and from the upper level of the site should be considered. Removal of weeds and some later plantings to restore significant views and vistas from the house to the south and southwest is envisaged.*

The site location and position of the house in relation to the site topography and the opportunities for panoramic views has been recognised by the removal or relocation of inappropriate tree and palm species that conflict with the understanding of the siting of the house within the landscape character of the regional and sub regional setting.

Relevant Conservation Policies	Assessment of Proposal
29 <i>Should any significant plantings need to be removed on safety grounds then replacement planting should interpret the form and character of the original plantings.</i>	A single significant tree is to be removed—a specimen of <i>Ficus Rubiginosa f. glabrescens</i> —Port Jackson Fig (T163) is to be removed. It is in poor health and represents a safety risk for site users. The tree is to be replaced with a new tree of the same species in the same location.

#### 6.3.4 Existing Buildings and Structures

##### The House

30 <i>The House is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:</i>	
<ul style="list-style-type: none"> <li>– <i>the external form and architectural detailing of the house as presented to the Garden (east, south and west elevations);</i></li> <li>– <i>the external form and architectural detailing of the house as presented to the Service Courtyard (north elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;</i></li> <li>– <i>the external form and architectural detailing of the roof of the house. The pre-1916 form of the roof should be reconstructed when the opportunity arises;</i></li> <li>– <i>the façade stonework and ironwork. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection;</i></li> <li>– <i>the historic layout of the living rooms and bedrooms, which are largely intact;</i></li> <li>– <i>original/early internal fittings of the House to continue to demonstrate evidence of its historic associations;</i></li> <li>– <i>window and door hardware and furniture installed prior to the 1910s;</i></li> <li>– <i>the fireplace surrounds;</i></li> <li>– <i>evidence of the system of servant bells; and</i></li> <li>– <i>evidence of the Red Cross era, where possible, and where it would not impact on elements, spaces or fabric of greater significance.</i></li> </ul>	<p>The House is to be retained and conserved. The conservation works associated with the Stage 1 Project Application includes reconstruction of missing fabric and altered elements. Repairs to the House will prevent animals and birds entering the roof spaces and building interiors so that damage to building fabric caused by their presence and activities can be prevented.</p> <p>Demolition of the rear bathroom addition will assist with re-instating much of the original rear elevation of the building and allow for essential repairs in this location.</p> <p>The House is to be adapted for reuse as an administrative building for the Shore School. The historic layout of the building's interiors is to be retained and significant building fabric retained and conserved.</p> <p>Evidence of the Red Cross era occupation is to be retained where possible.</p>

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**Relevant Conservation Policies**

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**Assessment of Proposal**

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***Kitchen Wing***

33 *The Kitchen Wing is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:*

- *the external form and architectural detailing of the Kitchen Wing as presented to the Garden (east, north and south elevations);*
- *the external form and architectural detailing of the Kitchen Wing as presented to the Service Courtyard (west elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;*
- *the external form and architectural detailing of the roof of the Kitchen Wing. The pre-1916 form of the roof should be reconstructed when the opportunity arises;*
- *the façade stonework. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection; and*
- *the historic upper floor layout, which is largely intact.*

The Kitchen Wing is to be retained and conserved. The conservation works associated with the Stage 1 Project Application includes reconstruction of missing fabric and altered elements. The first floor layout is to be retained and intrusive or later fabric removed.

***The Stables Building***

34 *The Stables Building is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:*

- *the external form and architectural detailing of the Stables Building as presented to the Garden (east, north and west elevations);*
- *the external form and architectural detailing of the Stables Building as presented to the Service Courtyard (south elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;*
- *the external form and architectural*

The Stables Building is to be retained and conserved. The conservation works associated with the Stage 1 Project Application includes reconstruction of missing fabric and altered elements as recommended by the CMP.

Relevant Conservation Policies	Assessment of Proposal
<p><i>detailing of the roof of the Stables Building;</i></p> <ul style="list-style-type: none"> <li><i>– the upper floor layout; and</i></li> <li><i>– the façade stonework. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection.</i></li> </ul>	
<p>35 <i>The west and south walls of the Stables Building should be restored and/or reconstructed when the opportunity arises.</i></p>	<p>The fabric of the west and south walls of the Stables Building will be partially restored as part of the Stage 1 Project Application.</p>
<p><b><i>The Massage Room/Doctors Room and Link</i></b></p>	
<p>36 <i>The Massage Room/Doctors Room may be retained, adapted or demolished.</i></p>	<p>The Massage Room/Doctors Room is to be retained and adapted for reuse as part of the Stage 1 works.</p>
<p>37 <i>Adaptation of the building for a new use should include retention of its overall form as well as evidence of its former fabric, in particular its ceiling.</i></p>	<p>Adaptation of the building will include retention of its overall form and evidence of early fabric, including the ceiling lining.</p>
<p>39 <i>Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that elements, spaces and fabric of heritage significance are not damaged.</i></p>	<p>The existing covered link is to be removed and damaged fabric repaired and reconstructed. Demolition of the structure will be undertaken in such a way as to avoid additional impact to significant fabric.</p>
<p><b><i>The Coach House</i></b></p>	
<p>40 <i>The Coach House is of High heritage significance and should be retained and conserved. Some adaptation is possible to accommodate new uses.</i></p>	<p>The Coach House is to be retained and conserved. Its adaptive reuse forms part of the Project Application and consists of office functions on the ground floor and residential functions on the first floor, neither of which will detract from its heritage significance nor hinder interpretation.</p>
<p><b><i>The Tom O'Neill Centre</i></b></p>	
<p>41 <i>The Tom O'Neill Centre may be retained, adapted or demolished.</i></p>	<p>The retention and adaptive reuse of the Tom O'Neill Centre forms part of the Stage 1 Project Application. It is proposed for demolition in Stage 3.</p>
<p>42 <i>If retained and adapted for a new use:</i></p> <ul style="list-style-type: none"> <li><i>– the external form and character of the building should be retained.</i></li> <li><i>– the interior, which has been considerably altered since the 1950s, may be adapted as needed.</i></li> </ul>	<p>The overall form of the building is to be retained. Proposed internal alterations are minor in scope so that evidence of former fabric and uses will be retained.</p>

## Relevant Conservation Policies

## Assessment of Proposal

### 43 *If proposed to be demolished:*

- *the building should be archivally recorded consistent with policies at Section 6.2.5 (of the CMP).*
- *the historic hospital function of the building should be interpreted consistent with the policies at Section 6.4 (of CMP).*
- *any new development should be consistent with the policies at Section 6.6.6 (of CMP).*

The demolition of the Tom O'Neill Centre will be required as part of Stage 3, which will involve construction of new buildings to the west of Graythwaite. Demolition is consistent with this policy.

### **The Ward Building and Link**

### 44 *The Ward Building may be retained, adapted or demolished.*

It is proposed to demolish the Ward Building as part of the Stage 1 works.

### 45 *Adaptation of the building for a new use should include retention of its overall form. It is noted that the original planning has been altered and virtually every finish has been replaced. Accordingly, further internal adaption is acceptable.*

N/A—demolition of the building is proposed.

### 46 *If proposed to be demolished:*

- *the building should be archivally recorded consistent with policies at Section 6.2.5 (of the CMP).*
- *the historic hospital function of the building should be interpreted consistent with the policies at Section 6.4 (of the CMP).*
- *new buildings on this site will need to have a carefully considered relationship with both Graythwaite House and the Shore School buildings. Refer to policies at Section 6.6.6 (of the CMP).*

The building will be archivally recorded prior to the commencement of any works including hazardous materials removal and demolition.

The historic function of the building is to form part of the interpretation of the site's hospital use since c1918.

The proposed new East Building has been carefully located and designed to avoid additional impacts on the heritage significance of the House Complex and to enhance its setting.

### 47 *Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that significant elements, spaces and fabric of the House are not damaged.*

Demolition of the Link is to be undertaken in such a way as to avoid damage to significant elements, spaces and fabric of the House and will provide the opportunity to repair and reconstruct damaged and missing fabric.

## 6.3.5 Historical Archaeology

A preliminary assessment of the potential to impact the significant historical archaeological resource has been prepared by Casey & Lowe Pty Ltd—see Attachment B. The assessment concludes that the works associated with the Concept Plan and Stage 1 project Application would have a low to moderate impact on the surviving archaeological resource within the Graythwaite site. The assessment recommends that a research design be undertaken as part of the detailed design of each stage of the works to inform the detailed design of the works and to guide the implementation of required archaeological investigations and requirements.

## Relevant Conservation Policies

## Assessment of Proposal

### 6.3.6 Salvaged Materials

A more detailed survey of the Graythwaite site is to be undertaken to identify any salvaged materials that have potential to assist with the repair or reconstruction of significant fabric. Any materials found are to be stored in a secure, weathertight location on site.

### 6.3.7 Moveable Heritage

A more detailed survey of the Graythwaite site is to be undertaken to identify any moveable items of potential heritage significance. Any items of potential heritage significance are to be stored in a secure, weathertight location on site.

## 6.4 Interpretation

59 *Interpretation of the heritage significance of Graythwaite should be undertaken in accordance with an interpretation plan prepared for the place.*

An Interpretation Plan is to be prepared for the Graythwaite site to inform the detailed design of the Stage 1 works and future stages of works.

61 *Measures to enhance interpretation of the heritage significance of Graythwaite should be incorporated into proposals for change at the site based on the concepts and strategies contained within an interpretation plan. These concepts and strategies should also form part of any decision about future uses for the place and potential redevelopment.*

Interpretive measures are to be incorporated into the Stage 1 Works based on the concepts and strategies set out in the Interpretation Plan.

62 *Interpretation should seek to communicate with a wide variety of people through a range of communication methods, responsive to the needs of potential audiences within the Shore School and within the local and wider community.*

## 6.5 Cleaning, Maintenance and Repair

The Concept Plan provides for a viable new use for the Graythwaite site, which will ensure that the significant buildings on the Graythwaite site are subject to ongoing cleaning, maintenance and repair.

### 6.6.1 Masterplanning

75 *Masterplanning should be undertaken for the whole of the Graythwaite site to guide future development in the short to longer term. Masterplanning should:*

The Concept Plan acts as a masterplan for future development of the Graythwaite site. Its key features include:

- *include the restoration and reconstruction of the house complex and coach house as a priority;*
- *retain the significant built form and landscape elements of the site;*
- *guide the removal of intrusive fabric and elements;*
- *propose new development which is consistent with the redevelopment policies*

- conservation, restoration (where applicable) and appropriate adaptive reuse of the House Complex and Coach House;
- retention of significant built form and landscape elements;
- removal of intrusive elements; and
- proposed controls for new development to the east, north and west of the House



Relevant Conservation Policies	Assessment of Proposal
<i>identified above; and</i>	Complex. Building footprints, overall massing and height are controlled so that impacts on the heritage significance of the site can be minimised.
<ul style="list-style-type: none"> <li>– <i>provide for the cyclical maintenance of the buildings and landscape, including key landscape vistas.</i></li> </ul>	<ul style="list-style-type: none"> <li>– provision for cleaning, maintenance and repair of the significant buildings and landscape elements, including views.</li> </ul>
<b>6.6.2 Adaptive Re-use</b>	
76 <i>The long-term management of Graythwaite including its adaptation for new uses should take into account its importance as a place of State heritage significance. All decisions should consider and seek to retain the heritage values of the place as identified in Section 4 of this CMP.</i>	The Concept Plan and Stage 1 Project Application have been prepared with the aim of retaining and conserving the State and local heritage values of the place.
77 <i>Future uses for Graythwaite should be consistent with the following:</i>	
<ul style="list-style-type: none"> <li>– <i>new uses should be compatible with the nature and significance of the place and its significant components;</i></li> <li>– <i>new uses should be selected on the basis that they ‘fit’ the existing spaces within significant buildings and structures. Substantial alteration and/or removal of significant fabric to suit the requirements of a new use should be avoided;</i></li> <li>– <i>future adaptation of the interiors of significant buildings and structures should ensure that original spaces, elements and fabric are retained and conserved;</i></li> <li>– <i>the detailed requirements of future new uses should not require undue changes to the significant spaces, elements and fabric that cannot be reversed;</i></li> <li>– <i>future subdivision of internal spaces, where appropriate, should be undertaken in a ‘subservient’ manner, using partitions that can be easily removed and which would not impact the existing significant wall, ceiling and floor finishes;</i></li> <li>– <i>external alterations to significant buildings and structures to suit new uses must avoid adverse visual and physical impact. Minor changes to meet access and other functional requirements, are likely to be permitted provided that these are subservient to the primary architectural features of the building or structure; and</i></li> <li>– <i>external alterations to the rear (north) side</i></li> </ul>	<p>The conservation and adaptive reuse of Graythwaite forms part of the Stage 1 Project Application.</p> <p>It is proposed to adaptively reuse the building for the School’s administrative purposes. This use is an appropriate one because it conserves the building’s significant spaces and fabric and does not require alterations to its planning or the introduction of new openings in external and internal walls. A good ‘fit’ is achieved between user requirements and the existing spaces. Intensive typical school uses are not proposed, to assist the well-being of the building.</p> <p>Original spaces, elements and fabric will be retained and conserved. The nature of the proposed new uses is such that any changes to the building that may occur can be reversible.</p> <p>A limited number of spaces in the northern (service) sections of the House are to be subdivided. Partitions will be designed so that their installation will not impact on significant building fabric.</p> <p>Proposed additions include the installation of a lift and new stairs and a covered way to accommodate differences in existing floor levels and to facilitate disabled access. The additions are located in a section of Graythwaite that has been subjected to intrusive additions in the past. These intrusive additions are to be removed. The bulk and scale of the lift and stair addition will be substantially less than the existing structure in this part of the building. External finishes will be detailed to harmonise with adjacent significant</p>

Relevant Conservation Policies	Assessment of Proposal
<p><i>of the House, within the Service Yard requires the restoration/reconstruction of the rear elevation of the House. The introduction of a new lift and some adjustment of floor levels is required for disabled access; the design and materiality of the lift, while modern, is to respect the architecture of the House, Kitchen Wing, Stables Building and Service Yard.</i></p>	<p>fabric.</p>
<p><b>6.6.3 Alterations and Additions</b></p>	
<p>78 <i>Alterations and additions at Graythwaite should be consistent with the following principles:</i></p>	
<ul style="list-style-type: none"> <li>– <i>new additions to significant buildings and structures should be designed to respect and enhance the heritage significance of the affected building or structure and the Graythwaite site as a whole;</i></li> <li>– <i>the siting and form of additions should respect the established planning principles of significant buildings and structures;</i></li> <li>– <i>new additions should facilitate the ongoing use of significant buildings and structures rather than render them obsolete;</i></li> <li>– <i>new additions should complement the style, form, proportions, materials and colours of the significant building or structure;</i></li> <li>– <i>new additions should be of sympathetic contemporary architectural design, detailing and materials and should not be imitations of the existing building or structure; and</i></li> <li>– <i>the quality of the architectural resolution, detailing and materials of the new addition should be as high as that of the existing significant building or structure.</i></li> </ul>	<p>The proposed new lift to the rear of the House and the covered link between the House and the West Annex have been located and designed to minimise any physical and visual impacts on the heritage significance of the House Complex and the Graythwaite site.</p> <p>The additions have been aligned with the existing orientation of the significant buildings within the House Complex and in and around the Services Yard in particular.</p> <p>The additions are a key part of the proposed re-use of the site and the establishment of a long-term viable new use for the House Complex.</p> <p>The additions, while contemporary in character, have been located and designed to be subservient to the significant elements in and around the services courtyard in particular.</p>
<p>79 <i>Any additions to significant buildings or new buildings at Graythwaite should:</i></p>	
<ul style="list-style-type: none"> <li>– <i>have sufficient setback (design relationship) to allow appreciation of significant facades and envelopes and ensure that significant buildings and structures retain their sense of separation or connection;</i></li> <li>– <i>respond to the original design and program of significant buildings and</i></li> </ul>	<p>Additions to the significant buildings on the Graythwaite site are limited to the proposed new covered link between the House and the West Annex and a lift at the rear of the House.</p> <p>The additions are located in a section of Graythwaite that has been subjected to intrusive additions in the past. These intrusive additions are to be removed. The bulk and scale of the lift and landing is substantially less than the existing</p>

Relevant Conservation Policies	Assessment of Proposal
<p><i>structures within their setting;</i></p> <ul style="list-style-type: none"> <li>– <i>retain and enhance the significant views of the house and associated buildings from the driveway and central terrace;</i></li> <li>– <i>remove the clutter of obsolete services from significant buildings and structures to enhance the appreciation of their external form;</i></li> <li>– <i>re-instate the original/early functioning of the house and associated outbuildings;</i></li> <li>– <i>re-active the internal functioning of significant buildings and structures;</i></li> <li>– <i>allow for the re-instatement/reconstruction of the window on the main stair;</i></li> <li>– <i>retain the structural integrity of significant buildings and structures; and</i></li> <li>– <i>not require additional support from within significant buildings or other structures.</i></li> </ul>	<p>structure in this part of the building. External finishes will be detailed to harmonise with adjacent significant fabric.</p> <p>The lift installation will have no impact on significant views to the building, will assist in the re-activation of internal functions within the House and will not affect the structural integrity of the House.</p> <p>In general terms, all of the buildings forming the subject of the Stage 1 Project Application will be reactivated as a result of the proposal.</p> <p>The removal of the 1916 accretions on the northern side of the House will enhance interpretation of the building and enhance its heritage significance. It will also expedite reconstruction of the window to the main stair.</p>
<b>6.6.4 The House Complex</b>	
80 <i>Maintain an understanding of the House as a detached building.</i>	The House will remain as a detached building. There are no linking structures to other buildings proposed in either Concept Plan or Project Application.
81 <i>Retain an understanding of the House as the central focus of the Graythwaite Lands.</i>	The House will retain its status as the central focus of the site. This is achieved by restricting new development to the east close to the site boundary and restricting the locations of development to the north and west of the House. It will in effect become the focal point of development on the Graythwaite site.
82 <i>No new structures or landscape elements should be erected in the vicinity of the House Complex which will have an adverse impact on its setting and on identified views to and from the complex.</i>	New development in the immediate vicinity of the House Complex has been avoided. The proposed new lift and covered link between the House and the West Annex have been located to the rear of the House to avoid impacting the setting of the House Complex.
83 <i>Retain the landscaped setting of the House including individually significant plantings, landscaped areas and spatial structure. Removal of weeds and some later plantings to restore significant views and vistas from the House to the south and southwest is envisaged.</i>	Existing significant trees, landscape and spatial structure across the site south of Graythwaite are to be retained.
<b>6.6.5 North-west Slope</b>	
84 <i>New development within the north-west slope should ensure that the visual dominance of Graythwaite House within its setting is</i>	

Relevant Conservation Policies	Assessment of Proposal
<i>maintained by conforming with the following:</i>	
– <i>new development within the north-west slope should be of a scale and modulation of existing buildings within the upper terrace of the Graythwaite site;</i>	The building envelope of the proposed new West Building has been located and designed to be of a scale that would not detract from the House Complex or Coach House.
– <i>the height of new buildings does not exceed the height of the first floor cornice moulding of the House (the exterior moulding approximately in line with the first floor level of the House);</i>	The overall height of the proposed new West Building does not exceed the cornice moulding or string course marking the change between the ground and first floor levels on the exterior of the House.
– <i>new development is predominantly two storeys in height, reflects the sloping topography and does not present a dominant visual impression of a multi-storey building when viewed from significant vantage points;</i>	The massing of the proposed new West Building has been designed to step down the slope to minimise its apparent height.
– <i>the total footprint of new development on the north-west slope should be broken up to ensure that new buildings do not appear as large monolithic structures;</i>	The overall footprint of the proposed new West Building has been separated into two elements to reduce its overall apparent size.
– <i>an appropriate curtilage (and setting) is maintained around the Coach House; and</i>	The placement of the proposed new West Building establishes a sufficient curtilage and setting for the Coach House.
– <i>new buildings are sited clear of the canopy and root zones of significant trees on the site boundaries and on the terraced embankment.</i>	The proposed new West Building has been sited to avoid the canopy and root zones of significant trees on the site boundaries and terraced embankments.

#### 6.6.6 Upper Terrace

##### **Area between the Coach House and the House**

85	<i>No major new development should occur between the Coach House and the House.</i>	Major development between the Coach House and House is not proposed.
86	<i>Should the Tom O'Neill Centre be proposed to be demolished then any new building should be single-storey in height and sited in the same or similar location and have a similar general footprint—see Figure 6.1 (of the CMP).</i>	The proposed new Tom O'Neill Centre is to be single storey in height and have a similar footprint as the existing building.
87	<i>The view of the southern gable end of the Coach House from the southeast along the drive to the House is to be retained.</i>	Views from the southeast along the driveway will not be affected by the proposed development.

##### **Area to the east of the House Complex**

88	<i>New development to the east of the House Complex should be consistent with the policies for new development contained within this CMP and:</i>	The proposed new East Building, has been designed for consistency with the policies for new development within the CMP.
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Relevant Conservation Policies	Assessment of Proposal
<ul style="list-style-type: none"> <li>– <i>sited to retain the primary vista of the House from the entry driveway;</i></li> </ul>	<p>The siting of the building leaves a wide space between it and Graythwaite, while splaying the southern sections of the building pulls it away from the existing driveway and thus regains the vista of the House from the driveway.</p>
<ul style="list-style-type: none"> <li>– <i>deferential in scale and height to the House Complex. The height of the majority of a new building in this location should not exceed the eaves height of the main part of Graythwaite House;</i></li> </ul>	<p>The building is deferential because its scale is modulated by breaking its mass into two parts and reducing the plan foot print as the building rises above ground level.</p>
<ul style="list-style-type: none"> <li>– <i>designed to respect and complement the House complex in its character, scale, form, siting, use of materials and colour and architectural detailing.</i></li> </ul>	<p>Consideration of materials, colour and detailing will form part of the detailed design of the building to be subject to a future project application.</p>
<p><b>Area to the north of the House Complex</b></p>	
<p>89 <i>New development within the area to the north of the House Complex should be consistent with policies for new development contained within this CMP and:</i></p>	<p>New development to the north of the House Complex is described in the Concept Plan. It consists of a two storey building, one level of which is a basement.</p>
<ul style="list-style-type: none"> <li>– <i>allow sufficient separation from the House Complex, including the Kitchen Wing and Stables Building to enable the House Complex to continue to be understood as a distinct detached form;</i></li> </ul>	<p>The space separating the North Building from the Stables allows the House Complex to be understood as a distinct detached form.</p>
<ul style="list-style-type: none"> <li>– <i>be no more than two storeys in height;</i></li> </ul>	<p>The building will be limited to a single storey above ground level.</p>
<ul style="list-style-type: none"> <li>– <i>be designed to respect and complement the House Complex in its character, scale, form, siting, use of materials and colour and architectural detailing; and</i></li> </ul>	<p>The overall scale of the building in terms of its footprint is consistent with the footprint of the Kitchen Wing and Stables while its siting demonstrates respect for the House Complex. Consideration of materials, colour and detailing will form part of the detailed design of the building to be subject to a future project application.</p>
<ul style="list-style-type: none"> <li>– <i>does not negatively impact significant trees in the vicinity.</i></li> </ul>	<p>The siting of the North Building will not have a negative impact on trees in this area of the site or on the adjacent School site.</p>
<p><b>6.6.7 Integration of Graythwaite and Shore School</b></p>	
<p>90 <i>Subdivision of the Graythwaite site for sale to others should not occur; considered integration with the Shore School site is presumed.</i></p>	<p>The Concept Plan does not propose subdivision of the site.</p>
<p><b>6.6.8 Demolition/Removal</b></p>	
<p>91 <i>Demolition/removal of buildings and structures that make a High or Exceptional contribution to the heritage significance of</i></p>	<p>Both the Concept Plan and Project Application comply with this policy. Graythwaite, the Kitchen Wing, Stables Building and Coach House are to</p>

Relevant Conservation Policies	Assessment of Proposal
<i>Graythwaite (primarily the House, Kitchen Wing, Stables Building and Coach House) should not occur.</i>	be retained. The Project Application describes proposed adaptive reuse of these buildings.
92 <i>Demolition/removal of buildings and structures that make only a Little or Moderate contribution to the heritage significance of Graythwaite may occur provided that there is no substantial adverse impact on the heritage significance of the site.</i>	The Concept Plan proposes demolition of the Ward Building and Tom O'Neill Centre, which are of moderate heritage significance. Demolition of these buildings would not result in substantial adverse heritage impacts. The impact of their demolition is to be mitigated through interpretation of their historic use and social significance supplemented by archival recording.
93 <i>Demolition/removal of intrusive buildings or structures is encouraged and should occur when the opportunity arises.</i>	The Concept Plan and Stage 1 Project Application include demolition of the existing covered links between the House and Ward Building and between the House and the West Annex. They also propose demolition of the lavatory addition to the rear of the House.
94 <i>The impacts associated with demolition/removal should be assessed in conjunction with the impacts associated with replacement development. The combined impacts should be considered when determining the overall impact of a proposal.</i>	The SoHI assesses the impacts of the various aspects of the proposal as well as the cumulative impacts on the heritage significance of the Graythwaite site. The assessment has found that overall the proposed works associated with the Concept Plan and Stage 1 Project Application would have a positive heritage outcome.
95 <i>Demolition/removal should be preceded by an archival recording consistent with the recommendations for archival recording at Section 6.2.5 of this CMP.</i>	An archival recording of the Graythwaite site and the affected buildings on the Shore School site is to be undertaken prior to any demolition works on any part of the site taking place in accordance with the 2010 endorsed CMP and Heritage Branch guidelines.

#### 6.6.9 New Landscaping

96 <i>New landscaping should be consistent with the objective of maintaining a balance of open space with detail garden areas associated with the House Complex to interpret the landscape setting during the Dibbs family occupation of the site.</i>	The aims and objectives of this policy are achieved in the landscaping works.
97 <i>The wider setting of Graythwaite should be considered in the future planning of new works. This is particularly relevant for the 'borrowed' landscape of the adjacent Shore School lands including existing built forms, open space and vegetation. Trees planted in the late Victorian and Federation periods within the School grounds also contribute to the strong visual and associational relationship between the two places.</i>	The aims and objectives of this policy are achieved in the landscaping works.

Relevant Conservation Policies	Assessment of Proposal
98 <i>Adaptation may be possible provided that the overall heritage significance of Graythwaite is not adversely impacted and provided that appropriate recording and interpretation is undertaken</i>	The aims and objectives of this policy are achieved in the landscaping works.
99 <i>North Sydney Council's Significant Tree Register should be consulted as part of any proposal for changes to the landscape at Graythwaite.</i>	Trees included on North Sydney Council's Significant Tree Register have been identified. All of these trees are to be retained apart from one specimen of <i>Ficus Rubiginosa f. glabrescens</i> —Port Jackson Fig (T163), which is required to be removed as it represents a safety risk to site users.
100 <i>A Landscape Plan should be prepared for Graythwaite to provide an appropriate setting for the House and associated buildings.</i>	A landscape plan has been prepared to guide the proposed works to the cultural landscape—refer to landscape drawings and Landscape Design Report prepared by Taylor Brammer Landscape Architects Pty Ltd.
<b>6.6.10 Excavation/Ground Disturbance</b>	
101 <i>Excavation/ground disturbance at Graythwaite should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative (It is noted that new buildings will require excavation).</i>	Excavation/ground disturbance is to be minimised as much as possible.
102 <i>Should excavation/ground disturbance be required in the vicinity of existing buildings and other structures then the works should be designed as much as possible to avoid disturbing footings and/or foundation material. This may require the services of a structural engineer familiar with the construction of historic buildings. It may also require short-term underpinning or other stabilisation methods to be put in place.</i>	Excavation will be required for demolition, ground remediation, installation of new site services and infrastructure and the construction of new buildings. The North and East Buildings will have basement areas while the bulk of the West Building is reduced by locating parts of it below ground level. These measures assist in minimising the heritage impact of the buildings on the site.
103 <i>Excavation/ground disturbance to the west and south of the House should also be undertaken in accordance with the recommendations for management of Aboriginal heritage contained in Section 6.3.2 of this CMP.</i>	The proposed excavation will be undertaken consistent with the management recommendations contained in the CMP.
104 <i>Excavation/ground disturbance within areas of historical archaeological potential should be undertaken in accordance with the recommendations for management contained at Section 6.3.5 of this CMP.</i>	The procedures recommended in the 2010 endorsed CMP for the management of historical archaeology are to be implemented. See also Archaeology HIS—Attachment B.

#### 6.6.11 Union Street Entry Driveway

The alignment and original character of the existing driveway from Union Street is to be retained and conserved. Opportunities to enhance its original character will also be explored.

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**Relevant Conservation Policies**

**Assessment of Proposal**

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**6.6.12 Car Parking**

The existing car parking areas to the south and east of the House Complex (including their bitumen surfaces) are to be removed as part of the Concept Plan. It is proposed to provide two levels of below-ground carparking under the proposed new East building.

It is not proposed to provide permanent parking space in front of the House. The open area around the House is only suited to short-term parking, including disabled parking, for visitors to the House or as a drop-off point.

**6.6.13 Services Infrastructure**

Obsolete services are to be recorded as part of the archival recording of the buildings prior to their careful removal. New services are to be kept to a minimum and installed consistent with the policy guidelines in the CMP.

**6.6.14 Hazardous Materials Removal**

Removal of hazardous materials is to be consistent with the policy guidelines contained in the CMP.

**6.6.15 Ground Remediation**

Ground remediation is likely to be required as part of the works proposed during Stages 2 and 3. Any ground remediation will be preceded by sufficient research to determine as much as possible the location and extent of remediation required. The amount of excavation/ground disturbance will also be minimised as much as possible. Removal of large areas of soil will only be undertaken where there is no viable alternative. Any significant landscape features such as paths, stairs and retaining walls adversely impacted by ground remediation works will be repaired or reconstructed in their original locations and to their original detail. Excavation/ground disturbance for ground remediation will also be undertaken consistent with the recommendations for Aboriginal heritage contained in the CMP.

**6.6.16 Site Security**

The proposed new fencing and gates on Union Street aim to enhance the understanding of the site's significant late nineteenth and early twentieth century character. The design of the proposed new entrance gates and fencing has been based on historic photographs documentary evidence of the gates that existed in the 1870s. The boundary fence, which was originally a high timber paling fence, which restricted views into the Graythwaite site, has been designed to ensure that views into the site from Union Street are maintained.

**6.6.17 Building Security**

A schedule of all historic hardware to be retained and removal of redundant equipment is to be prepared by Tanner Architects. Installation of new building security measures will aim to minimise physical and visual impacts on the building.



## ATTACHMENT D — NORTH SYDNEY COUNCIL DCP 2002 ASSESSMENT

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### 1.1 SECTION 8 CULTURAL RESOURCES AND HERITAGE

Section 8 (Part A) of the *North Sydney Council Development Control Plan 2002* (the DCP) sets out Council's goals for maintaining and enhancing the integrity of the cultural resource of the North Sydney area. It includes, amongst other things, principles for sandstone features, views, heritage interpretation, Aboriginal sites, non-Aboriginal archaeology and heritage items and conservation areas.

The proposed works associated with the Concept Plan and Stage 1 Project Application are assessed against each of the relevant clauses below.

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#### Relevant DCP Clauses

#### Assessment of Proposal

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##### **8.5 Interpretation**

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An Interpretation Plan is to be prepared prior to the commencement of the Stage 1 works to establish the key messages and appropriate media to best interpret the heritage significance of the site. The Interpretation Plan will establish the key messages and appropriate media to interpret the heritage significance of the site and will have regard to best-practice guidelines. The site interpretation plan is to be prepared in consultation with North Sydney Council staff, as appropriate.

A detailed photographic archival recording of the site is to be undertaken prior to commencement of any works on site. The archival recording would be consistent with current Heritage Branch requirements. A copy of the archival recording is to be lodged with Council's Archives.

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##### **8.6 Aboriginal Sites**

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An assessment of the Aboriginal heritage significance of the site was undertaken by Australian Museum Business Services in April 2010. The assessment included a site survey undertaken with Allen Madden of the Metropolitan Aboriginal Land Council (MLALC). It also included a review of the Aboriginal Heritage Information Management Service (AHIMS), which found that no registered heritage sites existed on the site or in its vicinity.

The assessment concluded that although the area would have been used by the Cammeraygal people for many thousands of years, no evidence of their occupation appears to remain on the Graythwaite site, which has been extensively modified since European settlement of the area. In particular the creation of the terraces.

Given the extensive disturbance of the original land surface at the site and the steep topography, it is considered unlikely that there is any archaeological potential to retain intact or substantial Aboriginal heritage deposits on the site. In addition, the MLALC did not identify any contemporary significance to the site, although it was acknowledged that this may change should any additional information or Aboriginal material be uncovered at the site in the future.

The 2010 Conservation Management Plan (CMP) for the Graythwaite site includes policies relating to Aboriginal heritage significance—see Section 6.3.2 of the CMP. Refer also to the Aboriginal Heritage Assessment included at Appendix C of the 2010 CMP for more information.

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##### **8.7 Archaeology**

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The Graythwaite site has been identified as having potential to contain historical archaeological deposits of local heritage significance. The historical archaeological zoning plan contained in the CMP (see Figure 3.79 of the CMP) defines the areas of archaeological potential. There are no known archaeological deposits on the Shore School site in the immediate vicinity of the proposed new East building.

Opportunities to avoid the known areas of archaeological potential have been explored throughout the decision-making process. Nevertheless, the Concept Plan and Stage 1 Project Application retain the

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**Relevant DCP Clauses**

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**Assessment of Proposal**

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potential to disturb archaeological deposits on the site. Where possible, any significant archaeological resources are to be retained in situ and interpreted.

The Archaeology HIS (see Attachment B) sets out the potential impacts associated with the works and provides guidance as to how the site's historical archaeology is to be managed throughout the implementation of the Concept Plan and Stage 1 Project Application.

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**8.8 Heritage items and conservation areas**

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*a. The heritage significance of curtilages is identified and protected.*

The curtilage for the Graythwaite site is identified as the State Heritage Register (SHR) listing boundary—the current lot boundaries. The Concept Plan and Stage 1 Project Application do not propose to alter this curtilage.

The visual and physical relationships between significant site elements would be retained, as would the relationship between buildings, particularly the House and outbuildings, and the important setting formed by the southern section of the site.

Historical boundaries are to be maintained. The proposed new East Building would extend across the existing (and earlier) site boundary between the Graythwaite and Shore School sites. Opportunities to interpret the original c1833 boundary and current boundary between the Graythwaite site and Shore School site are to be considered as part of the detailed design of the East Building. The interpretation measures are to be consistent with the site Interpretation Plan.

The relationship between the significant buildings within their immediate setting (the upper terrace) and the wider setting of the Graythwaite site would be maintained and enhanced.

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*b. Characteristic features of the streetscape are maintained.*

The proposed works aim to enhance the relationship between the House Complex and the topography of the site, particularly when viewed from Union Street.

A small number of trees within the street reserve are proposed to be removed. They are not considered to be of heritage significance.

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*c. Sandstone features such as retaining walls and fences. Seawalls and decorative features of buildings are conserved.*

The sandstone features on the site are generally associated with the buildings of the House Complex—the House, Kitchen Wing, Stables Building and associated courtyard walls. It is proposed to repair the sandstone walls of these buildings.

Replacement stone will be similar in colour, texture, surface finish and dimensions. New stones will also be shaped to match existing stones.

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*d. Significant landscape features and trees are retained and reflected in new development.*

The existing garden setting for the property is to be retained and enhanced.

Virtually all of the significant trees on the site are to be retained. Only one tree has been identified for removal due to safety issues—a specimen of *Ficus Rubiginosa f glabrescens*—Port Jackson Fig.

The existing driveway from Union Street is to be retained—its existing width and setting are also to be retained.

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## Relevant DCP Clauses

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## Assessment of Proposal

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- e. Characteristic subdivision pattern associated with heritage items and in conservation areas is retained.*

The current lot area is not to be subdivided. The proposed changes to the site have been designed to retain and enhance the setting of the House when viewed from Union Street. The proposed new additions have been located to the rear of the House, within the services courtyard. The footprint of the proposed new East Building has been located further to the north than the existing Ward Building. The proposed new West Building is located on the north-west slopes and is not visible from Union Street.

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- f. Buildings respond to characteristic historic building alignments.*

The new buildings proposed as part of the Concept Plan are to be located behind the front building line for Graythwaite House. The alignments of the proposed North Building, East Building, West Building and proposed new Tom O'Neill Centre are carefully related to the House and in accordance with policy recommendations contained in the 2010 CMP.

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- g. Fences and gates are in character with and do not compromise the heritage significance of the building, streetscape or conservation area.*

The existing fence on the Union Street boundary is uncharacteristic of the Victorian character of the Graythwaite site and does not contribute to the heritage significance of the property. The proposed new fencing on the Union Street boundary, described in the Stage 1 Project Application, is based on documentary evidence provided by early photographs of the site and on examples of extant fencing that are contemporary with the early fence. The proposed fencing will enhance the presentation of the site to Union Street, allow views from the public realm into the site and enhance the heritage significance of the locality.

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- h. Maintain the massing, form and scale of heritage items and buildings in conservation areas and ensure that alterations and additions are consistent with the original building character.*

- i. Locate alterations away from principal elevations of the building, position them to the side or rear of the dwelling and behind and below the principal ridge line.*

The external works to the significant buildings largely relate to removal of intrusive elements, re-instatement of original details and conservation of fabric. Alterations to the significant buildings have been limited and located to the rear of the House within the services courtyard to avoid impacts on the significant setting of the House Complex. The overall height of the lift enclosure is well below that of the lookout above the roof of the House.

- ii. Massing, form and scale of elements is consistent with those characteristics of the conservation area, represented by contributory items in the vicinity.*

The massing and scale of the proposed North, East and West Buildings are consistent with the buildings located across the Shore School site. Their architectural expression will be contemporary but developed in consideration of the close proximity of Graythwaite House and other significant buildings on the Graythwaite site.

Relevant DCP Clauses	Assessment of Proposal
III. <i>Remove or modify existing uncharacteristic alterations and additions.</i>	Most of the uncharacteristic modifications that have been made at Graythwaite are to be removed including the c1916 bathroom addition to the rear of the House and the covered links between the House and the West Annex and between the House and the Ward Building.
V. <i>Incorporate or reinstate traditional building elements, such as verandahs and bays in new buildings and existing buildings.</i>	Some reconstruction is proposed where physical and documentary evidence exists.
VI. <i>Storey height of new buildings and additions in conservation areas is the same as contributory items in the vicinity having regard to topography.</i>	<p>The storey height of the proposed new buildings is generally consistent with nearby buildings on the School site. In the case of the West Building, the height has been controlled by exploiting the fall across that part of the site.</p> <p>Part of the East Building is intended to connect to the Shore School's West Wing, which was constructed c1938. Although not individually listed as a heritage item, mention is made of the building in the heritage listing for the Shore School Group. The detailed resolution of the junction between the two buildings should be carefully addressed in any subsequent application for the East Building. The proposed works will have no impact on other buildings on the Shore School site because of their distance away from them.</p> <p>Graythwaite is in the vicinity of heritage items and contributory items along Bank and Union Streets. The impact of the proposed development on heritage listed properties in the vicinity of the site in Union Street will be negligible because of the distance between the buildings and these items and the landscaping across the southern section of the site. Items on the eastern side of Bank Street will be screened by trees and consolidated planting and the proposed buildings will not be visible from vantage points along Bank Street. The proposed buildings will not be seen from public viewing points on Union Street and will be screened from private open space immediately adjacent on the western boundary through the use of landscaping on the substantial setback from the boundary.</p>
VIII. <i>Make the storey height, length and bulk of the additions smaller in scale than the original building.</i>	The proposed additions to the rear of the House, within the services courtyard have been located and designed to minimise the impacts on the House Complex. This includes ensuring that the lift enclosure is clearly subservient to the House and Kitchen Wing. The proposed covered link between the House and the West Annex has been aligned with the west wall of the services

Relevant DCP Clauses	Assessment of Proposal
	courtyard. It will also be smaller in scale than the House and the West Annex and Stables Building.
i. <i>Maintain characteristic roof forms and roofing materials.</i>	The proposed roof forms and materials are subject to future detailed design.
j. <i>Dormer elements and skylights do not dominate the roof or appear as an additional storey.</i>	The detailed design of new development is subject to future project applications.
k. <i>Balconies and verandahs are maintained in or designed to be consistent with traditional roof form proportions and materials.</i>	The detailed design of new development is subject to future project applications.
l. <i>Maintain characteristic proportions of window and door openings.</i>	The detailed design of new development is subject to future project applications.
m. <i>Maintain a traditional palette of materials.</i>	
I. <i>Choose building materials from the existing predominant materials used in the conservation area.</i>	Materials for the proposed new buildings are to be subject to future detailed design. The materials selected will be consistent with the policy recommendations in the 2010 endorsed CMP and in the Planning Parameter Report.
II. <i>Materials are used in building elements that reflect their characteristic usage, ie. Sandstone for foundations.</i>	The detailed design of new development is subject to future project applications.
III. <i>Use characteristic materials of the conservation area in the construction of new buildings.</i>	The detailed design of new development is subject to future project applications.
IV. <i>Closely match the colour, form, texture and mix of the original in repair work.</i>	Where new materials are required in the repair of the significant buildings the new materials will be selected to match the colour, form, texture and mix of the original.
V. <i>Find alternatives to rendering original face bricks and sandstone, unless evidence is presented to Council that their condition has been irreversibly compromised.</i>	N/A—rendering of face brickwork and sandstone is not proposed.
n. <i>Use characteristic colour schemes.</i>	The detailed design of new development is subject to future project applications.
o. <i>Maintain and reinforce characteristic detailing.</i>	
I. <i>Retain traditional external detailing of all heritage and contributory items.</i>	The existing external detailing of the significant buildings at Graythwaite are to be retained and repaired/reconstructed where required.
II. <i>Alterations and additions to architectural detail reinforce the architectural style and detailing of the original building.</i>	The proposed alterations and additions to the House Complex have been located to ensure that as much of the original architectural detailing at the rear of the House and within the Services Courtyard is retained. Opportunities to re-instate original/early details are also to be investigated

Relevant DCP Clauses	Assessment of Proposal
<p>III. <i>Avoid significant alterations to the street façade wherever possible to minimise the impact of change.</i></p> <p>IV. <i>Where previous alterations have removed decorative elements from the street façade, these should be restored.</i></p>	<p>based on physical and documentary evidence. New additions are to be detailed to clearly differentiate between it and the original.</p> <p>Alterations and additions have been restricted to the services courtyard to the rear of the House where they would not be visible from the public domain.</p> <p>Original details including decorative elements are to be repaired, restored or reconstructed where physical or documentary evidence exists.</p>
<p>p. <i>Maintain significant internal features of heritage items in their original form.</i></p> <p>I. <i>Locate internal alterations away from rooms that have intact decorative features.</i></p> <p>II. <i>Retain original features (such as door sets, fireplaces, flooring, roses, original cornices and ceilings).</i></p> <p>III. <i>When forming new openings in walls reflect the dimensions of existing wall openings, such as width and height of double doors.</i></p> <p>IV. <i>Make sure new walls or partitions can be easily removed.</i></p> <p>V. <i>Reinstate original features that have been removed or obstructed.</i></p> <p>VI. <i>Locate bathrooms, kitchens and other services in the location of existing service rooms or ancillary spaces.</i></p> <p>VII. <i>Retain access to and relationship of original entrance and associated halls.</i></p> <p>VIII. <i>Reuse original features rather than removing or replicating them.</i></p>	<p>Internal alterations have been located and designed to allow for retention of original details and decorative features.</p> <p>Significant internal features are to be retained and conserved. Reconstruction of some original/early elements is also to occur.</p> <p>Only one new opening within the House Complex is proposed—to allow for access to the proposed new covered link between the House and the West Annex—at the rear of the ground floor stair hall of the House. The proposed new opening is to match the width and height of existing external openings at the rear of the House.</p> <p>The proposed new partitions within the House have been designed to be easily removed in the future with minimal fixings into original/early fabric.</p> <p>It is proposed to re-instate original features throughout the House Complex wherever possible.</p> <p>It is proposed to re-use the ground floor of the Kitchen Wing as a kitchen. It is also proposed to locate new bathrooms within the West Annex, which is a building of lesser significance.</p> <p>The original entrance hall is to be retained and enhanced through reinstatement of original features such as the wall brackets.</p> <p>Original features are to be retained and re-used wherever possible.</p>
<p>q. <i>Upgrading for fire safety should have no detrimental impact on the heritage significance of the building or conservation area.</i></p>	

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**Relevant DCP Clauses**

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**Assessment of Proposal**

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The identification and implementation of the upgrade works will be carefully resolved to ensure that impacts are avoided, minimised or mitigated as much as possible. With regards to fire safety a fire engineered solution may be required. The 2010 endorsed CMP includes policies to assist with management of change at the site. The works would also be required to take the following principles and guidelines into account:

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999,
- Fire and Heritage: Guidelines on Fire Safety in Heritage Buildings, (Information Sheet 8.1 of the Maintenance Series), prepared by the NSW Heritage Council in 1995, updated 2004.

A suitably qualified and experienced heritage architect would be engaged to co-ordinate the works to ensure that heritage impacts are avoided, minimised or mitigated as much as possible. Advice may also be sought from the Heritage Council of NSW's Fire, Access and Services Advisory Panel (FASAP).

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*r. Carparking structures have no detrimental impact on the heritage significance of the building and the streetscape.*

Stand-alone carparking structures are not proposed. The proposed new East Building is to include two levels of underground car parking, which will avoid adverse impacts associated with above ground carparking structures.

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## **1.2 LAVENDER BAY PLANNING AREA**

Part B of the DCP sets out the Character Statements that describe the desired future outcomes for each of North Sydney's neighbourhoods. They are intended to be used in conjunction with the DCP and with the provisions contained in the LEP.

The Lavender Bay Planning Area consists of a number of character areas. The Graythwaite site is located within the Graythwaite Character Area (5.6 of the DCP) and the Shore School is within the Graythwaite Neighbourhood Character Area (5.5 of the DCP). The overarching Character Statement for the Lavender Bay Planning Area specifically identifies the Graythwaite and Shore School sites as landmark buildings.

An assessment against each of the desired outcomes for each character area are set out below.

### **1.2.1 GRAYTHWAITE CHARACTER AREA**

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**Desired Outcome**

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**Assessment of Proposal**

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**Function**

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*a. Building Typology*

- l. Graythwaite is a grand Victorian Italianate mansion on a large, prominent urban property. Historic fabric from its three phases of development are readily evident within the main complex of buildings and the earliest remnants c.1830-50. Substantial sandstone Victorian villa with attached kitchen wings, single storey sandstone outbuilding with loft, and single storey masonry building. Single storey brick building, single storey brick outbuilding with attic, and associated landscaped grounds.*

The Concept Plan and Stage 1 Project Application aim to retain and enhance the existing fabric and character of the Graythwaite site and its significant buildings, structures and landscape elements.

Desired Outcome	Assessment of Proposal
<p>II. <i>Additional uses, as identified in the Conservation Management Plan, include:</i></p> <ul style="list-style-type: none"> <li>– <i>A grand residence on substantial grounds</i></li> <li>– <i>A residence in conjunction with a commercial use</i></li> <li>– <i>Wedding and function reception centre</i></li> <li>– <i>Community use – a neighbourhood centre in conjunction with public open space</i></li> <li>– <i>Professional offices in association with a hospital or other health care facility</i></li> </ul> <p><i>Uses must be non-intrusive and maintain the heritage fabric of the site. An interpretive feature or explanation may be incorporated into the site.</i></p>	<p>It is intended to adaptively re-use the Graythwaite site for educational and administrative purposes.</p> <p>These uses would have minimal impact on the heritage significance of the Graythwaite and Shore School sites and will allow conservation and adaptation without the loss of significant spaces and fabric.</p> <p>The proposed change in use is also consistent with the policy recommendations contained in the 2010 endorsed CMP.</p> <p>A site interpretation plan is to be prepared as part of the Stage 1 works to guide site interpretation.</p>
<b>a.a Archaeology</b>	
<p>I. <i>Archaeological relics on the site are protected and can be used to shed light on its development or add to understanding of past uses. An excavation permit is obtained for any ground disturbance.</i></p>	<p>Any excavation or site disturbance required as part of the Concept Plan or Stage 1 Project Application is to be undertaken in accordance with the relevant policies for historical archaeology contained in the 2010 endorsed CMP.</p>
<b>Environmental Criteria</b>	
<b>b. Views</b>	
<p>I. <i>Distant views of CBD and Sydney Harbour.</i></p>	<p>Significant views of the CBD and Sydney Harbour are to be retained and enhanced through some selective pruning, tree removal and tree transplantation.</p>
<p>II. <i>Views of the mansion and substantial landscaping from Union Street.</i></p>	<p>Views of Graythwaite House and its immediate and wider setting within its landscaped grounds are to be retained and enhanced.</p>
<b>c. Natural Features</b>	
<p>I. <i>Trees in grounds of Graythwaite (Moreton Bay &amp; Port Jackson Figs, Washington Palms, Small fruit fig; Cook Pine; Firewheel tree; Jacaranda; English Oak; Monterey pine; Coral trees, Camphor laurels; Brush Box).</i></p>	<p>The vast majority of the existing trees are to be retained. A single fig tree is to be removed on safety grounds. A number of palms are also to be relocated within the site.</p>



Desired Outcome	Assessment of Proposal
<b>Quality Built Form</b>	
<i>d. Subdivision</i>	
<i>I. The grounds form the curtilage to the mansion and should not be subdivided. Do not break up or separate the landscaped terraces and their relationship to the mansion.</i>	The Concept Plan and Stage 1 Project Application do not propose subdivision of the Graythwaite site. The existing relationship between the landscaped terraces and the House will be retained.
<i>e. Siting</i>	
<i>I. New buildings are located to the north east and north west of Graythwaite Mansion.</i>	Proposed new buildings to the north, east and west of the House are proposed in the Concept Plan.
<i>II. View corridors of Sydney Harbour, Parramatta River to Parramatta are retained.</i>	The existing view corridors of Sydney Harbour and the Parramatta River are to be retained and enhanced.
<i>f. Fences</i>	
<i>I. Fences are no higher than 1 metre to provide views of Graythwaite from Union Street.</i>	The proposed new security fence on Union Street will allow for views into the Graythwaite site from Union Street.
<i>II. Fencing include open timber picket fences, low brick or stone wall or a hedge.</i>	Proposed fencing along the Union Street boundary is part of the Stage 1 Project Application. The fencing is to be 1.8 metres high. However, it is to be constructed with timber pickets mounted above a low sandstone plinth. The use of pickets will allow the site to be viewed from Union Street.
<i>g. Gardens</i>	
<i>I. Historic plantings and significant trees are retained, including figs, pines and remnant vineyards.</i>	Historic plantings and significant trees are to be retained, as are the upper, lower and middle landscaped terraces. One fig tree is proposed for removal due to poor health.
<i>II. The lower, middle landscaped terraces are retained as open space for public access.</i>	The Shore School has an obligation to ensure the safety and security of its staff and students and therefore access to the terraces will only be available to the public on scheduled open days.
<i>h. Form, massing and scale</i>	
<i>I. New buildings are subordinate to massing and scale of Graythwaite Mansion, are lower in height and have a smaller footprint.</i>	The height and massing of the proposed East, North and West Buildings have been designed in recognition of the importance of Graythwaite House. The overall height of the East Building is substantially lower than the roof of Graythwaite and its mass has been broken up into to distinct parts modulated by a splayed plan footprint. The North Building is one storey only above ground level and is comparable in footprint to the service

Desired Outcome	Assessment of Proposal
	wings of the mansion. The height and footprint of the West Building is controlled by its height being related to the slope of the land and containing its height within a limit specified in the Conservation Management Plan.
<i>i. Roofs</i>	
<i>l. Roofs are pitched between 30 - 45 degrees made of either slate or terracotta tiles.</i>	The detailed design of new buildings will form part of the separate project applications for Stages 2 and 3. Reference should also be made to the Planning Parameters Report.
<i>j. Windows and doors</i>	
<i>l. Windows are timber framed with traditional vertical proportions.</i>	The detailed design of new buildings will form part of the future project applications for Stages 2 and 3. Reference should also be made to the guidelines in the Planning Parameters Report.
<i>k. Materials, colours, detail</i>	
<i>l. Buildings are constructed of either face brick, masonry, timber and/or sandstone.</i>	The detailed design of new buildings will form part of the separate project applications for Stages 2 and 3. Reference should also be made to the Planning Parameters Report.
<i>ll. Colours used are browns, greens, grey.</i>	The detailed design of new buildings will form part of the separate project applications for Stages 2 and 3. Reference should also be made to the Planning Parameters Report.
<i>lll. Architectural detail, external finishes of any new building are compatible with the Graythwaite Mansion but not a copy.</i>	The detailed design of new buildings will form part of the separate project applications for Stages 2 and 3. Reference should also be made to the Planning Parameters Report.
<b>Quality Urban Environment</b>	
<i>l. Car accommodation</i>	
<i>l. Car spaces or underground parking is available to accommodate cars.</i>	The Concept Plan includes two levels of underground parking associated with the proposed new East Building. The only permanent at-grade carparking is to be located near the Coach House. This part of the site is already paved and it is proposed to retain paving. The parking space will not have further impacts on the building.
<i>m. Public access</i>	
<i>l. Public access is maintained through the site from Edward to Union Street. Access should be maintained during daylight hours and should not be restricted by keyed access.</i>	Shore intends to extend the school campus across the Graythwaite site. The safety of students and staff is a primary concern of the School and therefore an upgrade of the security measures along the Union Street boundary and at the Edward Street entry will be required.

Desired Outcome	Assessment of Proposal
II. <i>Public access is retained to open space on lower, middle and upper terraces.</i>	As previously stated, the Shore School has an obligation to ensure the safety and security of its staff and students and therefore access to the terraces will only be available to the public on scheduled open days.
III. <i>Property is retained in public ownership, and some buildings are retained for community use.</i>	The Graythwaite site is no longer in public ownership—this desired outcome is therefore no longer applicable.

## 1.2.2 GRAYTHWAITE NEIGHBOURHOOD CHARACTER AREA

Desired Outcome	Assessment of Proposal
<b>Function</b>	
<i>a. Building Typology</i>	
I. <i>Detached houses, semi-detached dwellings, small scale shops, commercial buildings, apartment buildings according to zone.</i>	The Concept Plan includes a proposed new building (the East Building) that would extend into the Shore School site. The proposed new building will accommodate classrooms and other educational facilities, which are consistent with the Shore School's current zoning.
<i>b. Identity/Icons</i>	
I. <i>Graythwaite Hospital</i>	The former 'Graythwaite Hospital' is not located within the Graythwaite Neighbourhood Area. Nevertheless, the Concept Plan and Stage 1 Project Application aim to retain and enhance the significant buildings on the Graythwaite site. The Graythwaite site's previous use as a hospital is to be interpreted.
II. <i>St Peter Church</i>	The St Peter's Church would not be affected by the works associated with the Concept Plan and Stage 1 Project Application.
III. <i>Sydney Church Of England Grammar School (Shore School)</i>	The proposed new East Building will extend across the boundary between the Graythwaite site and Shore School site. While the works would include partial demolition of the northwest corner of the West Wing, the overall significance of the Shore School as a local icon would be retained and enhanced.

### Environmental Criteria

<i>c. Views</i>	
I. <i>Views of Harbour Bridge from St Peter's Park Lookout (79)</i>	Views of the Harbour Bridge from St Peter's Park Lookout would not be affected by the works associated with the Concept Plan and Stage 1 Project Application.

Desired Outcome	Assessment of Proposal
II. <i>Views of Lavender Bay and Sydney Harbour Bridge from intersection of Miller and Lavender Streets.</i>	View of Lavender Bay and the Sydney Harbour Bridge from the intersection of Miller and Lavender Streets would not be affected by the works associated with the Concept Plan and Stage 1 Project Application.
III. <i>Distant views from Graythwaite to CBD and Sydney Harbour.</i>	Distant views from Graythwaite to the CBD and Sydney Harbour across the Shore School site would not be affected by the works associated with the Concept Plan and Stage 1 Project Application.
d. <i>Natural Features</i>	
I. <i>Trees in grounds of Graythwaite (Moreton Bay &amp; Port Jackson Figs, Washington Palms, Small fruit fig; Cook Pine; Firewheel tree; Jacaranda; English Oak; Monterey pine; Coral trees, Camphor laurels; Brush Box).</i>	The vast majority of the existing trees are to be retained. A single fig is to be removed on safety grounds.
Quality Built Form	
e. <i>Form, massing and scale</i>	
I. <i>Small scale shops have symmetrical facades</i>	N/A—the works associated with the Concept Plan and Stage 1 Project Application are limited to the Graythwaite and Shore School sites and will therefore respond to the particular form, massing and scale of the buildings within these sites.
II. <i>Nineteenth century two storey shopfronts have parapets and awnings.</i>	N/A—the works associated with the Concept Plan and Stage 1 Project Application are limited to the Graythwaite and Shore School sites and will therefore respond to the particular form, massing and scale of the buildings within these sites.

## ATTACHMENT E — HERITAGE COUNCIL OF NEW SOUTH WALES CONSIDERATIONS

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The Heritage Council Resolution, dated 2 March 2011, provided advice to the Department of Planning with regards to the endorsement of the 2010 CMP for the Graythwaite site.

The relevant resolutions are addressed below.

1. *In relation to the works on Graythwaite House, the Heritage Council supports the Part 3A Stage 1 Project Application in principle. Further detail is required on the proposed site levelling and landscaping works for approval prior to works commencing on site.*

‘Site levelling’ and landscaping on the middle and lower terraces is limited to the ‘flattening’ out of any uneven surfaces to avoid injury to students and staff. The overall level/slope within these areas are to be retained—substantial modification to ground levels is not proposed.

2. *The Heritage Council is not prepared to endorse the Statement of Commitments as it currently stands as there is insufficient information for the appropriate assessment of heritage impacts. Specifically the Heritage Council considers that:*

- a) *The Conservation Management Plan should be reviewed and amended to fully reflect the heritage significance of the site. In particular the significance of the cultural landscape of the upper terrace and the Tom O'Neill Building should be reviewed.*

The heritage significance assessment contained within the 2010 endorsed CMP has been reviewed and amended in close consultation with the Heritage Branch.

- The assessed significance of part of the upper terrace has been amended to acknowledge that although much of this area has been modified over time, most areas of the upper terrace continue to substantially contribute to the immediate and wider setting of the significant buildings within the upper terrace.
- The assessed significance of the area of the northwest slope has been clarified to better reflect that despite it having been adversely impacted by the introduction of fill the area itself continues to make a contribution to the overall heritage significance of the site.
- The assessed significance of the narrow area to the east of the driveway has been amended to acknowledge that although this area has been substantially modified, it continues to make a contribution the character of the driveway and to the overall heritage significance of the site.
- The assessed significance of the former Tom O'Neill Centre has been retained. The Tom O'Neill Centre is a place of moderate heritage significance for its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980 and for its historic association with the Australian Red Cross Society. It originally provided an ancillary role in the functioning of the hospital and as a utilitarian structure of standard design it has little individual architectural merit or technical significance. Its physical integrity has also been affected by the considerable alteration that has occurred since the 1950s. While its overall form remains largely unchanged, later alterations include the subdivision of internal spaces and modification of external openings.

- b) *The landscape plan should identify the exceptional and highly significant plantings of all phases of development.*

The landscape drawings and Landscape Design Report prepared by Taylor Brammer Landscape Architects Pty Ltd have been amended to clarify identification of all of the trees on the site. A full tree schedule has also been prepared that identifies their assessed level of heritage significance.

Figure 4.5 of the 2010 endorsed CMP has also been amended to more accurately show the tree canopies and include the tree reference numbers identified in the *Graythwaite, 20 Edward Street, North Sydney—Development Impact Assessment Report*, prepared by Earthscape Horticultural Services in September 2010. A Tree Schedule, listing all of the trees on the site and their assessed level of heritage significance has also been appended to the 2010 endorsed CMP—see Appendix E.

- c) *A full assessment of the archaeological significance of the site should be undertaken and submitted for further review.*

A full assessment of the historical archaeological significance of the Graythwaite site was submitted to the Heritage Branch for review and comment. The updated assessment and conservation policies were incorporated into the CMP, which was endorsed by the Heritage Council of New South Wales in June 2011.

- d) *Insufficient information has been provided to allow the Heritage Council to appropriately assess the adequacy of the Planning Parameters.*
- e) *Specifically, insufficient information has been received to appropriately assess the impact on Graythwaite House and its setting from the proposed new buildings in terms of direct impacts on the landscape significance of the site and on the views to and from Graythwaite House itself.*

The Statement of Heritage Impact assesses the potential heritage impacts associated with the revised Concept Plan and Stage 1 Project Application. The Planning Parameters Report is intended to supplement the SoHI and other documents to establish design constraints for the site. Additional perspective drawings showing the relationship between the House and the proposed new West Building have been prepared and included in the revised Planning Parameters Report.

- f) *The gates in Union Street should be detailed so as to not impede significant views to the Graythwaite site.*

The design of the gates on Union Street has been based on photographic documentary evidence of the gates that existed in the c1870s. The proposed timber-framed gates have been designed with a high level of permeability to ensure that views into the Estate from Union Street are retained.

- g) *The east building may be acceptable provided that it is no closer to Graythwaite House than existing ward building and no higher than the eaves of Graythwaite House itself.*

The proposed east building has been sited so that it is further away from Graythwaite House than the existing ward building and enhances the primary vista of the House Complex from the driveway. The building envelope has also been configured to ensure that any new building is deferential in scale and height to the House Complex. The height of the majority of a new building would not exceed the eaves height of the main part of Graythwaite House.

- h) The general location of the west building may be acceptable, but the building itself is considered to be too bulky and too close to the Coach House.*

The proposed building envelope has been revised to reduce the apparent bulk of a new building in this location and to move it further away from the Coach House. The conservation policies in the 2010 endorsed CMP also include the following requirements:

- new development within the north-west slope should be of a scale and modulation of existing buildings within the upper terrace of the Graythwaite site;
  - the height of new buildings does not exceed the height of the first floor cornice moulding of the House (the exterior moulding approximately in line with the first floor level of the House);
  - new development is predominantly two storeys in height, reflects the sloping topography and does not present a dominant visual impression of a multi-storey building when viewed from significant vantage points;
  - the total footprint of new development on the north-west slope should be broken up to ensure that new buildings do not appear as large monolithic structures;
  - an appropriate curtilage (and setting) is maintained around the Coach House; and
  - new buildings are sited clear of the canopy and root zones of significant trees on the site boundaries and on the terraced embankment.
- i) As currently shown, the west building is considered to potentially impact on the significant landscape of the site. It appears that significant trees may (be) impacted by the building itself while the manner in which the building is connected to the Tom O'Neill Building has the potential of impacting on the significant landscape in the vicinity of Graythwaite House.*

The west building has been sited to avoid impacting the canopies or root zones of any significant trees to be retained—a single tree (T163, *Ficus rubiginosa* f. *Glabrescens*—Port Jackson Fig) is to be removed due to its poor health and unsafe condition.

The building envelope of the west building has been modified to remove the connection with the Tom O'Neill Centre. The upper levels of the proposed building envelope of the West Building (above the upper terrace level) have also been located further to the west to reduce any potential impacts on the landscape in the vicinity of Graythwaite House and Coach House.

- j) Views to the site from the west and the setting of Graythwaite House may be unduly impacted by the height of the proposed west building which appears to be of a total 5 storeys in height on the western side.*

Views to the Graythwaite site from the west are dominated by the significant mature plantings along the western boundary of the site. They do not allow views into the site—the immediate and wider setting of Graythwaite House is not visible from this direction. The proposed new west building would be located behind the mature plantings, which would effectively screen the building from views of the site from the west.

- k) There does not appear to be sufficient substantiation for the removal of the Tom O'Neill Building in the Stage 3 works.*

The Tom O'Neill Centre is of moderate heritage significance for its contribution to the functioning of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980. As with the Ward Building, it has a direct and long-term association with the Australian Red Cross Society. It originally provided an ancillary role in the function of the hospital and as a utilitarian structure of standard design, it has little individual architectural merit or technical significance.

The physical integrity of the Tom O'Neill Centre has been adversely affected by the considerable alteration that has occurred since the 1950s, which has removed any evidence of its known former use as a laundry and billiards room. While its overall external form remains largely unchanged, later alterations include the subdivision of internal spaces and the modification of external openings. Its significance is therefore largely embodied in its historical role in the functioning of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980 and in its social significance. Its historic and social significance can be better communicated through site interpretation. Any evidence of its historic use and original form and fabric, is to be archivally recorded prior to commencement of any works, which would also assist with interpretation.

- l) There is insufficient information to allow the Heritage Council to appropriately assess the impact of the proposed development in the lower terrace as noted in the Planning Parameters.*

The area of potential development shown in the Planning Parameters report has been removed and no longer forms part of the Concept Plan or Stage 1 Project Application.

- m) The Statement of Heritage Impact should be reviewed once the Conservation Management Plan has been amended in accordance with the above advice.*

The SoHI has been amended to clarify the potential heritage impacts associated with the Concept Plan and Stage 1 Project Application.



## ATTACHMENT F — NORTH SYDNEY COUNCIL CONSIDERATIONS

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The letter from the North Sydney Council General Manager to the NSW Department of Planning (dated 17 March 2011) included a recommendation that assessment and determination of the Concept Plan (MP 10\_0149) and Project Application (MP 10\_0150) be postponed until such time as the Heritage Council has endorsed the final 2010 Conservation Management Plan (CMP) for the Graythwaite site. The 2010 CMP was endorsed by the Heritage Council of New South Wales on 14 June 2011.

The letter also identified a number of concerns relating to the impact on specific aspects of the heritage significance of the Graythwaite site. These heritage-related concerns are identified in more detail in the report to the General Manager prepared by George Youhanna, Executive Planner, North Sydney Council. These concerns are addressed below.

### A. Built Heritage

#### a) *Lack of Heritage Council Endorsement of 2010 Graythwaite Conservation Management Plan*

The 2010 Conservation Management Plan (CMP) for the Graythwaite site was endorsed by the Heritage Council of New South Wales on 14 June 2011.

#### b) *Potential changes to the historic lot boundaries and impact on the acknowledged heritage curtilage of Graythwaite*

The heritage curtilage for the Graythwaite site is bounded by the current boundaries of the site. This curtilage is formally recognised by the State Heritage Register (SHR) listing for Graythwaite and supported by the findings of the 2010 endorsed CMP.

The proposed new building(s) to the east of the Graythwaite House Complex would replace the existing Ward Building that adversely impacts the immediate setting of the Complex and its original relationship with the eastern site boundary. The proposed new building(s) has been sited across the boundary between the Graythwaite site and the Shore School site to improve the immediate setting for the Graythwaite House Complex.

The siting of the proposed new building(s) across the boundary would obscure part of the eastern boundary of the Graythwaite site, established in the 1870s by Thomas Gibbs soon after he acquired the adjacent Holtermann Estate (now largely the Shore School site)—the eastern boundary moved several metres further to the east. (The east boundary of the original land grant to Thomas Walker is marked by the current alignment of William Street. The original boundary changed in the 1830s, with the sale of the eastern part of the land grant, before it changed again in the 1870s to its current alignment.)

This impact would be mitigated through implementation of appropriate interpretation measures developed during the detailed design phase of the project. These measures would be consistent with the Interpretation Plan to be developed for the Graythwaite site and may include both traditional and contemporary methods for interpreting the c1830s and c1870s eastern boundaries for the site.

Approval is not being sought to alter the current lot boundaries. Should changes to the boundaries be proposed in the future then this would necessarily form part of a separate application.

Graythwaite is included on the SHR and is also included, along with the Shore School site, on Schedule 3 of the North Sydney Council Local Environmental Plan (LEP) as an item of local heritage significance. Any proposed future changes to the lot boundaries would therefore be subject to the provisions of the *Heritage Act 1977* (NSW) and the heritage provisions of the LEP and *North Sydney Council Development Control Plan* (DCP).

c) *BCA Upgrade, including Fire Safety Upgrade*

The Graythwaite site is an historic place with many buildings, structures and landscape elements constructed during the nineteenth century or early twentieth century. Upgrades to these elements will be required to meet current occupational health and safety, access and fire safety requirements. The works will have potential to impact the significant elements of the Graythwaite site.

The identification and implementation of the upgrade works will therefore need to be carefully resolved to ensure that impacts are avoided, minimised or mitigated as much as possible. With regards to fire safety a fire engineered solution may be required. The 2010 endorsed CMP includes policies to assist with management of change at the site. The works would also be required to take the following principles and guidelines into account:

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999,
- Improving Access to Heritage Buildings: A practical guide to meeting the needs of people with disabilities, prepared by Eric Martin for the Australian Council of National Trusts and the Australian Heritage Commission, 1999.
- Fire and Heritage: Guidelines on Fire Safety in Heritage Buildings, (Information Sheet 8.1 of the Maintenance Series), prepared by the NSW Heritage Council in 1995, updated 2004.
- Improving access to heritage buildings and places, Royal Australian Institute of Architects Practice Note AN 13.05.004 and AN13.05.700.
- The Architect and Disability Discrimination Act, Royal Australian Institute of Architects Practice Note AN 13.05.100.

A suitably qualified and experienced heritage architect would be engaged to co-ordinate the works to ensure that heritage impacts are avoided, minimised or mitigated as much as possible. Advice may also be sought from the Heritage Council of NSW's Fire, Access and Services Advisory Panel (FASAP).

**B. Landscape Heritage**

A. *Drainage*

The 2010 endorsed CMP identifies and assesses the heritage significance of the natural springs, the water cistern (c1860s structure) and circular pond (cement-rendered structure adjacent to the stand of giant bamboo).

The existing stormwater drainage system is in poor condition and does not meet current standards. It is also likely to be contributing to the high levels of moisture in and around the significant buildings on the site. It also discharges onto the south side of the driveway, which contributes to waterlogging on the central terrace. There will also be additional stormwater drainage flows associated with the proposed new buildings on the site. An upgrade of the existing system is therefore required to ensure that stormwater is appropriately managed across the site. The proposed upgrade will include installation of water tanks to harvest rainwater from the proposed new buildings for re-use in toilet flushing and irrigation. These tanks will also harvest rainwater collected from the roof of the House. Opportunities to retain the water on-site in accordance with Water Sensitive Urban Design Guidelines are also to be pursued. Reducing the detrimental effects associated with high moisture levels in and around the significant buildings would be a positive heritage outcome. The proposed upgrade will also be designed to ensure that potential impacts on the significant buildings, the historical archaeological resource and landscape elements and plantings (including proposed wildlife habitat) were avoided, minimised or mitigated wherever possible.

It is proposed to install a sub-soil drainage system on the north side of the Graythwaite House complex to capture groundwater and prevent inundation of the basement of the House. This system would be supported by a basement drain to prevent future build-up of groundwater in the basement. Reducing the detrimental effects of groundwater on the significant buildings of the site would be a positive heritage outcome. The design and implementation of the system will need to ensure that physical impacts on the significant buildings, nearby significant plantings and any historical archaeological deposits are avoided, minimised or mitigated wherever possible.

The proposed installation of a network of sub-soil drains aims to better manage the waterlogged areas on the middle terrace and lower terrace (near Union Street) to reduce the amount of waterlogging without adversely impacting any underground springs. The sizing and location of the networks are to be designed in conjunction with a landscape architect and arborist to ensure that existing significant plantings are not adversely impacted and to ensure that additional irrigation is avoided. The existing water regime for trees and other vegetation will be maintained. The successful implementation of the system would allow the open spaces of the central terrace and lower terrace (near Union Street) to be actively used for recreational purposes. This is consistent with the use of these areas (central terrace—tennis courts between c1890s and 1916 and for passive recreation from 1916, lower terrace—passive recreation since the 1980s).

#### *B. Cultural Landscape*

The 2010 endorsed CMP identifies and assesses the heritage significance of the natural springs, the water cistern (c1860s structure), circular pond (cement-rendered structure adjacent to the stand of giant bamboo), sandstone steps and potential well. It also includes management policies for the appropriate management of cultural landscape elements and historical archaeological remains.

The detailed design of the driveway is to be carefully resolved to ensure that the existing character and significant aspects of the drive are retained wherever possible and enhanced.

The landscape around Tree 60 (*Ficus oblique*—Small-leaf Fig) has been substantially modified over time, which resulted in its original lower grading of significance. However, its grading has been amended in the 2010 endorsed CMP to reflect its more significant contribution to the immediate setting of the Graythwaite House complex, particularly when viewed from the driveway. (Figure 4.4 in the 2010 endorsed CMP has been amended accordingly).

The palm trees adjacent to the driveway and in front of Graythwaite House are to be carefully transplanted to a new location further to the west of the House. This is considered to be a positive heritage outcome as it will assist with the restoration of the original views to the Graythwaite House complex from the driveway and middle and lower terraces. The palm trees themselves are to be retained as evidence of the plantings during the inter-war period of the hospital landscape setting.

Public access to the lower portions of the Graythwaite site first began in the 1980s, when the Department of Health provided informal access to local residents—the upper terrace of the Graythwaite site has never been publicly accessible to the local community. Over a 30 year period the local community developed an attachment to the lower part of the site as a place for informal recreational in an area with limited publicly-accessible open space. This attachment is reflected in the community's care of the lower part of the site since the late twentieth century. The Shore School, nevertheless, has an obligation to protect students and staff and therefore access to the site must be restricted. This will include installation of a security fence and gates on the Union Street boundary and at the Edward Street entry. The School plans to hold periodic open days at the Graythwaite site at various times throughout the year and will also consider options for occasional use of function/meeting rooms within the House, out of School hours and by agreement.

#### C. Fauna

A detailed assessment of the flora and fauna of the Graythwaite site was completed by Cumberland Ecology in September 2010 and amended in June 2011. The assessment did not identify any vegetation on the site that would meet the criteria for any of the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) or NSW *Threatened Species Conservation Act 1995* (TSC Act) listed Critically Endangered Ecological Communities (CEECs) or Endangered Ecological Communities (EECs).

The following threatened fauna species were found to occur at the Graythwaite site:

- the Eastern Bent Wing-bat (*Miniopterus schreibersii oceanensis*), listed as vulnerable under the TSC Act; and
- the Grey Headed Flying Fox (*Pteropus poliocephalus*), listed as vulnerable under both the EPBC Act and the TSC Act.

An assessment of the potential impacts associated with the Concept Plan and Stage 1 Project Application and recommended management protocols are set out in the Cumberland Ecology Flora and Fauna report.

## Recommended Conditions

The executive planners report also included a number of recommended conditions. Those not previously addressed are listed below.

*The proposed lift to Graythwaite House be lowered in height to no higher than the gutter line of the House, and sensitively designed to minimise its impact on the listed building. A hydraulic system with basement overrun should be implemented, in order to reduce the height of the structure.*

The lift is required to ensure that equitable access is provided to the first floor of the House and Kitchen Wing. It has been located and designed to minimise impacts on the exterior of the building—it has been located in an area where it would not physically impact any original/early fabric and is not visible in key views of the House. The lift will be of simple contemporary design that would not detract from the original character of the House complex. A hydraulic lift was considered to reduce the overall height of the structure, however, the excavation required to accommodate the basement overrun would increase the physical impact on any significant historical archaeological resource in the services courtyard. Further detailed design of the lift has resulted in the reduction of the overall height of the lift structure.

*The height of the East Building (North and South) should be reduced in height in order to be subservient to Graythwaite House.*

The height of the majority of the proposed new East Building is limited to the height of the eaves of the main part of the House.

*Objections are raised to the proposed demolition of the Tom O'Neill Centre in Stage 3, which is contrary to the recommendations of the CMP.*

The Tom O'Neill Centre is of moderate heritage significance for its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980 and for its historic association with the Australian Red Cross Society. It originally provided an ancillary role in the functioning of the hospital and as a utilitarian structure of standard design it has little individual architectural merit or technical significance. Its physical integrity has also been affected by the considerable alteration that has occurred since the 1950s. While its overall form remains largely intact, later alterations include the subdivision of internal spaces and modification of external openings.

The 2010 endorsed CMP recommends that elements of moderate heritage significance be retained and adapted but acknowledges that demolition may be acceptable provided that there is no adverse heritage impact on the heritage significance of the site. Retention in some cases may depend on factors other than assessed heritage values, including physical condition and functionality.

*The Giant Bamboo, three springs, well, cistern, pond, sandstone stairs and WW2 bunkers to be clearly identified on all drawings to ensure their protection.*

The Giant Bamboo, cistern/reservoir (c1860s structure), circular pond (cement-rendered structure adjacent to the stand of giant bamboo) and sandstone stairs/steps are clearly identified on all relevant site plans/drawings contained in the 2010 endorsed CMP. The potential location of the well in the southwest corner of the site and the World War II air raid trench on the lower terrace near Union Street are also shown where relevant on the drawings.

*Heritage and landscape interpretation of the three springs, well, cistern, pond, sandstone stairs and WW2 bunkers is to be shown on a Landscape Plan, by a suitably qualified and experienced heritage landscape architect, to ensure their interpretation and protection.*

Interpretation of the heritage significance of the landscape and historical archaeological features of the Graythwaite site forms an important part of the interpretation of the Graythwaite site. Identification of appropriate media and messages for these features is to be undertaken in consultation with a heritage landscape architect. The Interpretation Plan will be illustrated with site plans indicating the overall approach to site interpretation. The landscape drawings prepared by Taylor Brammer Landscape Architects Pty Ltd identifies the location of each of the existing above ground features to be retained and interpreted.

*Plan to be submitted showing the existing trees and Giant Bamboo with the existing contours, proposed contours and proposed new works.*

The landscape drawings prepared by Taylor Brammer Landscape Architects have been amended to show the above, where appropriate.

*Figure 4.4 to be amended such that the area to the west of the Ward building in front of Graythwaite House be included as having high significance, particularly as the Fig Tree in this area is classed as having high significance.*

Figure 4.4 of the CMP has been amended and forms part of the 2010 endorsed CMP.

*Further documentation, prepared jointly by a Landscape Architect and Fauna Expert, is required with regard to the replacement of weed species with suitable native species, to ensure that adequate habitat is retained for existing fauna. This is to include the rainforest habitat on the central slopes.*

The Graythwaite, 20 Edward St, North Sydney—Flora and Fauna Report, prepared by Cumberland Ecology has been amended to include recommendations for replacement planting with endemic species to ensure that fauna habitat is retained.

*Physical removal of weed species and subsequent replacement to occur over a time frame of one year (minimum) such that there is no wholesale loss of habitat. Bushland regeneration techniques to be used. A recommended project time schedule is requested that identifies the areas to be cleared/modified/re-planted against a time frame.*

The Landscape Design Report, prepared by Taylor Brammer Landscape Architects notes that the removal of weed species and their replacement with native species is to progressively occur to ensure that an appropriate density of habitat is retained.