

# HERITAGE IMPACT STATEMENT

State Significant Development Application (SSDA)



## Pymble Ladies' College (PLC)

Grey House Precinct

Cover Image: View of the area of proposed works (Source: NBRSARCHITECTURE, 2021)

NBRS & PARTNERS Pty Ltd  
Level 3, 4 Glen Street  
Milsons Point  
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects  
Andrew Duffin: NSW Reg No. 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

This document remains the property of NBRS & PARTNERS Pty Ltd.  
The document may only be used for the purposes for which it was produced.  
Unauthorised use of the document in any form whatsoever is prohibited.

ISSUED	REVIEW	ISSUED BY
01.07.2021	Draft for Review	Christiane Moodie
11.08.2021	Final Issued	Christiane Moodie

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Methodology .....	1
1.3	Site Location .....	2
1.4	Heritage Management Framework .....	2
1.5	Authorship .....	3
1.6	Limitations.....	3
1.7	Copyright .....	3
<b>2.0</b>	<b>DOCUMENTARY EVIDENCE .....</b>	<b>4</b>
2.1	Development of Pymble .....	4
2.2	History of the Subject Site.....	5
<b>3.0</b>	<b>PHYSICAL EVIDENCE .....</b>	<b>16</b>
3.1	Site Context.....	16
3.2	Description of the Site.....	18
3.3	Views .....	19
<b>4.0</b>	<b>ESTABLISHED HERITAGE SIGNIFICANCE .....</b>	<b>20</b>
4.1	Heritage Status.....	20
4.2	Significance of the Pymble Avenue Conservation Area in the vicinity .....	21
4.3	Significance of Items in the Vicinity .....	21
<b>5.0</b>	<b>THE PROPOSAL .....</b>	<b>22</b>
5.1	Documentation Evaluated.....	22
<b>6.0</b>	<b>ASSESSMENT OF HERITAGE IMPACT.....</b>	<b>27</b>
6.1	Introduction.....	27
6.2	Discussion of Potential Heritage Impacts .....	27
6.3	Evaluation of the Guidelines of the NSW Heritage Division.....	29
6.4	Heritage Objectives of the <i>Ku-ring-gai LEP 2015</i> .....	31
6.5	Heritage Guidelines of the <i>Ku-ring-gai DCP 2020</i> .....	32
<b>7.0</b>	<b>CONCLUSION .....</b>	<b>33</b>

## LIST OF FIGURES

Figure 1: Street map with the PLC site highlighted in yellow and indicated by the red flag. The area of proposed works is circled in blue. (Source: NSW LRS, SIX Maps, <a href="http://maps.six.nsw.gov.au">maps.six.nsw.gov.au</a> ).....	2
Figure 2: Aerial map with the PLC site highlighted in yellow and indicated by the red flag. The area of proposed works is circled in blue. (Source: NSW LRS, SIX Maps, <a href="http://maps.six.nsw.gov.au">maps.six.nsw.gov.au</a> ).....	2
Figure 3: 1887 – Photograph taken at “site of present Station / to East” at Pymble, showing orchards and early residences, as well as forested areas. (Source: State Library of NSW, ‘Pymble, 1887’, SPF/Sydney – Suburbs – Pymble, 1887 (2), a1528229).....	4
Figure 4: 1893 – Detail map of the Parish of Gordon, County of Cumberland, showing Richard Porter as the owner of the original grant made to William Wright, at centre, with two separate allotments being owned by T. R. Porter and R. Porter junior, respectively. (Source: State Library of NSW, ‘Map of the Parish of Gordon...’, Z/M3 811.144/1893/2).....	6
Figure 5: 1897 – Detail from map of the Parish of Gordon, County of Cumberland, showing ‘Porter’s Estate’ on William Wright’s original grant (Portion 414) at centre. Avon Road is shown as being formed and the land to either side of the street subdivided. Michael Porter’s land (subject site) was located to the southeast (right) of the subdivision. (Source: NSW LRS, Historical Land Records Viewer HLRV, Parish Maps) .....	6
Figure 6: 1897 – Subdivision sales poster for W. J. Porter’s estate adjacent to Michael Porter’s property. The poster shows buildings in the vicinity of the railway line, and allotments for sale along Avon Road. Those allotments to the southeast of the street (at bottom) remained undeveloped and later formed part of the subject site. The property included a building on the southwestern (left) side of the railway line. Richard Porter’s ‘Grandview’ was located on the other side of the railway line, behind the chapel and school. (Source: Richardson & Wrench & Robjohns, H & Miller & Nelson. (1900). Pymble, W.J. Porter’s Estate magnificent orchard land : superb building sites Retrieved June 15, 2021, from <a href="http://nla.gov.au/nla.obj-230433058">http://nla.gov.au/nla.obj-230433058</a> ).....	7
Figure 7: 1916 – Plan included in Title Certificate Issued to the Trustees of the Presbyterian Church of Australia in the State of NSW, showing the property transferred to the college from Michael Porter, containing 35 acres 1 rood 20 perches. (Source: NSW LRS, CT Vol. 2719 fol. 12) .....	7
Figure 8: c1930 – Marden House at Presbyterian Ladies’ College, Pymble. (Source: Ku-ring-gai Library, PHOTO 1047).....	9
Figure 9: c1939 – ‘Grey House’ at 59 Pymble Avenue, Pymble. (Source: Ku-ring-gai Library, PHOTO 868) 10	
Figure 10: 1927 – ‘Panorama of the Presbyterian Ladies’ College on Avon Road, Pymble’, showing the 1927 entrance gates on the left and the college buildings in the right background. (Source: National Library of Australia, PIC P865/237/1, <a href="http://nla.gov.au/nla.obj-162520051">http://nla.gov.au/nla.obj-162520051</a> ) .....	11
Figure 11: 1927 – Detail from ‘Panorama of the Presbyterian Ladies’ College on Avon Road, Pymble’, showing the college buildings and approach from Avon Road. (Source: National Library of Australia, PIC P865/237/1, <a href="http://nla.gov.au/nla.obj-162520051">http://nla.gov.au/nla.obj-162520051</a> ) .....	12



Figure 12: 1927 – The original swimming pool as depicted in an advertisement by Kandos Portland Cement. (Source: 'Advertising', Construction and Local Government Journal (Sydney, NSW : 1913 - 1930), 21 September 1927, 3, <a href="http://nla.gov.au/nla.news-article108991515">http://nla.gov.au/nla.news-article108991515</a> ).....	12
Figure 13: 1932 – Photographs showing scenes from the Presbyterian Ladies' College at Pymble, including the colonnade at top left. (Source: 'No Title', Daily Telegraph (Sydney, NSW : 1931 - 1954), 30 April 1932, 20, <a href="http://nla.gov.au/nla.news-article246335131">http://nla.gov.au/nla.news-article246335131</a> ).....	13
Figure 14: 1943 – Aerial photograph showing the Presbyterian Ladies' College site at Pymble, at centre. (Source: NSW LRS, SIX Maps, aerial imagery) .....	14
Figure 15: 1943 – Detail from aerial photograph showing the approximate area of the subject site within the college grounds, circled red. The location of 'Grey House', after which the precinct is named, is indicated by the red arrow. The building adjacent to the subject site is the Robertson & Marks designed 'Goodlet House' (1926). Note the original Olympic size swimming pool to the south-west (lower left) of Goodlet House, since demolished and replaced by the existing sports complex. (Source: NSW LRS, SIX Maps, aerial imagery) .....	14
Figure 16: 1964 – Aerial photograph showing the approximate area of the subject site circled red. (Source: State Library of NSW, 'Item 34: Milton Kent aerial views...', ON 447/Box017, c079040006) .....	15
Figure 17: View looking northeast along Pymble Avenue, located towards the southeast of the school site. ....	16
Figure 18: View looking southwest along Pymble Avenue, located towards the southeast of the school site. ....	16
Figure 19: The heritage listed dwelling located at 59 Pymble Avenue, looking northwest from Pymble Avenue. ....	16
Figure 20: The heritage listed dwelling located at 61 Pymble Avenue, looking northwest from the street. .	16
Figure 21: 65 Pymble Avenue as viewed from the street. ....	17
Figure 22: View the Grey House Walk entry sign from Pymble Avenue. ....	17
Figure 23: View of the Grey House Walk looking northwest from the Pymble Avenue entry. ....	17
Figure 24: View of the War Memorial Chapel, centrally located within the school site from the main school entry, looking southwest.....	17
Figure 25: View of the contemporary Gymnasium building, part of the Aquatic and Fitness Centre, located towards the southwest portion of the school site. This building is in the vicinity of the proposed development. ....	17
Figure 26: View of the southeast façade of Goodlet House from the area of proposed works.....	18
Figure 27: View looking north from the subject site towards the other areas of the school site, including the southern corner of the War Memorial Chapel, located in the distance. ....	18
Figure 28: View of the subject site looking southeast, with the neighbouring private residences located in the background of the image.....	18

Figure 29: View of the subject site looking southwest, with an existing garden bed and electrical box to the right of the image, and one of the demountable structures to the left of the image (which will be removed as part of the proposal).	18
Figure 30: View of the demountable structures proposed to be removed, looking southwest.	19
Figure 31: View of the southwest portion of the area of proposed works. The existing Dance pavilion structure is to the left of the image, and the northeast facade of the Aquatic and Fitness Centre is seen in the background of the image.	19
Figure 32: View looking northwest, with the existing demountable structures to the left of the image, and Goodlet House located in the background of the image.	19
Figure 33: View looking southeast towards an existing garden bed located within the area of proposed works.	19
Figure 34: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items are shown brown and the Pymble Avenue Conservation Area is hatched red. The subject site is outlined in blue, and the area of proposed works is outlined in green. (Source: Ku-ring-gai LEP 2015, Heritage Maps HER_007 and HER_008).	20
Figure 35: Photograph of 59 Pymble Avenue, Pymble, as viewed from Pymble Avenue. (Source: NBRSARCHITECTURE)	21
Figure 36: Proposed General Arrangement Plan - Level 00. (Source: BVN)	23
Figure 37: Proposed General Arrangement Plan - Level 01. (Source: BVN)	23
Figure 38: Proposed General Arrangement Plan - Level 02. (Source: BVN)	24
Figure 39: Proposed General Arrangement Plan - Level 03. (Source: BVN)	24
Figure 40: Proposed General Arrangement Plan - Level 04. (Source: BVN)	25
Figure 41: Proposed Roof Plan. (Source: BVN)	25
Figure 42: Proposed Sections. (Source: BVN)	26
Figure 43: Proposed Sections. (Source: BVN)	26
Figure 44: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items in the vicinity are shown brown and the Pymble Avenue Conservation Area is hatched red. The subject site is outlined in blue, and the area of proposed works is outlined in green. Properties which separate the subject site from the heritage items in the vicinity and Heritage Conservation Area in the vicinity are outlined in purple. (Source: Ku-ring-gai LEP 2015, Heritage Maps HER_007 and HER_008).	28

# HERITAGE IMPACT STATEMENT FOR PYMBLE LADIES' COLLEGE (PLC) - GREY HOUSE PRECINCT

## 1.0 INTRODUCTION

### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany a State Significant Development Application (SSDA) for proposed works at Pymble Ladies' College (PLC).

The proposal involves the addition of a new building in the Grey House Precinct to replace the existing temporary structures close to the southeast portion of the site, directly to the southeast of the existing Goodlet House. The new development will provide a new home for Dance, OSHC, a new Early Learning Centre and Year 4 and 5. The development will also include new STEM spaces, catering facilities, outdoor learning and play spaces.

Details of the proposal have been prepared by BVN.

The subject property is not listed as an item of local heritage significance, however it is located in the vicinity of the Pymble Avenue Conservation Area (item number C11) and in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*.

The NSW Department of Planning and Environment's relevant Secretary's Environmental Assessment Requirements (SEAR)'s provide for Heritage as follows:

- *Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*
- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).*
- *Include an assessment of impacts upon the Pymble Avenue Conservation Area (C11) which is located to the south-east of the proposed works.*

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the SEARs, as well as the relevant heritage provisions of the *Ku-ring-gai LEP 2015* and the requirements of the *Ku-ring-gai Development Control Plan (DCP) 2016*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

Assessment of archaeological potential and significance is outside the scope of this report. Note that a separate report has been prepared by Artefact Heritage Pty Ltd which addresses the archaeological potential and archaeological significance on and adjacent to the site.

### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

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

### 1.3 SITE LOCATION

The Pymble Ladies' College site is located on the southeast side of Avon Road. The area of proposed works is towards the southern portion of the site, along the southeast boundary. The Pymble Ladies' College site is identified as Lot 1 DP69541 by the NSW Land Registry Services (LRS).

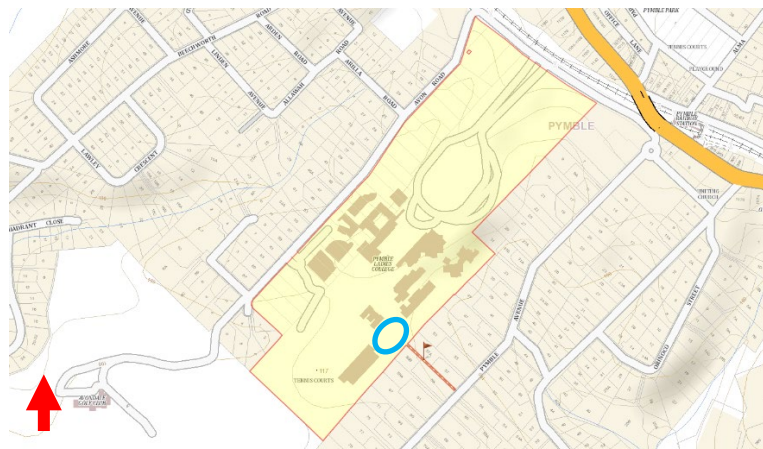


Figure 1: Street map with the PLC site highlighted in yellow and indicated by the red flag. The area of proposed works is circled in blue. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Aerial map with the PLC site highlighted in yellow and indicated by the red flag. The area of proposed works is circled in blue. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

### 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property is not listed as an item of local heritage significance, however it is located in the vicinity of the Pymble Avenue Conservation Area (item number C11) and in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, including:

- 'Dwelling House, "Coswolds,"' 51 Pymble Avenue, Pymble, item number I619;
- 'Dwelling House,' (previously referred to as, 'Grey House'), 59 Pymble Avenue, Pymble, item number I620;
- 'Dwelling House, "Hilltop,"' 61 Pymble Avenue, Pymble, item number I621; and
- Pymble Avenue Conservation Area, item number C11.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways and distance, and do not warrant assessment as part of this report.

### **1.5 AUTHORSHIP**

This report was prepared by Christiane Moodie, Heritage Consultant, using research and a history written by Dr Martina Muller, Historian, and reviewed by Samantha Polkinghorne, Director, all of **NBRS**ARCHITECTURE.

### **1.6 LIMITATIONS**

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

### **1.7 COPYRIGHT**

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.



## 2.0 DOCUMENTARY EVIDENCE

### 2.1 DEVELOPMENT OF PYMBLE

The suburb of Pymble was named after Robert Pymble (1788-1861), a silk-weaver from Hertfordshire in England, who arrived in Sydney with his family in 1821 and was granted 600 acres in the area in June 1823.<sup>1</sup> He subsequently cleared part of the heavily forested land for agriculture, cultivating 1.2 hectares for orange growing. Lane Cove Road was established early on, but it was not until the early 1880s, when construction of the railway line was expected to be imminent, that some areas of Pymble were subdivided for residential development.



Figure 3: 1887 – Photograph taken at “site of present Station / to East” at Pymble, showing orchards and early residences, as well as forested areas. (Source: State Library of NSW, ‘Pymble, 1887’, SPF/Sydney – Suburbs – Pymble, 1887 (2), a1528229)

By the 1890s, Pymble had become “a principal residential suburb with substantial homes built on either side of the railway station.” The community was serviced by a number of shops along Lane Cove Road, and further development occurred during the early 20<sup>th</sup> Century, particularly in the area around the station.

Zeny Edwards in the *Dictionary of Sydney* described the development of Pymble as follows:

“As the area attracted more residents, the shopping centre was consolidated around the railway station; the development from Post Office Street to Alma Street to the south occurred between 1910 and 1915. Shops on the highway across the station were built between 1935 and 1940. The Presbyterian Ladies College (now Pymble Ladies College) was established in 1916. Between 1910 and 1930, an electricity substation, fire station and police station were built on Lane Cove Road near the railway station. The Pymble

<sup>1</sup> The following has been summarised from Zeny Edwards, ‘Pymble | The Dictionary of Sydney’, accessed 11 June 2021, <https://dictionaryofsydney.org/entry/pymble>.

Hotel was built in 1939. Further subdivision and building of houses occurred in 1925, 1940 and 1950.

In the 1970s and 1980s a business and commercial centre was created southwards along the highway and Ryde Road and was later expanded.

Significant buildings in the area include the former Sacred Heart Catholic Church (1934) (now Ku-ring-gai Town Hall), Pymble Hotel (1939), and St Swithun's Anglican church on Merrivale Road (1938). Notable houses include Grandview (c1880), Coolinroobee (1900), Merrivale (1930) designed by Colin H Smith and regarded as one of the finest Georgian Revival houses to be built in Ku-ring-gai, and the Pratten House on Telegraph Road, designed in the Art Deco/Prairie style by Walter Burley Griffin for the Pratten family in 1935."

## 2.2 HISTORY OF THE SUBJECT SITE

### 2.2.1 EARLY SITE OWNERSHIP (1881-1913)

The subject site is located on part of 100 acres, Portion 414 in the Parish of Gordon, County of Cumberland, originally granted to William Wright by Crown grant on 5 April 1821.<sup>2</sup> Wright subsequently transferred the site to Richard Porter, who in turn transferred it to Michael Porter on 22 January 1883.<sup>3</sup> At the time of the transfer to Michael Porter, Richard Porter was noted as a farmer from Lane Cove, formerly of Pennant Hills.<sup>4</sup> Richard was one of the pioneers of Pymble and is said to have built a residence 'Grandview' at what is today known as 1178 Pacific Highway, sometime between 1883 and 1888.<sup>5</sup> The building is said to have dominated the landscape at that time.<sup>6</sup> Michael Porter was an orchardist who used his property for citrus and other fruit growing, erecting a weatherboard cottage on the site.<sup>7</sup>

Based on early subdivision plans and Parish maps, several members of the Porter family owned parts of Wright's original grant at some stage during the 1890s (see Figure 4 - Figure 6), suggesting that Richard Porter subdivided his estate, transferring only the south-eastern portion to Michael Porter.<sup>8</sup> In February 1897, allotments of upwards of 1 acre each were sold as part of "Porter's Estate, fronting Main Road and Inner-street, a few minutes' walk from station."<sup>9</sup> This was 'W. J. Porter's Estate' which established Avon Road. The subdivision sales poster is included in Figure 6 below, showing the subdivision to the northwest of Michael Porter's land, and denoting buildings in the area. It appears that the sale of allotments on the south-eastern side of Avon Road was largely unsuccessful, with the land remaining undeveloped and later forming part of the subject site.

Fruit growers Michael Joseph Porter and T. A. [T. R.?] Porter were noted as living on Avon Road, off Lane Cove Road and past Pymble Avenue by 1905.<sup>10</sup> On 30 September 1913, Michael Porter transferred his property, including an existing cottage, to the Trustees of the

<sup>2</sup> NSW Land Registry Services (LRS), Primary Application (PA) 19541.

<sup>3</sup> NSW LRS, Conveyance, Bk 262 No. 351.

<sup>4</sup> *Ibid.*

<sup>5</sup> 'Grandview, 1178 Pacific Hwy, Pymble', Australian Heritage Database, accessed 11 June 2021, [http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;place\\_id=2852;Edwards, 'Pymble | The Dictionary of Sydney'](http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=2852;Edwards,%20Pymble%20The%20Dictionary%20of%20Sydney).

<sup>6</sup> Edwards, 'Pymble | The Dictionary of Sydney'.

<sup>7</sup> 'BIG MONEY', *Sunday Times (Sydney, NSW: 1895 - 1930)*, 5 July 1914, 4, <http://nla.gov.au/nla.news-article126757709>; 'MEMORIAL GATES.', *Sydney Morning Herald (NSW: 1842 - 1954)*, 3 August 1927, 17, <http://nla.gov.au/nla.news-article16394284>; 'GENERAL NOTES.', *Sydney Morning Herald (NSW: 1842 - 1954)*, 20 January 1914, 5, <http://nla.gov.au/nla.news-article15478455>.

<sup>8</sup> NSW LRS, PA 19541. No in-depth research of the title history has been carried out as part of the historical research for this report.

<sup>9</sup> 'Advertising', *Sydney Morning Herald (NSW: 1842 - 1954)*, 13 February 1897, 15, <http://nla.gov.au/nla.news-article14088612>.

<sup>10</sup> City of Sydney Archives, *Sands Sydney Directory*, Pymble – Avon Road, 1905.

Presbyterian Church of Australia in the State of New South Wales.<sup>11</sup> The site contained 35 acres 1 rood and 20 perches.<sup>12</sup>



*Figure 4: 1893 – Detail map of the Parish of Gordon, County of Cumberland, showing Richard Porter as the owner of the original grant made to William Wright, at centre, with two separate allotments being owned by T. R. Porter and R. Porter junior, respectively. (Source: State Library of NSW, 'Map of the Parish of Gordon...', Z/M3 811.144/1893/2)*



*Figure 5: 1897 – Detail from map of the Parish of Gordon, County of Cumberland, showing 'Porter's Estate' on William Wright's original grant (Portion 414) at centre. Avon Road is shown as being formed and the land to either side of the street subdivided. Michael Porter's land (subject site) was located to the southeast (right) of the subdivision. (Source: NSW LRS, Historical Land Records Viewer HLRV, Parish Maps)*

<sup>11</sup> NSW LRS, PA 19541.

<sup>12</sup> NSW LRS, CT Vol. 2719 fol. 12.



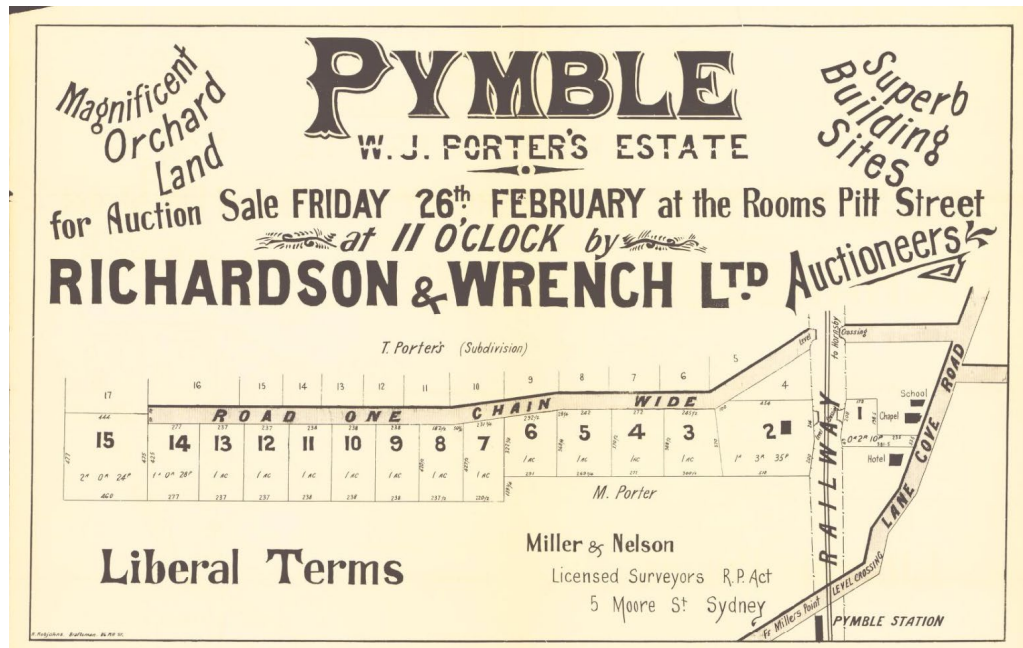


Figure 6: 1897 – Subdivision sales poster for W. J. Porter's estate adjacent to Michael Porter's property. The poster shows buildings in the vicinity of the railway line, and allotments for sale along Avon Road. Those allotments to the southeast of the street (at bottom) remained undeveloped and later formed part of the subject site. The property included a building on the southwestern (left) side of the railway line. Richard Porter's 'Grandview' was located on the other side of the railway line, behind the chapel and school. (Source: Richardson & Wrench & Robjohns, H & Miller & Nelson. (1900). Pymble, W.J. Porter's Estate magnificent orchard land : superb building sites Retrieved June 15, 2021, from <http://nla.gov.au/nla.obj-230433058>)



Figure 7: 1916 – Plan included in Title Certificate Issued to the Trustees of the Presbyterian Church of Australia in the State of NSW, showing the property transferred to the college from Michael Porter, containing 35 acres 1 rood 20 perches. (Source: NSW LRS, CT Vol. 2719 fol. 12)

### 2.2.2 ESTABLISHMENT OF PRESBYTERIAN LADIES' COLLEGE (FROM 1913)

In May 1914, the Presbyterian Assembly gave consent to establish a Presbyterian Ladies' College on the property it had purchased in Pymble, at the cost of £15,000 or £16,000.<sup>13</sup> This was the second Presbyterian Ladies' College to be established in Sydney, after the Ladies' College in Croydon, which ran at a profit by then. The plan was to "erect two separate houses, complete in themselves, at a cost of 50,000, and a block of the administrative and teaching buildings at a cost of £19,000."<sup>14</sup>

McCredie and Anderson, architects and consulting engineers, had called tenders for "1) The removal and re-erection of W. B. Cottage. 2) Laying on water services about 2500ft., at Presbyterian Ladies College, Pymble" already in November 1913.<sup>15</sup> The removal of "an old cottage from the site" was also noted in January 1914, when the architects were said to be preparing plans for the college.<sup>16</sup> Construction of the buildings by John Grant and Son was nearing completion in late November 1915, to the plans by McCredie and Anderson, architects.<sup>17</sup>

Only part of the extensive scheme was being constructed in this first stage, consisting of the main school hall and two separate boarding houses. The latter were initially known as First and Second House.<sup>18</sup> The school buildings were eventually to form a quadrangle, and the provision of separate boarding houses (instead of dormitories attached to the school building) was based on the style of Cheltenham College in England.<sup>19</sup> The buildings under construction in 1915, located on an elevated site near the railway station with frontages to Avon Road and High Street, were described as follows:

"There are really two ground floors, one is on a lower level than the other. The lower rooms provide for a heating chamber, physical culture school, science room, temporary kitchen, scullery, and store rooms. The ground floor on the higher level contains rooms for the principal and office staff, a visitors' waiting-room, and a number of large well-appointed classrooms. There is also a wide cloister facing the quadrangle, and an assembly hall 75ft x 60 ft, and a temporary dining-room 60ft x 45 ft. The servery and store rooms, together with other class-rooms, including a music room, are at the rear. On the first floor there are also a number of classrooms, library, and day rooms. When the scheme is complete another similar suite of classrooms and a cloister will form the opposite side of the quadrangle.

The permanent dining-room, 120 x 60, and kitchen accommodation, will form the completion of the end of the quadrangle, while the chapel, administrative block, museum, and main entrance have also to be built. These will form the front façade. The quadrangle will in this way be completed, and it will be 174ft long by 97ft wide, with cloisters on all sides.

The central feature of the main façade will be a tower rising to 110ft above the upper ground floor. For the accommodation of the pupils in residence two houses have been erected, each of which is arranged for 20 girls, a resident governess, and domestic staff.

<sup>13</sup> 'PRESBYTERIAN ASSEMBLY', *Maitland Weekly Mercury (NSW: 1894 - 1931)*, 16 May 1914, 11, <http://nla.gov.au/nla.news-article128082579>.

<sup>14</sup> 'PRESBYTERIAN ASSEMBLY', 11.

<sup>15</sup> 'Advertising', *Daily Telegraph (Sydney, NSW: 1883 - 1930)*, 15 November 1913, 3, <http://nla.gov.au/nla.news-article238955014>.

<sup>16</sup> 'GENERAL NOTES', 5.

<sup>17</sup> 'BUILDINGS AND WORKS. PROGRESS OF THE TRADE.', *Sydney Morning Herald (NSW: 1842 - 1954)*, 23 November 1915, 5, <http://nla.gov.au/nla.news-article15626357>.

<sup>18</sup> 'College History', Pymble Ladies' College, accessed 10 June 2021, <https://www.pymblelc.nsw.edu.au/discover-pymble/college-history/>.

<sup>19</sup> 'DEDICATION CEREMONY', *Sun (Sydney, NSW: 1910 - 1954)*, 31 July 1919, 7, <http://nla.gov.au/nla.news-article221989315>.



On the ground floor of each house there are an entrance hall, which leads to a visitors' room, a dining-room, sitting-rooms, and students' common room. There are also kitchens, pantries, housekeeper's quarters, and other rooms. The music rooms are at the rear. The first floors of the residences have been divided up into bedrooms and outdoor sleeping apartments. Most of the pupils will have bedrooms to themselves. There is a fire escape to each bedroom. Additional residences will be erected as required. The floors of the halls, corridors, and common rooms have been laid in parquet, the woods used being cherry, oak, and ash. The floors of the cloisters on the ground level have been laid with ceramic tiles, while the staircases are of reinforced concrete. The main facades of the college have been built in open kiln brickwork, with moulded brick arches on the cloister side, and cement facings on the playground side. The residential buildings have also been faced with O.K. bricks, with stone window beads, etc. The roof of all buildings are of Bangor slates. Surrounding the buildings will be extensive playgrounds, lawns, gardens, tennis courts, and hockey fields."<sup>20</sup>

The school was opened in February 1916 as a branch of the Presbyterian Ladies' College at Croydon, but due to the war the dedication ceremony was postponed until 31 July 1919.<sup>21</sup> The official dedication ceremony was performed by Lady Helen Munro Ferguson, and because of the ongoing influenza epidemic only officials of the Presbyterian Church and College were invited. By the time of dedication, the gymnasium under the main building was 'up-to-date' and playing fields, hockey lawns and tennis courts were provided. Plans to beautify the grounds "to form a perfect botanic garden" were also underway.<sup>22</sup>



Figure 8: c1930 – Marden House at Presbyterian Ladies' College, Pymble. (Source: Ku-ring-gai Library, PHOTO 1047)

<sup>20</sup> 'BUILDINGS AND WORKS. PROGRESS OF THE TRADE', 5.

<sup>21</sup> 'DEDICATION CEREMONY', 7.

<sup>22</sup> 'THE EDUCATION OF GIRLS.', *Daily Telegraph* (Sydney, NSW : 1883 - 1930), 1 August 1919, 6, <http://nla.gov.au/nla.news-article239640849>.

### 2.2.3 ACQUISITION OF 'GREY HOUSE' (1918)

On 15 November 1918, the Trustees of the Presbyterian Church of Australia in the State of NSW acquired a one-acre property on Pymble Avenue from Jane Cecilie Curtis, the wife of Sydney exporter Oscar Sidney Edward Curtis.<sup>23</sup> The site contained a residence built in c1917 for the Curtis'. The site had been transferred to Jane Curtis on 9 June 1914 from the Scottish Australian Investment Company Ltd which had subdivided a 48-acre property on both sites of Pymble Avenue and sold individual allotments from 1895.<sup>24</sup> The land transferred to Jane Curtis was Lot 42 in DP 3085, located on an original Crown grant of 60 acres made to Richard Wall on 5 April 1821 (Portion 415).<sup>25</sup> 'Oscar Curtis' was noted for the first time on the northern side of Pymble Avenue in the *Sydney Sands Directory* of 1918, suggesting that a residence had been constructed by that year.<sup>26</sup>

After transfer of the site to the Presbyterian Ladies' College in 1918, the founding principal of the College, Dr John Marden, MA, LL.D, used the house as his residence from 1919.<sup>27</sup> After Marden's retirement in 1920, the residence was occupied by subsequent principals, including Miss G. Gordon Everett and Miss Nancy Jobson, and became known as 'Grey House'.<sup>28</sup> After the resignation of Miss Jobson, the house was offered for sale in July 1933 but was passed in and remained in the ownership of the Presbyterian Church.<sup>29</sup>

The property was subdivided in 1940 and part of the site sold, and in 1946 an easement for drainage was transferred and granted to the Council of the Municipality of Ku-ring-gai.<sup>30</sup> From 1981, the 'Grey House' property was owned by the Uniting Church in Australia Property Trust.<sup>31</sup> It was more recently sold and has been in private ownership since.<sup>32</sup>



Figure 9: c1939 – 'Grey House' at 59 Pymble Avenue, Pymble.  
(Source: Ku-ring-gai Library, PHOTO 868)

<sup>23</sup> NSW LRS, Certificate of Title, Vol. 2500 fol. 55.

<sup>24</sup> Cf. NSW LRS, CT, Vol. 1865 fol. 85; Vol. 890 fol. 210.

<sup>25</sup> NSW LRS, CT Vol. 2500 fol. 55.

<sup>26</sup> City of Sydney Archives, *Sands Sydney Directory*, Pymble – Pymble Avenue, 1918.

<sup>27</sup> City of Sydney Archives, *Sands Sydney Directory*, Pymble – Pymble Avenue, 1919.

<sup>28</sup> 'College History', Pymble Ladies' College, accessed 10 June 2021, <https://www.pymblelc.nsw.edu.au/discover-pymble/college-history/>. Also see City of Sydney Archives, *Sands Sydney Directory*, Pymble - Pymble Avenue, 1920-1926.

<sup>29</sup> 'NO BID', *Sun (Sydney, NSW : 1910 - 1954)*, 26 July 1933, 15, <http://nla.gov.au/nla.news-article231434504>.

<sup>30</sup> NSW LRS, CT Vol. 2500 fol. 55; Vol. 5156 fol. 173.

<sup>31</sup> NSW LRS, CT Vol. 5156 fol. 173.

<sup>32</sup> '59 Pymble Avenue, Pymble, NSW 2073 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 11 June 2021, <https://www.realestate.com.au/property/59-pymble-ave-pymble-nsw-2073>.

#### 2.2.4 LATER DEVELOPMENT OF THE PLC SITE (FROM 1920S)

The Presbyterian Ladies' College Campus at Pymble continued to evolve over the years, with many new buildings and facilities added and removed over time, beginning with the 1920s. In 1925, many improvements were made to the grounds and building, and a large playing field was secured.<sup>33</sup> On 19 March 1926, the Governor General, Lord Stonehaven, opened a new swimming pool on the grounds of the college.<sup>34</sup> It was noted at that time to be the first Olympic standard pool in Australia, being over 33 metres long with varying depths, and containing an adjacent wading pool.<sup>35</sup>

The same day, Stonehaven also placed the foundation stone of a new house constructed at the site, which was built in addition to a new hospital building, at a cost of £14,000.<sup>36</sup> The new house was named Goodlet House, while the two existing houses were by then known as Lang House and Marden House, respectively.<sup>37</sup> Goodlet House was designed by Robertson and Marks, architects, and built by Howie and Co.<sup>38</sup> It was dedicated on 31 July 1926.<sup>39</sup> In 1927, to commemorate the first principal of the college, the John Marden Memorial Gates were added at the Avon Road frontage by ex-students of the college.<sup>40</sup>



Figure 10: 1927 – 'Panorama of the Presbyterian Ladies' College on Avon Road, Pymble', showing the 1927 entrance gates on the left and the college buildings in the right background. (Source: National Library of Australia, PIC P865/237/1, <http://nla.gov.au/nla.obj-162520051>)

<sup>33</sup> 'PRESBYTERIAN LADIES' COLLEGE, PYMBLE.', *Sydney Morning Herald* (NSW : 1842 - 1954), 9 December 1925, 10, <http://nla.gov.au/nla.news-article16260056>.

<sup>34</sup> 'PRESBYTERIAN LADIES' COLLEGE, PYMBLE.', 10.

<sup>35</sup> 'Advertising', *Construction and Local Government Journal* (Sydney, NSW : 1913 - 1930), 21 September 1927, 3, <http://nla.gov.au/nla.news-article108991515>.

<sup>36</sup> 'LORD STONEHAVEN.', *Sydney Morning Herald* (NSW : 1842 - 1954), 20 March 1926, 17, <http://nla.gov.au/nla.news-article16264115>.

<sup>37</sup> 'THE CHURCHES', *Albury Banner and Wodonga Express* (NSW : 1871 - 1938), 9 July 1926, 29, <http://nla.gov.au/nla.news-article102302680>.

<sup>38</sup> 'FOR THE GIRLS', *Labor Daily* (Sydney, NSW : 1924 - 1938), 20 March 1926, 9, <http://nla.gov.au/nla.news-article239863227>.

<sup>39</sup> 'Pymble P.L.C.', *Daily Telegraph* (Sydney, NSW : 1883 - 1930), 3 August 1926, 10, <http://nla.gov.au/nla.news-article246347078>.

<sup>40</sup> 'MEMORIAL GATES.', 17.



Figure 11: 1927 – Detail from 'Panorama of the Presbyterian Ladies' College on Avon Road, Pymble', showing the college buildings and approach from Avon Road. (Source: National Library of Australia, PIC P865/237/1, <http://nla.gov.au/nla.obj-162520051>)



Figure 12: 1927 – The original swimming pool as depicted in an advertisement by Kandos Portland Cement. (Source: 'Advertising', Construction and Local Government Journal (Sydney, NSW : 1913 - 1930), 21 September 1927, 3, <http://nla.gov.au/nla.news-article108991515>)

By 1936, when Miss Dorothy Knox, AM, OBE, MA, FACE, became principal, enrolment was at 339 pupils, with 116 of students boarding at the site.<sup>41</sup> On 21 April 1938 Gillespie-McIlrath House was opened. By 1944, the college had around 165 boarders, largely in the secondary section, but it also included a kindergarten and primary section. By then, the grounds included six tennis courts and the swimming pool.<sup>42</sup>

<sup>41</sup> 'College History'.

<sup>42</sup> 'P.L.C. Imparts Individualism', *Farmer and Settler* (Sydney, NSW : 1906 - 1955), 8 December 1944, 25, <http://nla.gov.au/nla.news-article117382860>.





Figure 13: 1932 – Photographs showing scenes from the Presbyterian Ladies' College at Pymble, including the colonnade at top left. (Source: 'No Title', *Daily Telegraph* (Sydney, NSW : 1931 - 1954), 30 April 1932, 20, <http://nla.gov.au/nla.news-article246335131>)

On 10 June 1953, the McIlraith Library was opened, donated by the late Sir Martin McIlraith.<sup>43</sup> It consisted of a library, music room and prefects' room, and was to be the foundation for a War Memorial Chapel. The PLC War Memorial Chapel was opened on 27 April 1956.<sup>44</sup>

In 1960, the 'Ingleholme' residence at Turramurra opened as a second Preparatory and Junior School, after its purchase by the College in 1959.<sup>45</sup> It remained part of the school until 1976, when it was sold.<sup>46</sup> Gillespie-McIlraith House, which included the Principal's residence, was destroyed by fire in that year. Shortly later, the school changed its name to Pymble Ladies' College, after it had become part of the Uniting Church in Australia, formed in 1977 by the joining of the Methodist Church, Presbyterian Church and Congregational Church.

<sup>43</sup> 'OPENING OF A SCHOOL'S GIFT LIBRARY', *Sydney Morning Herald* (NSW : 1842 - 1954), 11 June 1953, 6, <http://nla.gov.au/nla.news-article18371258>.

<sup>44</sup> 'College History'.

<sup>45</sup> If not otherwise noted, this and the following is based on 'College History', Pymble Ladies' College, accessed 10 June 2021, <https://www.pymblelc.nsw.edu.au/discover-pymble/college-history/>.

<sup>46</sup> 'Our History', *Pymble Ladies' College* (blog), accessed 11 June 2021, <https://www.pymblelc.nsw.edu.au/centenary/about-centenary/our-history/>.





Figure 14: 1943 – Aerial photograph showing the Presbyterian Ladies' College site at Pymble, at centre. (Source: NSW LRS, SIX Maps, aerial imagery)

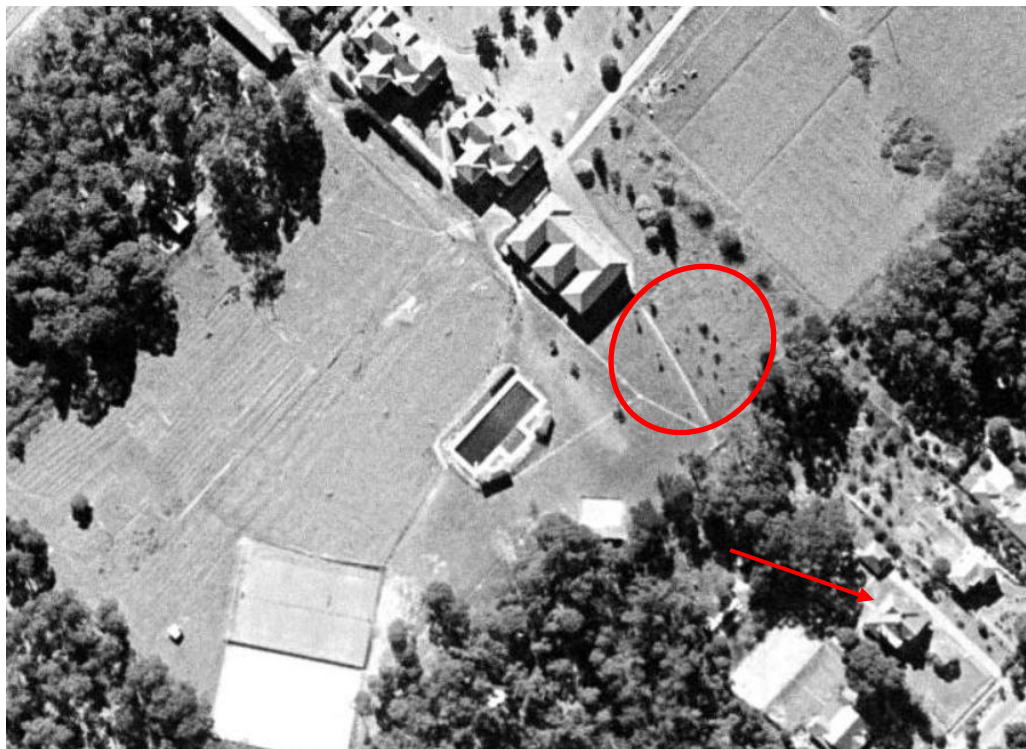


Figure 15: 1943 – Detail from aerial photograph showing the approximate area of the subject site within the college grounds, circled red. The location of 'Grey House', after which the precinct is named, is indicated by the red arrow. The building adjacent to the subject site is the Robertson & Marks designed 'Goodlet House' (1926). Note the original Olympic size swimming pool to the south-west (lower left) of Goodlet House, since demolished and replaced by the existing sports complex. (Source: NSW LRS, SIX Maps, aerial imagery)



Figure 16: 1964 – Aerial photograph showing the approximate area of the subject site circled red. (Source: State Library of NSW, 'Item 34: Milton Kent aerial views...', ON 447/Box017, c079040006)

During the leadership of Miss Knox, which lasted until 1967, 'Dorothy Knox House' (1963) and 'Vicars House' (1967) were opened.<sup>47</sup> During the following years, the Ferguson Building, the John Reid Building for the Junior School (1981), the Isabel McKinney Harrison Library (1974) and the Jeanette Buckham Physical Education Centre (1983) were added to the site.

The James Kelso Sports Field and Pavilion was opened in 1990, and the following year the David McFarlane Centre was opened.<sup>48</sup> In 1992, the David Blackwell Music School was opened, and extensions to the Jeanette Buckham Physical Education Centre were added. In 1994, the Science Centre opened and extensions to the John Reid Building for the Junior School were completed. Further development at Pymble Ladies' College included:

- 1998 – Completion of a Year 12 Common Room and a synthetic surface hockey field
- 1999 – Opening of the Technology and Applied Studies Centre
- 2001 – Opening of the Conde Library and Isabel McKinney Harrison Centre
- 2007 – Opening of the Gillian Moore Centre for Performing Arts
- 2011 – Opening of the Kate Mason Senior School Centre

<sup>47</sup> If not otherwise noted, this and the following is based on 'College History', Pymble Ladies' College, accessed 10 June 2021, <https://www.pymblelc.nsw.edu.au/discover-pymble/college-history/>.

<sup>48</sup> 'Our History', Pymble Ladies' College (blog), accessed 11 June 2021, <https://www.pymblelc.nsw.edu.au/centenary/about-centenary/our-history/>.



### 3.0 PHYSICAL EVIDENCE

#### 3.1 SITE CONTEXT

Pymble Ladies College is located in Pymble, NSW, a suburb located approximately 20 kilometres north of the Sydney Central Business District (CBD). The property is on a block bounded by Avon Road to the northwest and northeast, Pymble Avenue to the southeast and the Avondale Golf Club to the southwest. The school site takes up approximately 50 acres, with residential areas located to the northwest and southeast, including a number of heritage items which front Pymble Avenue. The main commercial area of Pymble is located to the northeast, including the Pymble Train Station, as well as shops and cafes. The school site, with a number of historic as well as contemporary buildings, is set within a landscaped setting. The main entry is via a gated entry off Avon Road. A secondary, pedestrian pathway referred to as the, 'GREY HOUSE WALK' is located between 57 and 59 Pymble Avenue, and connects Pymble Avenue to the school site. It opens directly onto the subject area of the proposal.

The following photographs were taken by Christiane Moodie, Heritage Consultant, of NBRSARCHITECTURE, in June 2021.



Figure 17: View looking northeast along Pymble Avenue, located towards the southeast of the school site.



Figure 18: View looking southwest along Pymble Avenue, located towards the southeast of the school site.



Figure 19: The heritage listed dwelling located at 59 Pymble Avenue, looking northwest from Pymble Avenue.



Figure 20: The heritage listed dwelling located at 61 Pymble Avenue, looking northwest from the street.



Figure 21: 65 Pymble Avenue as viewed from the street.



Figure 22: View the Grey House Walk entry sign from Pymble Avenue.



Figure 23: View of the Grey House Walk looking northwest from the Pymble Avenue entry.



Figure 24: View of the War Memorial Chapel, centrally located within the school site from the main school entry, looking southwest.



Figure 25: View of the contemporary Gymnasium building, part of the Aquatic and Fitness Centre, located towards the southwest portion of the school site. This building is in the vicinity of the proposed development.



### 3.2 DESCRIPTION OF THE SITE

The subject site is located towards the southern portion of the school, along the southeast boundary. The area slopes towards the southeast and is surrounded by a number of historic as well as more contemporary school buildings. In particular, the historic, two storey, Goodlet House building is located directly to the northwest, the later single storey Junior School is located directly to the northeast and the contemporary multistorey Aquatic and Fitness Centre is located to the southwest. Additionally, a number of private, residential dwellings back onto an open grassed area within the school. A pedestrian pathway, referred to as the, 'GREY HOUSE WALK,' is located between 57 and 59 Pymble Avenue, and connects Pymble Avenue to the subject site.

The area of the proposed works currently contains a number of contemporary, single storey, demountable classroom structures located towards the southwest portion of the site, with an open grassed area, garden beds and pedestrian pathways located towards the northeast portion of the area of proposed works.

The following photographs were taken by Christiane Moodie, Heritage Consultant, of NBRSARCHITECTURE, in June 2021.



Figure 26: View of the southeast façade of Goodlet House from the area of proposed works.



Figure 27: View looking north from the subject site towards the other areas of the school site, including the southern corner of the War Memorial Chapel, located in the distance.



Figure 28: View of the subject site looking southeast, with the neighbouring private residences located in the background of the image.



Figure 29: View of the subject site looking southwest, with an existing garden bed and electrical box to the right of the image, and one of the demountable structures to the left of the image (which will be removed as part of the proposal).





Figure 30: View of the demountable structures proposed to be removed, looking southwest.



Figure 31: View of the southwest portion of the area of proposed works. The existing Dance pavilion structure is to the left of the image, and the northeast facade of the Aquatic and Fitness Centre is seen in the background of the image.



Figure 32: View looking northwest, with the existing demountable structures to the left of the image, and Goodlet House located in the background of the image.



Figure 33: View looking southeast towards an existing garden bed located within the area of proposed works.

### 3.3 VIEWS

Primary views of the area of the proposed works are those from the southeast portion of Goodlet House, the northeast portion of the Aquatic and Fitness Centre, and the southwest portion of the Junior School. Partial views of the subject site are available from the open grassed area located between Goodlet House and the Junior School.

Partial views of the subject site are also available from the rear of the private dwellings which are located directly to the southeast, with glimpses available through the tall, dense plantings positioned along the southeast school boundary.

There are no notable distant views or vistas available from, or of, the subject site. The surrounding area is characterised by mature gardens with large trees as well as the areas of retained Blue Gum Forest, and as such views from the public domain are largely screened.

## 4.0 ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1 HERITAGE STATUS

The subject property is not listed as an item of local heritage significance, however it is located in the vicinity of the Pymble Avenue Conservation Area (item number C11) and in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, including:

- 'Dwelling House, "Coswolds,"' 51 Pymble Avenue, Pymble, item number I619;
- 'Dwelling House,' (previously referred to as, 'Grey House'), 59 Pymble Avenue, Pymble, item number I620;
- 'Dwelling House, "Hilltop,"' 61 Pymble Avenue, Pymble, item number I621; and
- Pymble Avenue Conservation Area, item number C11.

Details of these items are included below.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, local topography, roadways and distance.

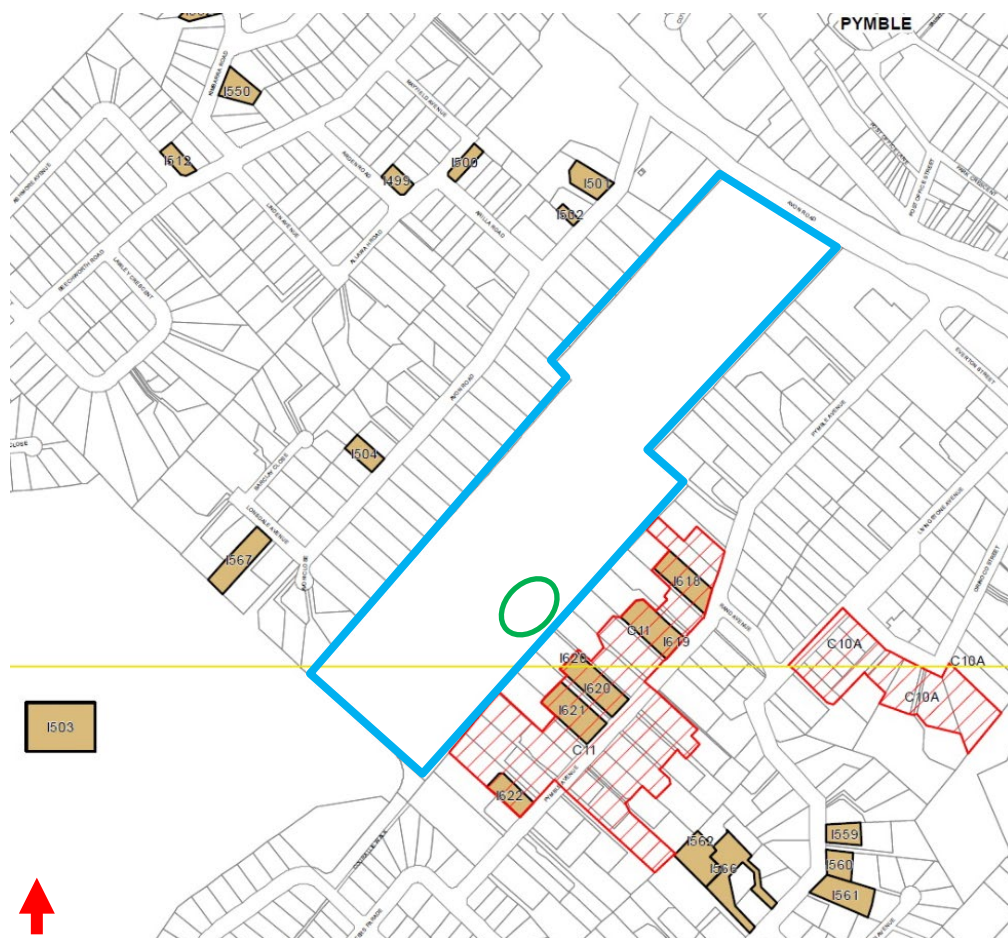


Figure 34: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items are shown brown and the Pymble Avenue Conservation Area is hatched red. The subject site is outlined in blue, and the area of proposed works is outlined in green. (Source: Ku-ring-gai LEP 2015, Heritage Maps HER\_007 and HER\_008)

#### 4.2 SIGNIFICANCE OF THE PYMBLE AVENUE CONSERVATION AREA IN THE VICINITY

The following Statement of Significance for the Pymble Avenue Conservation Area has been sourced from the Ku-ring-gai Council website:

*Pymble Avenue Heritage Conservation Area is historically significant as a portion of Richard's Wall's 1824 land grant which became the Pymble Station Estate subdivision of 47 one-acre residential lots on either side of Pymble Avenue, advertised for sale between 1893 and 1910, developed in the Federation to interwar period, with substantial one and two storey houses. The area is of aesthetic significance for its group of fine, predominantly Federation to mid to late twentieth century period houses, and including a 1970s Russell Jack designed modernist house. The houses are in generous garden settings within a spectacular mature blue gum high forest streetscape.*

#### 4.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for the 'Dwelling House,' at 59 Pymble Avenue, Pymble, is sourced from the NSW Heritage Database, reference number 1880432:

*Reasons for listing; cultural, architectural,*



Figure 35: Photograph of 59 Pymble Avenue, Pymble, as viewed from Pymble Avenue. (Source: NBR SARCHITECTURE)

There is no Statement of Significance for the 'Dwelling House,' located at 51 Pymble Avenue, Pymble, on the NSW Heritage Database, reference number.

There is no Statement of Significance for the 'Dwelling House,' located at 61 Pymble Avenue, Pymble, on the NSW Heritage Database, reference number.



## 5.0 THE PROPOSAL

The proposed development, designed by BVN Architecture, includes the removal of the existing demountable structures on the site, and the addition of a new multi-storey development, referred to as the "Grey House Precinct" building, built into the slope of the hill. It is located close to the southeast portion of the school, directly southeast of the existing Goodlet building, to the southwest of the existing Junior School and to the northeast of the existing Aquatic and Fitness Centre.

The aim of the proposal is to expand and improve existing classroom facilities as well as provide more flexible learning and technology-enabled spaces.

The new building will provide a home for dance, Out of School Hours Care (OSHC), a new Early Learning Centre as well as a new Year 4 and 5 building, including STEM spaces, catering and outdoor learning and play spaces. The new Grey House Precinct building will follow the existing topography of the site, comprising 5 storeys topped by a rooftop garden level. Due to the slope of the site towards the southeast, a portion of Levels 00 and 01 will be located below ground, resulting in a building which is of a similar height to adjacent buildings.

## 5.1 DOCUMENTATION EVALUATED

The following drawings, prepared by BVN, were reviewed as part of the preparation of this report:

DRAWING NO.	DRAWING TITLE	ISSUE	DATE
AR-B10-00-01	GENERAL ARRANGEMENT PLAN - LEVEL 00	5	07.06.2021
AR-B10-01-01	GENERAL ARRANGEMENT PLAN - LEVEL 01	5	07.06.2021
AR-B10-02-01	GENERAL ARRANGEMENT PLAN - LEVEL 02	5	07.06.2021
AR-B10-03-01	GENERAL ARRANGEMENT PLAN - LEVEL 03	5	07.06.2021
AR-B10-04-01	GENERAL ARRANGEMENT PLAN - LEVEL 04	5	07.06.2021
AR-B10-05-01	ROOF PLAN	5	07.06.2021
AR-D10-AA-01	SECTIONS - SHEET 1	4	07.06.2021
AR-D10-AA-02	SECTIONS - SHEET 2	3	07.06.2021



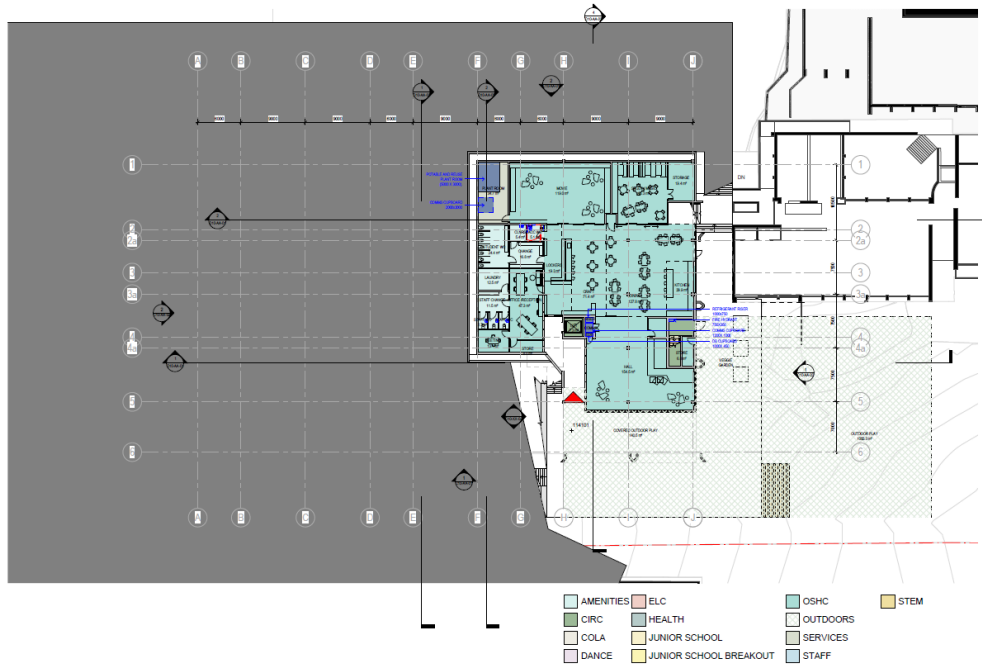


Figure 36: Proposed General Arrangement Plan - Level 00. (Source: BVN)

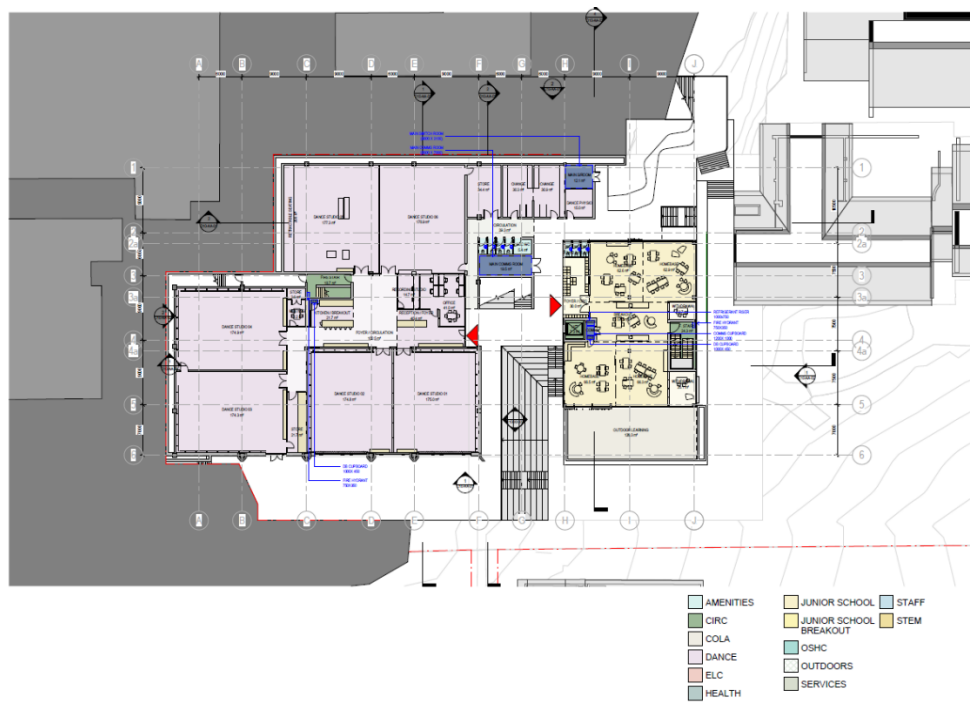


Figure 37: Proposed General Arrangement Plan - Level 01. (Source: BVN)

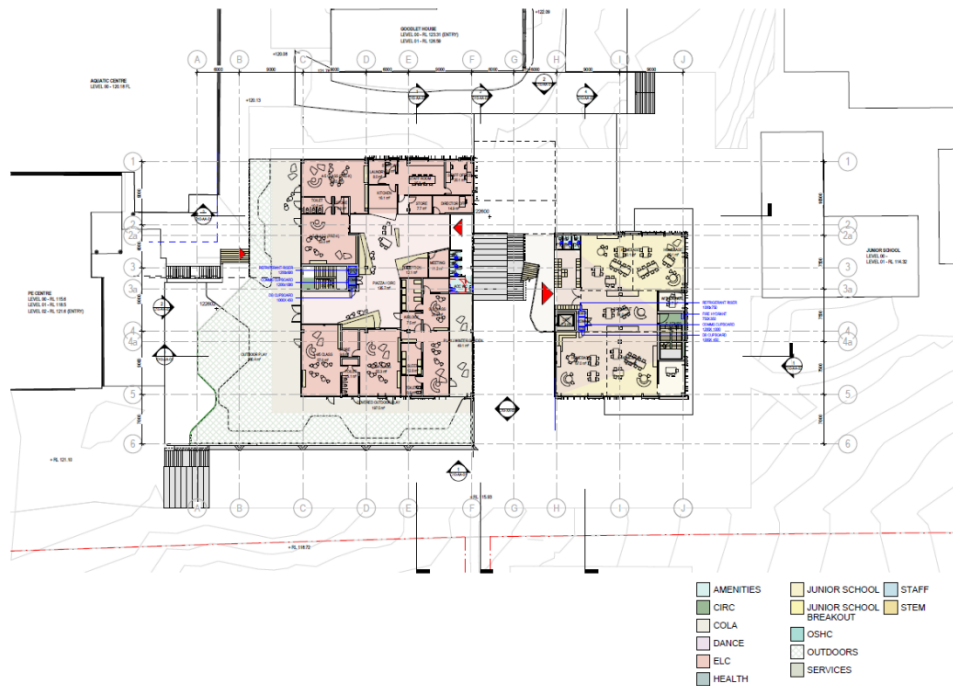


Figure 38: Proposed General Arrangement Plan - Level 02. (Source: BVN)

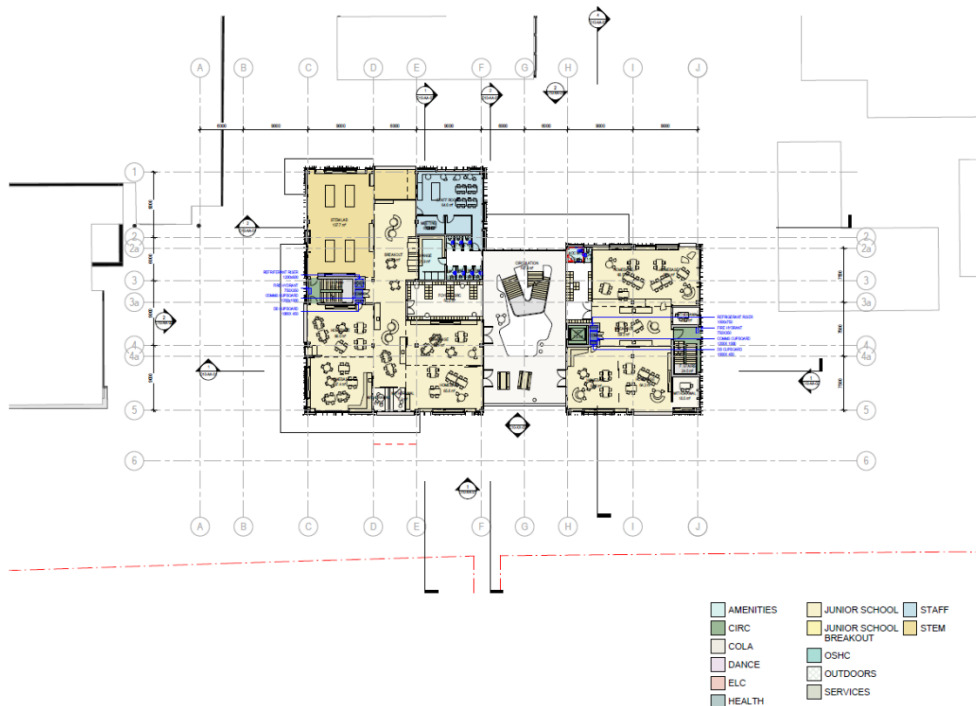


Figure 39: Proposed General Arrangement Plan - Level 03. (Source: BVN)

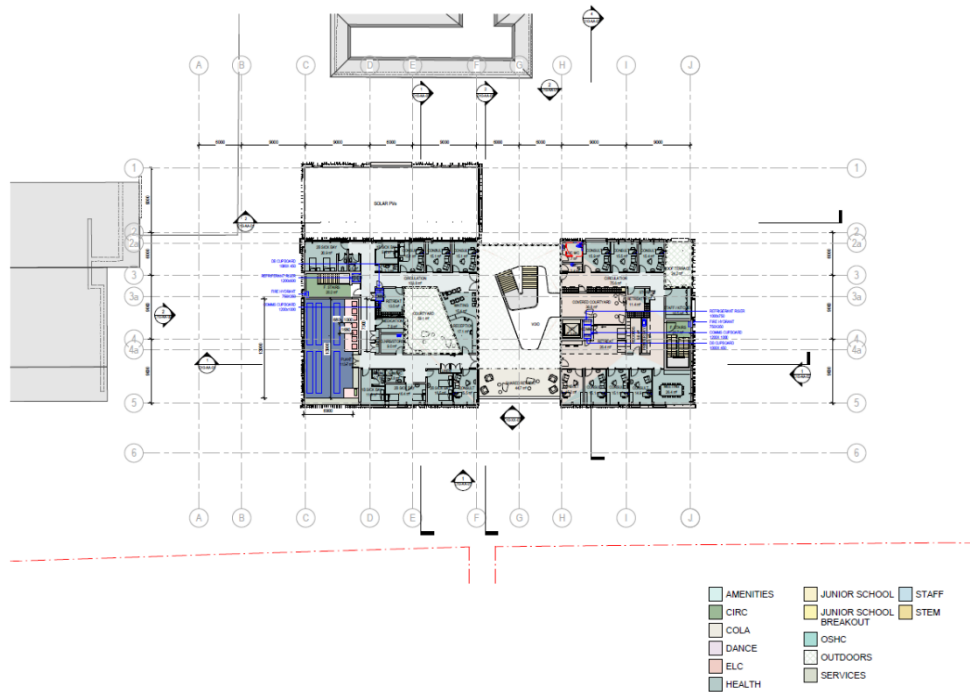


Figure 40: Proposed General Arrangement Plan - Level 04. (Source: BVN)

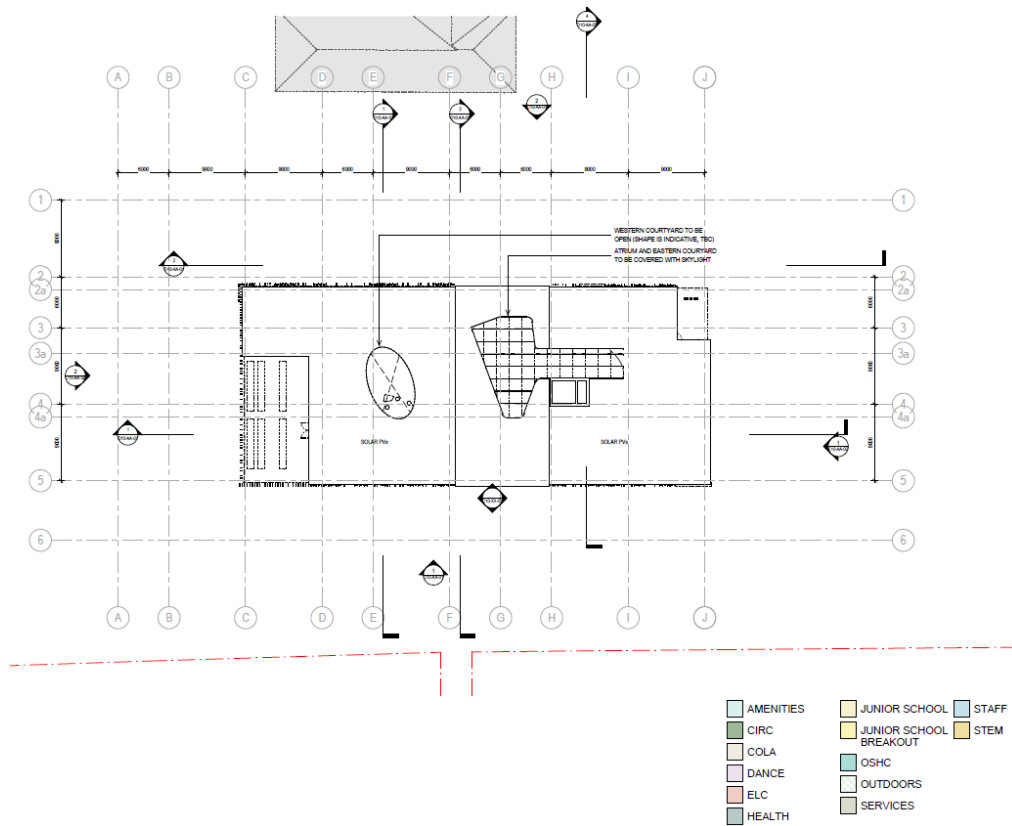


Figure 41: Proposed Roof Plan. (Source: BVN)



Figure 42: Proposed Sections. (Source: BVN)

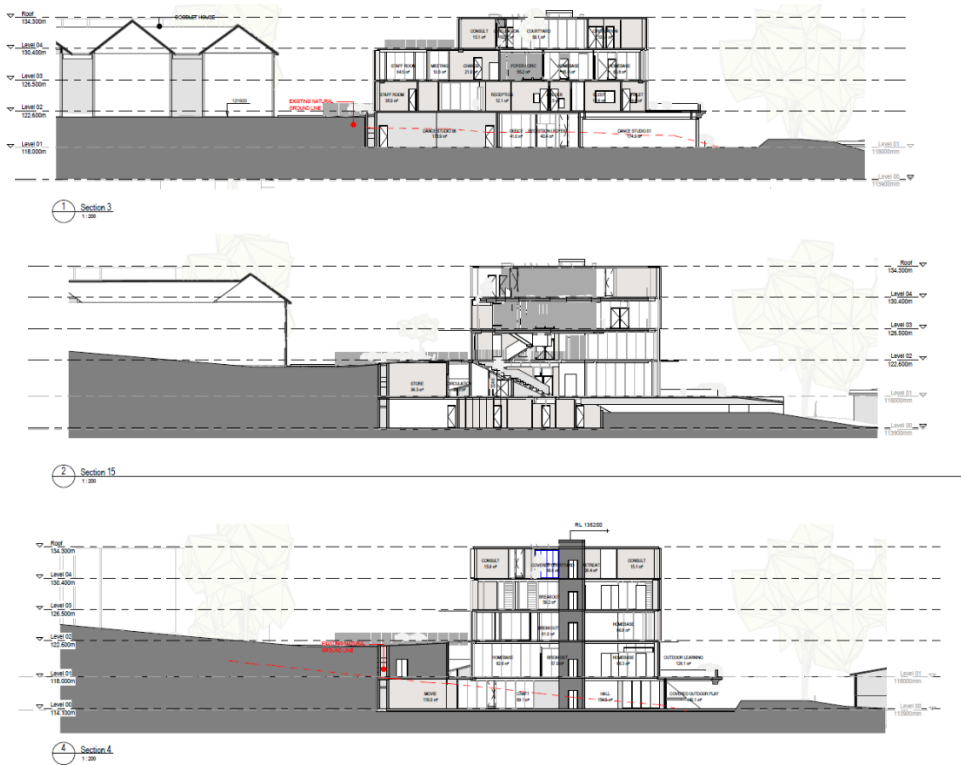


Figure 43: Proposed Sections. (Source: BVN)



## **6.0 ASSESSMENT OF HERITAGE IMPACT**

### **6.1 INTRODUCTION**

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, the *Ku-ring-gai Development Control Plan (DCP) 2020* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets and Statements of Heritage Impact*, contained within the NSW Heritage Manual. Furthermore, this HIS also assesses the proposal against the NSW Department of Planning and Environment's relevant Secretary's Environmental Assessment Requirements (SEAR)'s which have been provided for Heritage.

### **6.2 DISCUSSION OF POTENTIAL HERITAGE IMPACTS**

The following discussion addresses the NSW Department of Planning and Environment's relevant Secretary's Environmental Assessment Requirements (SEAR)'s which have been provided for Heritage, and which include the following:

- *Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.*
- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).*
- *Include an assessment of impacts upon the Pymble Avenue Conservation Area (C11) which is located to the south-east of the proposed works.*

Note that a separate report has been prepared by Artefact Heritage Pty Ltd which addresses the archaeological potential and archaeological significance on and adjacent to the site.

#### **6.2.1 SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY AND HCA IN THE VICINITY**

The boundary of the Pymble Avenue Conservation Area, which is in the vicinity of the subject site, also includes the individually listed heritage items which have also been identified to be in the vicinity of the subject site. Contributory buildings located within the Pymble Avenue Conservation Area, as well as individually listed heritage items in the vicinity of the subject site are of aesthetic significance for being good examples of houses built from the Federation era through to the mid- to late- twentieth century, set within generous garden settings. Their historic and aesthetic significance is understood and appreciated primarily from the public domain, looking northwest from Pymble Avenue.

The proposal does not involve any changes to any fabric associated with the heritage items in the vicinity, nor any changes to fabric associated with individual properties located within the neighbouring Conservation Area. The physical fabric, overall form and garden settings of the heritage items in the vicinity and individual contributory properties located within the Conservation Area in the vicinity will therefore be retained.

#### **6.2.2 SETTING OF THE HERITAGE ITEMS IN THE VICINITY AND HCA IN THE VICINITY**

The existing, immediate context of the heritage items located within the vicinity and individual properties located within the Conservation Area in the vicinity, is defined and surrounded by small scale, one- to two- storey residential properties. The subject site located within the Pymble Ladies College (PLC), is located to the northwest of the subject site. The subject site is physically separated from the heritage items in the Pymble Avenue Conservation Area by an additional row of dwellings which are located to the southeast of

the subject site, and to the northwest of the heritage items and Conservation Area in the vicinity (as shown in the figure below).



Figure 44: Excerpt from the Ku-ring-gai LEP 2015 heritage map. Heritage items in the vicinity are shown brown and the Pymble Avenue Conservation Area is hatched red. The subject site is outlined in blue, and the area of proposed works is outlined in green. Properties which separate the subject site from the heritage items in the vicinity and Heritage Conservation Area in the vicinity are outlined in purple. (Source: Ku-ring-gai LEP 2015, Heritage Maps HER\_007 and HER\_008)

Therefore, due to the distance and topography between the subject site and the Conservation Area and heritage items in the vicinity, the proposal will be physically separated from these significant properties. The proposal will therefore, have no impact on views from Pymble Avenue of the heritage items in the vicinity and properties located within the Conservation Area in the vicinity. Existing school buildings are already located well away from the southeast boundary of the PLC site, and the positioning of the new proposal away from the school's southeast boundary will further ensure there are no visual impacts upon the heritage items and Pymble Avenue Conservation Area in the vicinity.

The new development will be read as a contemporary school building set amongst other similarly scaled school buildings.

### 6.2.3 THE DESIGN RESPONSE OF THE NEW PROPOSAL

The existing Pymble Ladies College (PLC) site does not contain any individually listed heritage items, and is not located within a Heritage Conservation Area. The existing school site does, however, contain a number of historic buildings, including The Chapel, The Colonnade, and the three boarding houses (Goodlet, Lang and Marden Houses).

The area of proposed works is located towards the southern portion of the PLC site, along the southeast boundary. The historic, two storey, Goodlet House building is located directly to the northwest, the later single storey Junior School is located directly to the northeast and the contemporary multistorey Aquatic and Fitness Centre is located to the southwest of the proposal. The aim of the scheme is to add a new building to the site which will be identifiably new, and which respectfully responds to the historic buildings which exist on the site, particularly Goodlet House.

The new Grey House Precinct building will be physically separated from other buildings on the site, and will ensure the historic fabric associated with Goodlet House, is retained.

Pedestrian pathways and landscaped areas will create a visual buffer between the new building and existing buildings on the site.

The proposal involves the addition of a building with an articulated form that takes advantage of the steep topography of the site, which will reduce the overall bulk of the development, and ensures it does not overpower the reading of more historic buildings on the site, including the nearby Goodlet House.

The height of the new development is driven by the landform, and approximately follows the existing topography of the site. Additionally, the overall height of the proposal is in keeping with the heights of existing buildings adjacent, including the Aquatic and Fitness Centre located directly to the southwest of the White House Precinct building. This will further ensure the building is in keeping with the existing setting of the school site. Additionally, this will ensure the proposal does not impact views of the heritage items in the vicinity.

The existing "Grey House Walk" which provides pedestrian connection between the heritage items and Heritage Conservation Area in the vicinity with the school site, will be retained. This is a positive outcome for the future use of the area and will ensure members of the local community can continue to view and appreciate the heritage items in the vicinity and individual properties located within the Conservation Area in the vicinity.

### **6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION**

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

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

- There will be no physical or visual impacts associated with the heritage items in the vicinity. Their historical importance and their aesthetic features will continue to be understood and appreciated, particularly from Pymble Avenue.
- Views to and from the heritage items in the vicinity, and to and from properties located within the Pymble Avenue Conservation Area, will be retained.
- The cultural significance of the Heritage Conservation Area in the vicinity of the subject site, will be retained and conserved as there will be no physical or visual impacts which alter the appreciation of the character and significance of the Pymble Avenue Conservation Area.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

- There are no aspects of the proposal which would have a detrimental impact on the heritage significance on the heritage items in the vicinity, or the Conservation Area in the vicinity.

**6.3.1 DEMOLITION OF A BUILDING OR STRUCTURE (ON A SITE WHICH IS NOT A LISTED HERITAGE ITEM, BUT IN THE VICINITY OF A HCA AND IN THE VICINITY OF HERITAGE ITEMS)**

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

**Comment:**

The proposal involves the removal of the existing, single storey demountable structures located close to the southeast portion of the site, positioned to the southeast of the existing Goodlet House building and to the northeast of the existing Aquatic and Fitness Centre. The demolition works are necessary in order to make way for the new proposal. The subject site is not a listed heritage item and these demountable structures were not part of the original design for the site and therefore, the demolition will not involve the removal of any original or historic heritage fabric. The demolition works are located well away from the heritage items in the vicinity which front Pymble Avenue, and in turn, located well away from the Pymble Avenue Conservation Area. As such, the Heritage Conservation Area in the vicinity and heritage items in the vicinity will not be visually or physically impacted as part of the proposed demolition works to the subject site.

For these reasons, the removal of the later demountable structures on the subject site is acceptable from a heritage perspective, as significant heritage fabric associated with heritage items in the vicinity and individual properties located within the Conservation Area in the vicinity, will be retained and conserved.

**6.3.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM AND HCA (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)**

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

**Comment:**

The subject site is not a listed heritage item, but is located in the vicinity of the Pymble Avenue Conservation Area as well as in the vicinity of the following heritage items:

- 'Dwelling House, "Coswolds,"' 51 Pymble Avenue, Pymble, item number I619;
- 'Dwelling House,' (previously referred to as, 'Grey House'), 59 Pymble Avenue, Pymble, item number I620;
- 'Dwelling House, "Hilltop,"' 61 Pymble Avenue, Pymble, item number I621; and
- Pymble Avenue Conservation Area, item number C11.



The heritage items in the vicinity as well as the Conservation Area in the vicinity, (which contains a number of the heritage items), are located to the southeast of the area of proposed works on the subject site. The primary, significant views of these heritage items in the vicinity and individual properties located within the neighbouring Conservation Area are obtained looking northwest from Pymble Avenue. Due to the siting, distance and height of the proposal, it will not be readily visible from Pymble Avenue and as such, will not alter views of the main facades of the heritage items in the vicinity nor of individual properties located in the neighbouring Conservation Area. The legibility of these properties as historically and aesthetically significant dwellings, will be retained.

Overall, the proposal will not visually dominate the heritage items nor individual properties located within the Conservation Area in the vicinity. The development of the site is acceptable from a heritage perspective as the established aesthetic significance and character of the heritage items in the vicinity will be retained. The public and users of these items and properties located within the neighbouring Conservation Area will still be able to view and appreciate their significance unaltered.

The research carried out in the preparation of this report identifies a number of successive developments on the site. The resulting level of site disturbance would suggest that the likelihood of uncovering unexpected archaeological finds is low.

#### **6.4 HERITAGE OBJECTIVES OF THE KU-RING-GAI LEP 2015**

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

- Views to and from the heritage-listed dwellings located within the vicinity of the subject site will remain available from Pymble Avenue. Additionally, views to and from individual properties located within the neighbouring Conservation Area, including along Pymble Avenue located to the southeast of the subject site, will be retained.
- There will be no change to the appreciation or interpretation of the individual properties located within the neighbouring Pymble Avenue Conservation Area, or the character of the Heritage Conservation Area generally, from the public domain.
- There will be no adverse physical or visual impact on the established heritage significance of the heritage items in the vicinity.
- There will be no change to the appreciation or interpretation of the heritage items in the vicinity from the public domain.

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

##### ***5.10 Heritage conservation***

###### ***(1) Objectives***

*The objectives of this clause are as follows:*

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

## 6.5 HERITAGE GUIDELINES OF THE KU-RING-GAI DCP 2020

The *Ku-ring-gai DCP 2020* supports the *Ku-ring-gai LEP 2015* by providing additional objectives and development standards for properties located in the vicinity of Heritage Conservation Areas and in the vicinity of heritage items.

For the reasons noted above in sections 6.2, 6.3 and 6.4, the proposed development is generally consistent with the objectives of the *Ku-ring-gai DCP 2020* that relate to heritage and are set out in the following DCP Sections:

### *19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)*

#### *19F.1 Local Character and Streetscape*

##### *General*

- 1 All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting.

##### *Built Form*

- 2 Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:
  - i) the form of the existing building or buildings including height, roofline, setbacks and building alignment;
  - ii) dominant architectural language such as horizontal lines and vertical segmentation;
  - iii) proportions including door and window openings, bays, floor-to-ceiling heights and coursing levels;
  - iv) materials and colours;
  - v) siting and orientation;
  - vi) setting and context;
  - vii) streetscape patterns.

##### *Views*

- 4 New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.

## 7.0 CONCLUSION

The subject property is not listed as an item of local heritage significance, however it is located in the vicinity of the Pymble Avenue Conservation Area (item number C11) and in the vicinity of a number of heritage listed items, as identified in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*.

The proposed removal of the existing demountable buildings and the addition of a new multi-level "Grey House Precinct" school building and associated landscaping on the site will have no adverse impacts on the setting of the Heritage Conservation Area nor heritage items in the vicinity. The legibility, visibility and amenity of the neighbouring Conservation Area and heritage items in the vicinity will be retained.

Views to and from individual properties located within the Conservation Area in the vicinity, and views to and from heritage items in the vicinity, will also be retained.

Overall, the proposed development is acceptable from a heritage perspective, as the established heritage significance of the Pymble Avenue Conservation Area and heritage items in the vicinity, will be retained and conserved.

The proposed alterations and additions to the Pymble Ladies College site are consistent with the heritage objectives of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP 2020*.

For these reasons, the consent authority should have no hesitation, from a heritage perspective, in approving this State Significant Development Application.



Christiane Moodie  
Heritage Consultant  
**NBRS**ARCHITECTURE