

HERITAGE IMPACT STATEMENT

State Significant Development Application (SSDA)



Barker College

91 Pacific Highway, Hornsby

Cover Image: Image of the rear of Leslie Hall (to the right of the image) as viewed from Chapel Drive, looking west. (Source: NBRS, 2022)

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CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Methodology	2
1.3	Conservation Management Plans	2
1.4	Site Location	2
1.5	Heritage Management Framework	3
1.6	Authorship	4
1.7	Limitations.....	4
1.8	Copyright	4
2.0	DOCUMENTARY EVIDENCE	5
2.1	Aboriginal Country	5
2.2	Main Campus Site Expansion Diagrams (1895-2021).....	6
2.3	Main Campus Summary Chronology of Building Development (1895-2021).....	9
2.4	Campus Development South of Clarke Road	30
3.0	PHYSICAL EVIDENCE	63
3.1	Urban and Site Context	63
3.2	Description of the Main school campus site, including open spaces, landscape elements and views within the site.....	63
3.3	Description of the Buildings	71
3.4	Views	82
4.0	ESTABLISHED HERITAGE SIGNIFICANCE	83
4.1	Heritage Status.....	83
4.2	Significance of the Subject Site.....	84
4.3	Significance of the Barker College Conservation Area	86
4.4	Significance of Items in the Vicinity	87
4.5	Gradings of Significance.....	87
5.0	THE PROPOSAL.....	96
5.1	Documentation Evaluated	109
6.0	ASSESSMENT OF HERITAGE IMPACT.....	110
6.1	Introduction	110
6.2	Overview of Potential Heritage Impacts	110
6.3	Evaluation Against CMP Policies	116
6.4	Evaluation of the Guidelines of the NSW Heritage Division	123
6.5	Heritage Objectives of the <i>Hornsby LEP 2013</i>	128
6.6	Heritage Guidelines of the <i>Hornsby DCP 2013</i>	128
7.0	CONCLUSION.....	131

LIST OF FIGURES

Figure 1: Location map showing the subject site outlined in red, highlighted in yellow and indicated by the red flag. (Source: Sixmaps).....	2
Figure 2: Street map showing the subject site outlined in red, highlighted in yellow and indicated by the red flag. (Source: Sixmaps, with NBRS overlay).....	3
Figure 3: Aerial view of the subject site, outlined in red, highlighted in yellow and indicated by the red flag. (Source: Sixmaps with NBRS overlay)	3
Figure 4: 'Engravings of yams at Hornsby Heights'. (Source: Hornsby Shire Recollects)	5
Figure 5: 1895. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	6
Figure 6: 1897. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	6
Figure 7: 1903. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	6
Figure 8: 1919. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	6
Figure 9: 1921. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 10: 1924. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 11: 1926. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 12: 1943. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 13: 1952. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 14: 1955. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	7
Figure 15: 1960. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	8
Figure 16: 1969. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	8
Figure 17: 1988. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	8
Figure 18: 2021. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73).....	8

Figure 19: 1897 – Buildings and elements at the site, all built in 1895-96, include: 1) 'The House' ('Stokesleigh'); 2) School- and Dining-Room; 3) Tennis Court 10

Figure 20: 1918 – New buildings and elements at the site include: 1) Dormitories; 2) Gymnasium; 3) Classrooms and Masters' Common Room; 4) Carpentry Shop and Maid's Quarters; 5) Cowbails; 6) Garden shed; 7) Lower tennis courts; 8) Concrete wicket; 9) Concrete wicket; 10) 'Clarendon' (rented as staff building); 11) Cottage (rented, potentially used for boarding or as hospital). Alterations to existing buildings are not noted on this diagram. 12

Figure 21: 1929 – New buildings and elements at the site include: 1) Junior House ('Plume House') (1929); 2) Classroom Block ('Reception & Admin') (1925); 3) Dormitory Block ('Carter House') (1920); 4) Double tennis court; 5) Weatherboard Hospital (1925); 6) Coach shed (c1920s); 7) Dairy (c1920s); 8) Lavatory Block (1927); 9) Weatherboard gymnasium (1925); 10) Staff quarters (1928); 11) War Memorial Pavilion (1925); 12) No. 1 Oval (War Memorial Oval) (1924); 13) 'Telopea'/'Kia Ora' (built c1908, transferred to Barker College in 1926 and originally used as staff residence). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1930) 15

Figure 22: 1951 – New buildings and elements at the site include: 1) Dining Hall (1935-37); 2) West Wing (1947); 3) Assembly Hall ('Boyce Hall') (1937-38); 4) Swimming Pool (1934); 5) Dressing Rooms (1937); 6) Dairy Building (1942); 7) No. 2 Playing Field ('Bowman Field') (1936-38); 8) No. 3 and 4 Playing Fields ('Phipps Field' & 'Peter Taylor Field') (1947-50); 9) 'Rosewood' - built c1890s ('Braefield') or c1916 ('Rosewood'), transferred to Barker College in 1943 and used as Barker Preparatory School from 1944. Alterations to existing buildings are not noted on this diagram. Please note the site boundaries are those as of 1955. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1951) 18

Figure 23: 1971 – New buildings and elements at the site include: 1) Tennis Courts (1953-54); 2) Science Building – Stage 1; 3) Spectator seating for Swimming Pool (1953-54); 4) Science Building – Stage 2 (1967); 5) Classroom Block C (1971); 6) Leslie Hall (1965); 7) War Memorial Chapel (1956-57); 8) Headmaster's Residence ('Kurrajong') (1970); 9) Change Rooms for No. 3 and No. 4 Ovals (1953); 10) Tennis Courts (1971-72); 11) Rosewood Playing Fields (1968-75); 12) Junior School Classrooms and Dining Hall (1954-55); 13) Junior School Tennis Courts (1971-72); 14) BCMA Tea Pavilion (1961); 15) Gymnasium (c1950s). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1971) 21

Figure 24: 1988 – New buildings and elements at the site include: 1) Senior School Centre and Physical Education Centre (1975); 2) Classroom extension to Senior School Centre (1980); 3) 'Reed House' (acquired 1980s); 4) McCaskill Music Centre (1986-87); 5) Netball Courts (by 1977); 6) Extension of Junior School Tennis Courts (c1985). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1986) 23

Figure 25: 1999 – New buildings and elements at the site include: 1) Barker Foundation Aquatic Centre (1994); 2) Hornsby Hundred Building (1995); 3) Centenary Design Centre (1991); 4) OBA Outdoor Stage (1996); 5) Clarke Road Tennis Courts (by 1991); 6) Rosewood Pavilion (1994). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1998) 25

Figure 26: 2021 – New buildings and elements at the site include: 1) Secondary School Library and Library Theatre (2002); 2) Marks Pavilion (2002); 3) Blackwell Grandstand and Pods (2017); 4) Junior School Multi-Purpose Hall (2011); 5) Kurrajong Building (2017-18); 6) E. W. Copeland Wing (2013); 7) Copeland Extension (2020-21); 8) Tennis courts with underground car parking (2007); 9) Rosewood Centre (2018-20); 10) Maths & Student Hub (2021-22, under construction); 11) R. E. Kefford Building (2010, originally named Kurrajong Building, renamed in 2014); 12) Griffiths Courtyard (2010); 13) Middle School Quadrangle (2019); 14) Foundation Science Centre (2000). Alterations to existing buildings are not noted on this diagram. (Source base map: Google Maps, c2019) 29

Figure 27: Subdivision sales poster for 'blocks of land suitable for subdivision' sold by the North Shore Building Society, Hornsby, 8 October 1884. (Source: SLNSW, Hornsby Subdivision Plans, Z/SP/H7/41, FL8950044)	30
Figure 28: Deposited Plan 3224, showing "Jordan's Subdivision, Hornsby", dated September 1895. The railway line cut through the property, with the eastern portion (on the right) containing seven allotments. The plan was continuously updated and includes information about later subdivisions. (Source: NSW LRS, DP 3224)	31
Figure 29: Lots 6 and 7 in DP 3224 were transferred to Thomas Richard Roydhouse on 24 November 1897. (Source: NSW LRS, CT Vol 1237 fol 149)	31
Figure 30: Lots 1 to 5 in DP 3224 were transferred to Peter Noller on 30 December 1897. (Source: NSW LRS, CT Vol 1238 fol 231)	31
Figure 31: Deposited Plan 8245, a 1911 subdivision by Patrick J. Fox of Lots 1 to 5 in DP 3224, excluding portions of Lots 1 and 2, and all of Lot 4. (Source: NSW LRS, DP 3224)	32
Figure 32: 1943 aerial photograph showing 1 Clarke Road on Lot 1 as shown on DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	35
Figure 33: 1943 aerial photograph showing 3 Clarke Road on Lot 2 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	36
Figure 34: 1943 aerial photograph showing 5 Clarke Road on Lot 3 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	37
Figure 35: 1943 aerial photograph showing 7 Clarke Road on Lot 4 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	38
Figure 36: 1943 aerial photograph showing 9 Clarke Road on Lot 5 as shown on DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	39
Figure 37: 1943 aerial photograph showing 11 Clarke Road on Lot 6 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	40
Figure 38: 11 Clarke Road in 2009, prior to demolition. (Source: HBO+EMTB Heritage Pty Ltd, 'Heritage Impact Statement for Barker College Early Learning Centre, Clarke Road, Waitara, for PMDL Architecture + Design', 21 November 2008, 10)	40
Figure 39: 1943 aerial photograph showing 15 Clarke Road on Lot 7 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	41
Figure 40: 15 Clarke Road in 2009, prior to demolition. (Source: HBO+EMTB Heritage Pty Ltd, 'Heritage Impact Statement for Barker College Early Learning Centre, Clarke Road, Waitara, for PMDL Architecture + Design', 21 November 2008, 10. Noted as 13 Clarke Road in the report)	41
Figure 41: 1943 aerial photograph showing 17 Clarke Road on Lot 8 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	42
Figure 42: Staging diagram prepared by PMDL Architecture & Design Pty Ltd, dated June 2014, showing the various stages forming part of the approved DA/83/2009. Only Stages 1 and 1b were built. (Source: DA/83/2009/A, 1-25 Clarke Road and 1-3 Marillian Avenue, Waitara, Hornsby Shire online DA Tracker)	43
Figure 43: 1943 aerial photograph showing 19 Clarke Road on Lot 9 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	44

Figure 44: 1943 aerial photograph showing 21 Clarke Road on Lot 10 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)	45
Figure 45: 1943 aerial photograph showing 23 Clarke Road on Lot 6 DP 3224, with the approximate lot boundary at that time outlined red. 25 Clarke Road was in 1965 subdivided from that property, as were 1-5 Marillian Avenue. (Source: NSW LRS, SIX Maps)	46
Figure 46: The subdivision of Lot B, being a portion of the original Lot 6 in DP 3324, as shown on DP 226796, registered on 8 September 1965. The building at 23 Clarke Road is noted on Lot 2 DP 226796. (Source: NSW LRS, DP 226796)	47
Figure 47: Cover from the 'Chinese Australian Herald' and photograph of Sun Johnson, who occupied 'Mount Vernon' between c1917 and 1919. (Source: Valerie Khoo, 'Episode 4: Sun Johnson – The Linguist, Educator and Media Mogul', New Stories, Bold Legends. Stories from Sydney Lunar Festival (blog), accessed 29 November 2021, https://newstories.net.au/sun-johnson-the-linguist-educator-and-media-mogul/ , original images held by SLNSW.)	49
Figure 48: 1943 aerial photograph showing 27-31 Clarke Road on Lot 7 DP 3224, with the approximate lot boundary at that time outlined red. The properties on the western side of Marillian Avenue were in 1961 subdivided from the property. (Source: NSW LRS, SIX Maps)	50
Figure 49: Plan of subdivision for the consolidated Lot 7 (residue) and Lot A (created from former Lot 6) by William Albert Smith, registered as DP 200961, 1961. Marillian Avenue was formed as a public road at that time. 27-31 Clarke Road was now located on Lot 1 in DP 200961 (on part Lot 7 and part Lot 6). (Source: NSW LRS, DP 200961)	50
Figure 50: Plan for 'Proposed Additions to 27-29 Clarke Road', Barker College, Hornsby, prepared by Robert Staas from Noel Bell Ridley Smith & Partners, architects, dated September 1995. (Source: Barker College Archives, Plan M2015)	51
Figure 51: Elevations for 'Proposed Additions to 27-29 Clarke Road', Barker College, Hornsby, prepared by Robert Staas from Noel Bell Ridley Smith & Partners, architects, dated September 1995. (Source: Barker College Archives, Plan M2013)	52
Figure 52: 1943 aerial photograph showing 'Harwood', constructed for William Smith in c1921-22 on Lot 11 in DP 8245, with the approximate lot boundaries at that time outlined in red. (Source: NSW LRS, SIX Maps)	54
Figure 53: Detail from DP 52880, registered on 29 May 1968. Three allotments were created as part of this subdivision of Lot 11 in DP 8245. The c1921-22 building 'Harwood' was located on Lot 2. (Source: NSW LRS, DP 52880)	54
Figure 54: Approved site plan submitted with Section 96 application for DA/321/2017, showing the proposed new double storey building at 28A Unwin Road, Wahroonga. Plan prepared by Priestleys Architects, dated 18 November 2016, revised March 2017. (Source: Hornsby Shire Council, DA Tracker)	55
Figure 55: Approved elevations submitted with Section 96 application for DA/321/2017, showing the proposed new single and double storey building at 28A Unwin Road, Wahroonga. Plan prepared by Priestleys Architects, dated 18 November 2016, revised March 2017. (Source: Hornsby Shire Council, DA Tracker)	56
Figure 56: Detail from Certificate of Title issued to D. C. and F. R. Pirnie in November 1973. Lot 3 (30 Unwin Road) had been consolidated with 1 Marillian Avenue and was part of a c1973 subdivision which created Lots 1 to 3 in DP 564798. Lot 1 of that subdivision was 1 Marillian Avenue, and Lot 2 was 1A Marillian Avenue. (Source: NSW LRS, CT Vol 12265 fol 212)	57

Figure 57: 1943 aerial photograph showing Lot 12 in DP 8245, with the approximate lot boundaries at that time outlined in red. The larger allotment was Lot B, while the smaller allotment at the Unwin Road frontage was Lot A. (Source: NSW LRS, SIX Maps).....	58
Figure 58: Detail from Deposited Plan 236907, registered on 30 September 1968 as a subdivision of Lot B, itself a subdivision of Lot 12 in DP 8245. (Source: NSW LRS, DP 236907).....	58
Figure 59: 5 July 1961 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue (circled) and Unwin Road. Note the new buildings west of 'Mount Vernon', and the newly formed Marillian Avenue. (Source: NSW Spatial Services, Historical Imagery, 5 July 1961, 1052/23/025).....	59
Figure 60: 19 August 1965 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. Note that the western side of Marillian Avenue is largely developed by that time. (Source: NSW Spatial Services, Historical Imagery, 19 August 1965, 1406/14/091).....	59
Figure 61: 6 October 1971 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 28, 32 and 32A Unwin Road, and 19 Clarke Road have been constructed by then (all circled). (Source: NSW Spatial Services, Historical Imagery, 6 October 1971, 1939/05/039).....	60
Figure 62: 29 July 1975 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 25 Clarke Road, 30 Unwin Road, and 1A and 3 Marillian Avenue have been constructed by then (all circled). (Source: NSW Spatial Services, Historical Imagery, 29 July 1975, 2326/04/136).....	60
Figure 63: 29 March 1978 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 1 Marillian Avenue has been constructed by that time (circled). (Source: NSW Spatial Services, Historical Imagery, 29 March 1978, 2710/09/431).....	60
Figure 64: 19 August 1986 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 30A Unwin Road has been constructed by that time (circled). (Source: NSW Spatial Services, Historical Imagery, 19 August 1986, 3534/15/015).....	60
Figure 65: 14 August 1991 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 14 August 1991, 4029/06/063).....	61
Figure 66: 10 October 1994 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 10 October 1994, 4245/06/075).....	61
Figure 67: 29 September 1998 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 'Mount Vernon' at 27-31 Clarke Road has been enlarged and building adjacent to its west demolished (circled). Also demolished by then: 17 Clarke Road (also circled). (Source: NSW Spatial Services, Historical Imagery, 29 September 1998, 4453/06/110).....	61
Figure 68: 16 March 2002 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 16 March 2002, 4724/06/258).....	62
Figure 69: Plan identifying the buildings on the site. (Source: NBRS, 2022).....	64
Figure 70: Site Plan, with view lines and view corridors indicated by arrows. (Source: NBRS, 2022).....	66
Figure 71: Looking south from the Pacific Highway pedestrian entry.....	67

Figure 72: The landscaped area to the west of Plume House and to the east of the main pedestrian entry pathway, looking northeast towards the Main Reception and Administration.	67
Figure 73: Looking east with the front gates which provide access from Pacific Highway to the main pedestrian entry pathway.	67
Figure 74: View of the 'Mint Gates' located along the main pedestrian entrance along the northern boundary of the site.	67
Figure 75: Detail image of the 'mint gates.'	67
Figure 76: Landscaped area located to the north of the Main Reception + Admin and to the east of Carter House.	67
Figure 77: View down pathway looking east along the northern boundary of the site, located in front of Carter House.	68
Figure 78: Landscape space to the west of Carter House and to the east of Stokesleigh.	68
Figure 79: Covered walkway to the south of Plume House, connecting the Main Reception to Boyce Hall, looking west from the carpark.	68
Figure 80: View looking east from Boyce Hall and Plume House towards the Careers and Counselling Centre (left) and the Chapel (right).	68
Figure 81: Looking west towards the Health Centre (right) and the dining hall.	68
Figure 82: View looking south from the Health Centre towards the Science Quad Building.	68
Figure 83: Looking west down Memorial Drive towards College Crescent.	68
Figure 84: Looking east down Memorial Drive, with the Health Centre to the left of the image.	68
Figure 85: Stairs leading from Memorial Drive to the Science Quad.	69
Figure 86: Stairs leading from Memorial Drive to the Middle School Quadrangle looking northeast with the Main Admin building in the background.	69
Figure 87: Stairs leading from Memorial Drive to the Middle School Quadrangle, looking northwest with the Main Administration building in the background.	69
Figure 88: Looking west along Memorial Drive, with Leslie Hall to the left of the image.	69
Figure 89: View from the John Griffiths Courtyard towards the OBA Sound Stage.	69
Figure 90: Looking north towards the Booroo-meraang Welumbulla Tree.	69
Figure 91: Looking west towards the southern facades of C Block and Leslie Hall, and the Bowman Field to the left of the image.	69
Figure 92: Looking southeast across the Bowman Field.	69
Figure 93: Looking south with Bowman Field to the left and the Foundation Aquatic Centre to the right.	70
Figure 94: Looking norther with the Bowman Field to the right and the Foundation Aquatic Centre to the left.	70

Figure 95: Looking southeast across the War Memorial Oval.....	70
Figure 96: Phipps and Peter Taylor Fields.....	70
Figure 97: View from the Copeland building towards neighbouring properties on the opposite side of Clarke Road.	70
Figure 98: View from Kurrajong looking southwest towards the intersection of Clarke Road and College Crescent.	70
Figure 99: Looking east from Copeland across the tennis courts.....	70
Figure 100: Looking south across the Rosewood Fields.....	70
Figure 101: Looking west across the Rosewood Fields.....	71
Figure 102: Looking southwest from the upper storey of the Rosewood Centre.....	71
Figure 103: Northwest corner of Leslie Hall.	72
Figure 104: The front (northern) façade of Leslie Hall.	72
Figure 105: Detail image of the front façade.	72
Figure 106: The side (eastern) façade.....	72
Figure 107: A portion of the eastern façade, with the Bowman Field to the left of the image.....	72
Figure 108: Stair located towards the southeast corner of Leslie Hall.....	72
Figure 109: Internal entry / lobby within the northern portion of Leslie Hall.	73
Figure 110: Looking south towards the stage within Leslie Hall.	73
Figure 111: looking northeast up towards the seating and eastern wall within Leslie Hall.....	73
Figure 112: Looking north towards the hall entrance and seating within Leslie Hall.....	73
Figure 113: The southern façade of C Block.	73
Figure 114: The southern façade of C Block to the left, and the Bowman Field to the right.....	73
Figure 115: The lower portion of the southern façade.....	74
Figure 116: Entry along the southern façade.....	74
Figure 117: The southern façade looking northeast.....	74
Figure 118: The undercroft beneath C Block.....	74
Figure 119: Stairway linking the different levels and spaces within C Block.....	74
Figure 120: Verandah space along the first floor along the northern façade of C Block.	74
Figure 121: The ground level of C block looking northeast from the northern façade.	75

Figure 122: Ground level classroom, accessed from the southern side of the building	75
Figure 123: First floor staffroom space	75
Figure 124: First floor staffroom space, looking southeast.....	75
Figure 125: Corridor between staff office spaces.	75
Figure 126: Typical later fitout within C Block	75
Figure 127: View of the library building from Memorial Drive towards the eastern façade of the library.	76
Figure 128: View from the top of the library theatre towards C Block, looking southwest.....	76
Figure 129: View of the southern façade of the library theatre	76
Figure 130: View of the Library Theatre looking east, with the northern façade of C Block to the right of the image.	76
Figure 131: Landscaped area between the Science Quad and Library.	76
Figure 132: Library building to the left of the image.	76
Figure 133: Science Quad façade.....	77
Figure 134: Science Quad, looking west.	77
Figure 135: Laboratories within the Science Quad.....	77
Figure 136: Hallway within the Library Theatre.....	77
Figure 137: View from the Rosewood Fields of the tennis courts (left) and the northeast corner of the Copeland / Copeland extension buildings.....	78
Figure 138: View from the Rosewood Fields looking east of the Copeland / Copeland extension buildings.	78
Figure 139: View from the Rosewood Fields of the intersection of the Copeland Building (left) and the Junior School/Enrichment Centre (right).	78
Figure 140: View from the recently landscaped area to the north of the Copeland / Copeland extension building, looking west towards the Junior School / Enrichment Centre.	78
Figure 141: External view of the R.E Copeland building (to the right) and the main Junior School Building entrance / Enrichment Centre (to the left of the image).....	78
Figure 142: The northwest corner of the R. E. Copeland building.	78
Figure 143: View of the connecting link between the R. E. Copeland (left) and the Kurrajong building (right).....	78
Figure 144: Entrance to the Junior School, accessed from the Peter Taylor oval.....	78
Figure 145: View of the Junior School/Enrichment Centre, with the Peter Taylor oval to the left of the image.	79

Figure 146: View of the Junior School/Multi-Purpose Hall looking south from the Peter Taylor oval.....	79
Figure 147: View from the Junior School looking north towards the Peter Taylor oval.	79
Figure 148: View of the southern façade of the Enrichment Centre (left) with the internal landscaped space between the Junior School, Copeland and Kurrajong buildings to the right.....	79
Figure 149: View looking south, with the western façade of the Junior School / Multi-Purpose Hall to the right of the image.	79
Figure 150: Looking southwest from the entry into the Enrichment Centre and Copeland building.....	79
Figure 151: Internal school entrance into Kurrajong (right of image).....	79
Figure 152: Looking from the internal entrance of Kurrajong building (to the left of the image).....	79
Figure 153: View along the covered outdoor space along the southwest elevation of the Kurrajong building.	80
Figure 154: Playground space to the southwest of the Kurrajong building.	80
Figure 155: Internal space within the Kurrajong building	80
Figure 156: Internal spaces within the Junior School Campus have been recently renovated and contain contemporary fitouts.....	80
Figure 157: Entrance into the Copeland Building / Enrichment Centre, which comprises a contemporary fitout.	80
Figure 158: Internal view within the Copeland Building / Enrichment Centre, which comprises a contemporary fitout.....	80
Figure 159: View of the 1 Clarke Road, looking south from Clarke Road. (Source: Google streetview) ...	81
Figure 160: View of 3 Clarke Road, looking south from Clarke Road. (Source: Google streetview)	81
Figure 161: 5 Clarke Road, looking south from Clarke Road. (Source: Google streetview).....	81
Figure 162: 7 Clarke Road, looking south from Clarke Road. (Source: Google streetview).....	81
Figure 163: 9 Clarke Road, looking south from Clarke Road. (Source: Google streetview).....	81
Figure 164: Looking southwest from Clarke Road towards the Prep School Building. (Source: Google streetview).....	81
Figure 165: Looking southeast from Clarke Road towards the Prep School building. (Source: Google streetview).....	81
Figure 166: Looking south from Clarke Road towards the Prep School campus. (Source: Google streetview).....	81
Figure 167: Looking east from 1 Clarke Road across Unwin Road towards the heritage item at 1A Clarke Road, Waitara, item number 778, indicated by the orange arrow. (Source: Google streetview) ...	82
Figure 168: Looking southwest from the intersection of Clarke Road and Marillian Avenue towards the heritage item located at 27-31 Clarke Road, Hornsby, item number 779. (Source: Google streetview) ..	82

Figure 169: Excerpt from the Hornsby LEP 2013 heritage map. Heritage items are shown brown, and Conservation Areas are hatched red. The approximate locations of the areas of proposed works are edged in blue. (Source: Hornsby LEP 2013, Heritage Map HER_017B).....	84
Figure 171: Significance Grading Diagram. (Source: NBRS, 2022)	95
Figure 172: Site plan, showing the areas of proposed works highlighted in yellow and blue. (Source: Neeson Murcutt + Neille).....	97
Figure 173: Level 1 demolition plan, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)	98
Figure 174: Level 2 demolition plan, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)	98
Figure 175: Level 3 demolition plan, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)	99
Figure 176: Proposed Level 1 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille).....	99
Figure 177: Proposed Level 2 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille).....	100
Figure 178: Proposed Level 3 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille).....	100
Figure 179: Proposed sections of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille).....	101
Figure 180: Proposed 3D views of the C-Block Elevated Walkway. (Source: Neeson Murcutt + Neille)	101
Figure 181: Proposed perspective of the C-Block Elevated Walkway. (Source: Neeson Murcutt + Neille)	102
Figure 182: Proposed site plan, showing the location of the future Aquatics and Tennis Centre, Future Co-Curricular Performing Aera and Exam Centre and Future Maintenance. (Source: Neeson Murcutt + Neille)	102
Figure 183: Demolition plan, close to the southeast corner of the existing Main Campus. (Source: Neeson Murcutt + Neille).....	103
Figure 184: Proposed ground floor plan for the proposed new Aquatics and Tennis Centre at the southeast corner of the main campus site. (Source: Neeson Murcutt + Neille)	103
Figure 185: Proposed elevations of the proposed new Aquatics and Tennis Centre at the southeast corner of the main campus site. (Source: Neeson Murcutt + Neille).....	104
Figure 186: Proposed elevations of the proposed new Aquatics and Tennis Centre at the southeast corner of the main campus site. (Source: Neeson Murcutt + Neille).....	104
Figure 187: Plan showing the proposed demolition to the south of Clarke Road. (Source: Neeson Murcutt + Neille).....	105
Figure 188: Plan showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille)	105

Figure 189: Elevations showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille).....	106
Figure 190: Elevations showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille).....	106
Figure 191: Proposed landscape works to the north of Bowman Field. (Source: 360 Degrees Landscape Architecture).....	107
Figure 192: Proposed landscape works to the south of the Centenary Design Centre. (Source: 360 Degrees Landscape Architecture).....	107
Figure 193: Proposed landscape works surrounding the Phipps Taylor Field. (Source: 360 Degrees Landscape Architecture).....	108
Figure 194: Proposed landscape works surrounding the proposed new Aquatics and Tennis Centre. (Source: 360 Degrees Landscape Architecture).....	108
Figure 195: Proposed landscape works surrounding the proposed new Co-Curricular Performing Arts and Exam Centre to the south of Clarke Road. (Source: 360 Degrees Landscape Architecture).....	109
Figure 196: Proposed south elevation for the new Aquatics and Tennis Centre, looking north from Clarke Road. flag. (Source: Neeson Murcutt + Neille).....	125
Figure 197: Proposed north elevation for the new Co-Curricular Performing Arts and Exam Centre building, looking south from Clarke Road. flag. (Source: Neeson Murcutt + Neille).....	126
Figure 198: Aerial map showing locations of where viewpoints were taken for VIA. The heritage items in the vicinity are outlined in purple. (Source: Urbis).....	126
Figure 199: View 1 (Source: Urbis).....	127
Figure 200: View 2 (Source: Urbis).....	127
Figure 201: View 3 (Source: Urbis).....	127
Figure 202: View 4 (Source: Urbis).....	127
Figure 203: View 5 (Source: Urbis).....	127
Figure 204: View 6 (source: Urbis).....	127
Figure 205: View 7 (Source: Urbis).....	127
Figure 206: View 8 (Source: Urbis).....	127

HERITAGE IMPACT STATEMENT FOR BARKER COLLEGE – 91 PACIFIC HIGHWAY, HORNSBY

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 Barker College.

The proposal involves the addition of:

- A new raised walkway located along the southern elevations of C Block and Leslie Hall;
- A new Aquatics and Tennis Centre building located towards the southeast corner of the main School campus, at the intersection of Unwin Road and Clarke Road; and
- A new Co-Curricular Performing Arts & Exam centre and Maintenance Facility, located to the south of the main school campus, fronting Unwin Road to the east and Clarke Road to the north.

Details of the development proposal have been prepared by Neeson Murcutt + Neille as well as 360 Degrees Landscape Architecture.

The subject property contains a number of items listed as being of local heritage significance on Schedule 5 of the *Hornsby Local Environmental Plan (LEP) 2013*, including:

- Barker College - group of buildings, grounds and gate, 91 Pacific Highway, Hornsby, item number 501;
- Barker College Junior School, College Crescent, Hornsby, item number 465; and
- Barker College - Centenary Design Centre, McCaskill Music Centre and Development Office, 91 Pacific Highway, Hornsby (2, 4, 6 and 8-10 The Avenue and 2-6 Unwin Road, Hornsby), item number 782.

The subject site is also located within the “Barker College Heritage Conservation Area” (heritage item C1). It is also located in the vicinity of a number of other listed items, including:

- House and garden, 27-31 Clarke Road, Hornsby, item number 779; and
- House, 1A Clarke Road, Waitara, item number 778.

The NSW Department of Planning, Industry and Environment’s relevant Secretary’s Environmental Assessment Requirements (SEAR)s provided for Heritage as follows:

18. Environmental Heritage

- *Where there is potential for direct or indirect impacts as a result of the concept development on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.*

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Hornsby LEP 2013* and the requirements of the *Hornsby Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

In addition, this report evaluates the proposal against the policies outlined in the draft Conservation Management Plan (CMP), prepared by NBRS in 2022.

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 CONSERVATION MANAGEMENT PLANS

A draft Conservation Management Plan (CMP) was prepared by NBRS in May 2022. An earlier CMP for Barker College was prepared by Paul Davies Pty Ltd, dated October 2015. Information on the history of Barker College included as part of this report has been collated from both reports, whilst the description of the site and its individual components, as well as the significance of the site has been sourced from the draft CMP prepared by NBRS in 2022.

1.4 SITE LOCATION

Barker College is divided into the Junior School, located to the south of the campus for children aged three to 12 years (pre-Kindergarten to Year 6) and the remaining portions of the school campus are used for Years seven to 12. The campus is comprised of a Main Reception and Administration building, student accommodation, learning centres including a Science Centre, teaching blocks, a Chapel, Dining Hall, sports ovals and sporting facilities such as an Aquatic Centre. A small number of properties owned by Barker College are also located to the south of Clarke Road. These include 1, 3, 5, 7, 9, 11, 15 and 17 Clarke Road, 28A Unwin Road, and 27-31 Clarke Road, Waitara.

The main school campus at 91 Pacific Highway, Hornsby, bounded by Pacific Highway to the north, Unwin Road to the east, Clarke Road to the south and College Crescent to the west. The main campus comprises Lot 100, DP1262386 identified by the NSW Land Registry Services (LRS).

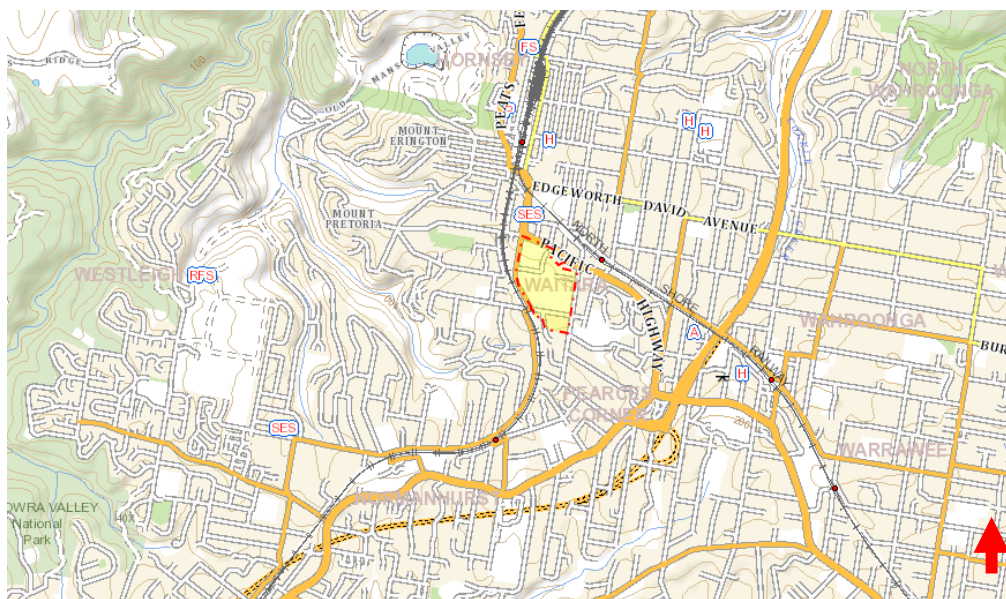


Figure 1: Location map showing the subject site outlined in red and highlighted in yellow. (Source: Sixmaps)

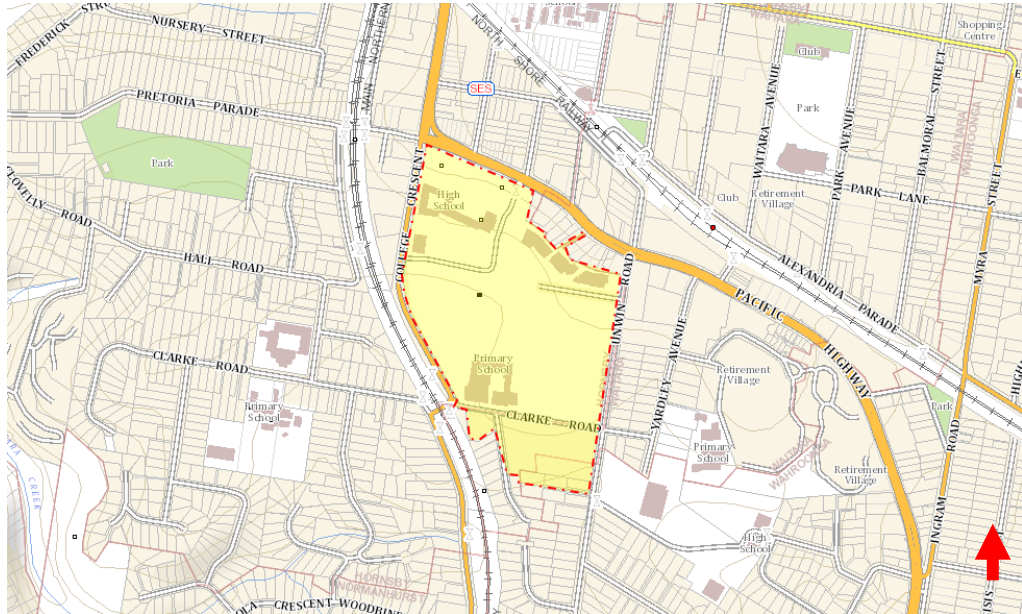


Figure 2: Street map showing the subject site outlined in red and highlighted in yellow. (Source: Sixmaps, with NBRS overlay)



Figure 3: Aerial view of the subject site, outlined in red and highlighted in yellow. (Source: Sixmaps with NBRS overlay)

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject property contains a number of items listed as being of local heritage significance on Schedule 5 of the *Hornsby Local Environmental Plan (LEP) 2013*, including:

- Barker College - group of buildings, grounds and gate, 91 Pacific Highway, Hornsby, item number 501;
- Barker College Junior School, College Crescent, Hornsby, item number 465; and
- Barker College - Centenary Design Centre, McCaskill Music Centre and Development Office, 91 Pacific Highway, Hornsby (2, 4, 6 and 8-10 The Avenue and 2-6 Unwin Road, Hornsby), item number 782.

The subject site is also located within the “Barker College Heritage Conservation Area” (heritage item C1). It is also located in the vicinity of a number of other listed items, including:

- House and garden, 27-31 Clarke Road, Hornsby, item number 779; and
- House, 1A Clarke Road, Waitara, item number 778.

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.

1.6 AUTHORSHIP

This report was prepared by Christiane Moodie, Senior Heritage Consultant, of **NBRS**, using research and a history written by Dr Martina Muller. The report has been reviewed by Samantha Polkinghorne, Director, of **NBRS**.

1.7 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.

1.8 COPYRIGHT

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

2.0 DOCUMENTARY EVIDENCE

The following Documentary Evidence has been sourced from the draft Conservation Management Plan (CMP) prepared by NBRS in May 2022. The full history of the main campus and the campus south of Clarke Road is included as part of the CMP.

2.1 ABORIGINAL COUNTRY

The archaeological evidence suggests that Aboriginal people have lived in the proximity of Dyarubbin (later renamed Hawkesbury River) for at least 50,000 years.¹ Numerous middens and other sites containing stone tools, grinding grooves and rock art confirm Aboriginal presence in the area for tens of thousands of years prior to the arrival of the colonists.

The river was a major source of food that sustained the way of life of the Darug (or 'Dharug') people who harvested the yam ('dyirriban') growing along riverbeds and navigated the river and its creeks to catch fish. Aboriginal people had a deep understanding of the land and how to sustainably care for it, and the landscape is full of "everyday and special places and practices, connected through pathways, camp sites, shelters, tool making, seasonal foods, ceremony and belief."²



Figure 4: 'Engravings of yams at Hornsby Heights'. (Source: Hornsby Shire Recollects)³

During the Hawkesbury and Nepean Wars from 1794, Aboriginal people sought refuge near the waterways from the bloody conflicts that ensued from dispossession, assaults, loss of food sources and reduced access to Country caused by the new settlers. The arrival of the colonists and the resulting theft of Country, violence and disease had long-lasting impacts on Aboriginal people who survived on the margins, using their cultural knowledge to adapt to the traumatic changes.

The establishment of the Board for the Protection of Aborigines in 1883 "signalled the beginning of successive waves of intervention into Aboriginal lives. Paternalism, control, segregation and assimilation increasingly characterised government policies towards Aboriginal people in the late nineteenth and early twentieth century."⁴ In the Hawkesbury area, two Aboriginal reserves were established in 1889, at Cumberland Reach and Kent Reach, respectively.

In more recent years, there have been efforts to map Aboriginal place names along the Hawkesbury to bring deeper understanding about story and Country, and despite the long-

¹ The following has been summarised from GML Heritage, 'Hornsby Thematic History. Report Prepared for Hornsby Shire Council', September 2021, 8–12.

² GML Heritage, 8.

³ 'Aboriginal Rock Engraving - Yams', Hornsby Shire, accessed 4 January 2022, <https://hornsbyshire.recollect.net.au/nodes/view/5134>.

⁴ GML Heritage, 'Hornsby Thematic History. Report Prepared for Hornsby Shire Council', 9.

term effects of government intervention, relocation and marginalisation, Aboriginal people remain connected to the Hornsby Shire, with today's generations revitalising and renewing the language and traditions of their Ancestors.

2.2 MAIN CAMPUS SITE EXPANSION DIAGRAMS (1895-2021)

The following diagrams show the expansion of the Barker College campus from 1895. Please note that the diagrams are based on the transfer dates provided in the relevant Certificates of Title, and therefore on the date of the official transfer of land to the college, not the date of purchase. Only the development of the main campus is shown, which is the land bounded by Pacific Highway, Unwin Road, Clarke Road and College Crescent.



Figure 5: 1895. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 6: 1897. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 7: 1903. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 8: 1919. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 9: 1921. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 10: 1924. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 11: 1926. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)

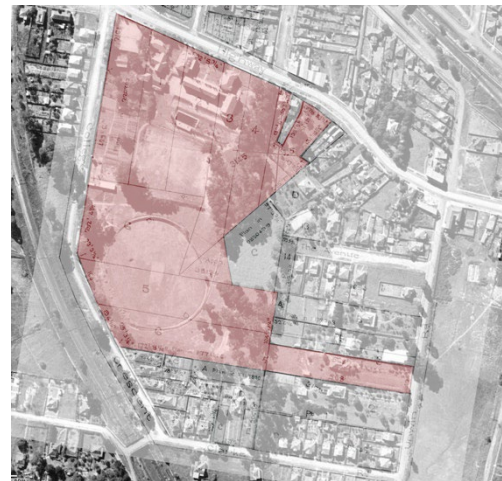


Figure 12: 1943. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 13: 1952. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 14: 1955. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 15: 1960. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 16: 1969. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



Figure 17: 1988. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)



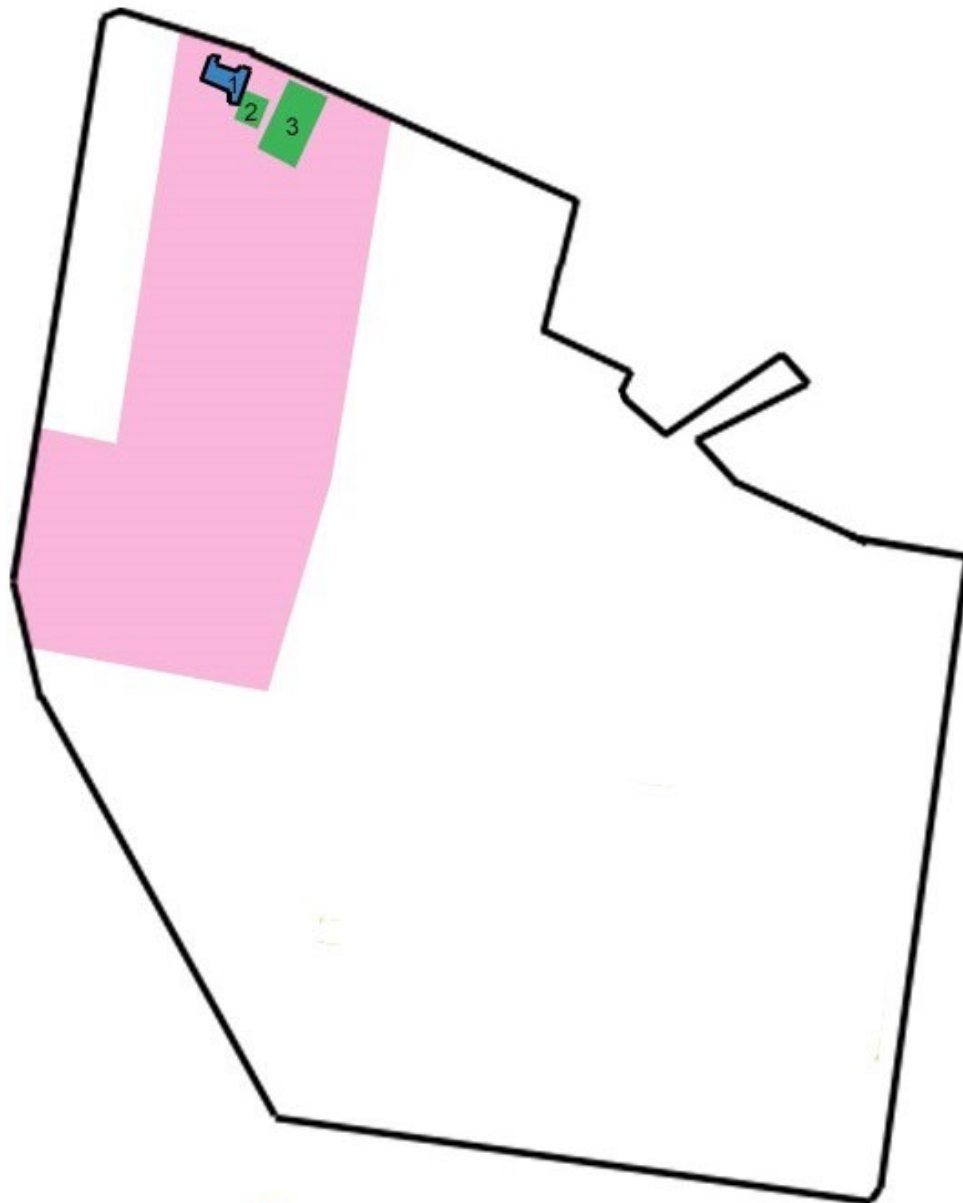
Figure 18: 2021. (Source: Overlay over 1943 aerial photograph from NSW LRS, SIXMaps and plan from CT Vol 6908 fol 73)

2.3 MAIN CAMPUS SUMMARY CHRONOLOGY OF BUILDING DEVELOPMENT (1895-2021)

The below summary chronology provides an overview of the main campus development from establishment of Barker College at Hornsby until today. The chronology is divided into phases, with each phase accompanied by the relevant building development diagram. Information in relation to buildings that are still extant at the site is shaded grey.

2.3.1 PHASE 1 – ESTABLISHMENT OF BARKER COLLEGE (1895-1897)

DATE	EVENT	ADDITIONAL INFORMATION
8 May 1895	Transfer of 2 acres (Lot 1 in DP 3145) at Hornsby to Rev. Henry Plume, headmaster of Barker College	Located on the southern side of Peats Ferry Road (today Pacific Highway)
October 1895	Howard Joseland, architect, prepares plans for buildings at Barker College	
1895-96	Construction of brick residence ('The House')	Architect: Howard Joseland. Later renamed 'Stokesleigh', the building accommodated the headmaster's family as well as the boarders.
1895-96	Construction of weatherboard class- and dining-rooms east of residence	Architect: Howard Joseland.
3 February 1896	Barker College opens at Hornsby	
1896	J. Jackson provides fencing	Tender accepted by H. Joseland on 21 January 1896
1896	Construction of tar asphalt tennis court	H. Joseland called for tenders in June 1896.
6 January 1897	Transfer of 2 acres (Lot 2 in DP 3145) to H. Plume	Tennis courts partly located on this property
6 February 1897	Transfer of 3 acres (Lot 6 in DP 3145) to H. Plume	



- new building in this stage
- land owned by Barker / site extent in this stage
- existing in this stage, and still in existence in 2022
- added in this stage, but no longer exists in 2022
- purchased by Barker in this stage
- built element
- landscape element

Figure 19: 1897 – Buildings and elements at the site, all built in 1895-96, include: 1) 'The House' ('Stokesleigh'); 2) School- and Dining-Room; 3) Tennis Court

2.3.2 PHASE 2 – AD-HOC EXPANSION UNDER PLUME AND CARTER (1897-1918)

DATE	EVENT	ADDITIONAL INFORMATION
c1899	Construction of a hospital	Unknown location
1900-1903	Minor addition to schoolroom, construction of 'Barry House', a four-room building and rental of cottage on neighbouring property	Unknown location of 'Barry House' and rented cottage
18 May 1903	Transfer of 2 acres on corner of Peats Ferry Road (Pacific Highway) and Railway Road (College Crescent)	Initially used as part of the large school garden
May 1905	Henry Plume is replaced by William Charles Carter as the headmaster of Barker College	Carter buys the school from Plume for £3,000.
1905	Conversion of dining- and schoolroom into dining room, involving verandah addition and new schoolroom building	Unknown location of new schoolroom.
1905-1908	Construction of additional weatherboard classroom buildings to the rear of the existing buildings	
1908	Rental of 'Clarendon' as staff residence, located on Lot 3 to the east of the college	'Clarendon' was originally built in c1899 for Henry Nicholson, owner of Lot 3 in DP 3145. 'Clarendon House' at 27-29 Clarke Road is named after the residence
1912	Construction of additional tennis courts	Located to the south of the school garden
1914	W. C. Carter moves from 'The House' to his own residence in Wahroonga	'The House' ceases to be the headmaster's residence until 1929
c1917	Extension of the Dining Room, added to the east of the existing	
c1917	Minor alterations to the kitchen of 'The House'	Relocation of scullery and addition of boots room

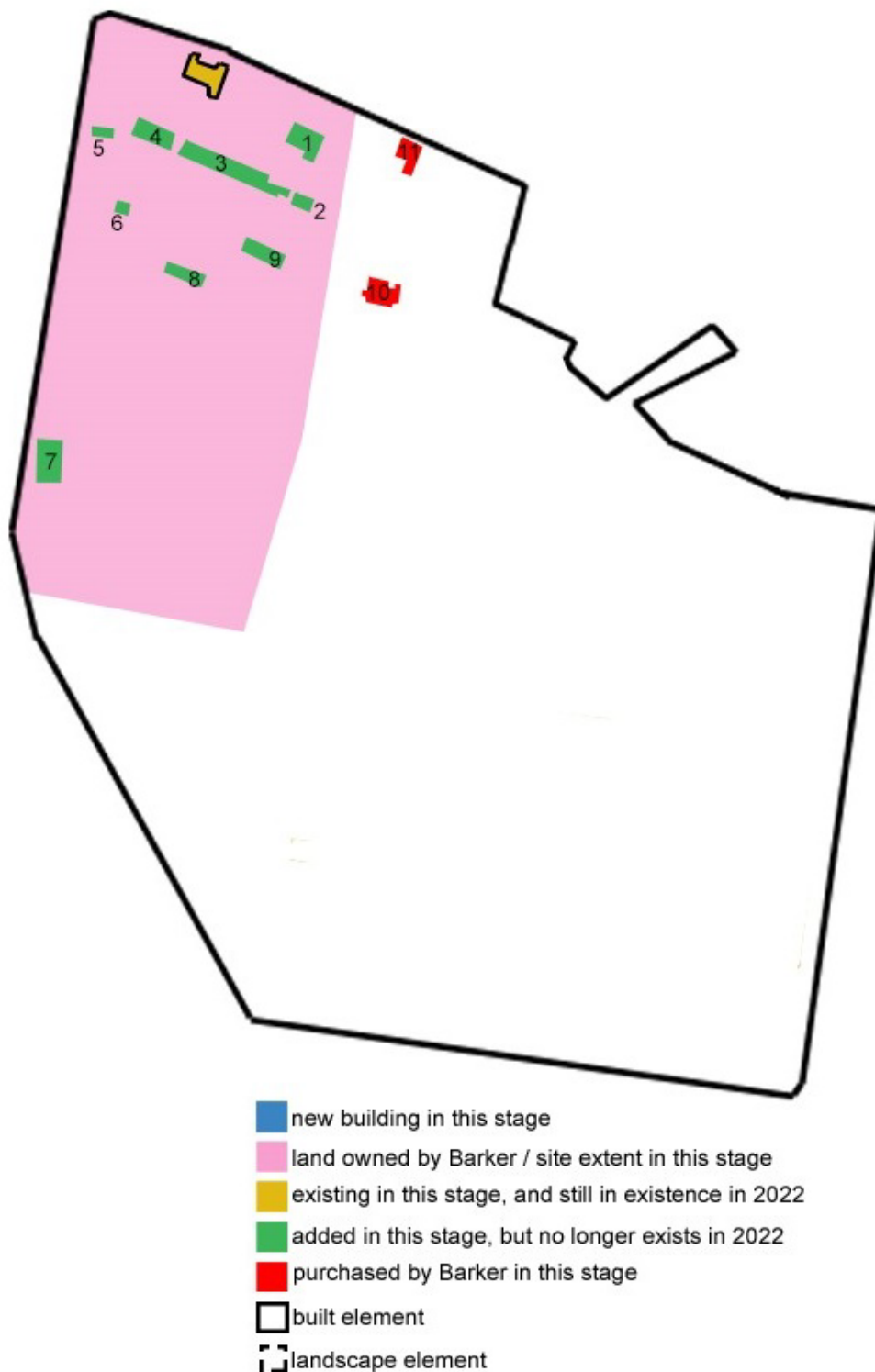


Figure 20: 1918 – New buildings and elements at the site include: 1) Dormitories; 2) Gymnasium; 3) Classrooms and Masters' Common Room; 4) Carpentry Shop and Maid's Quarters; 5) Cowbails; 6) Garden shed; 7) Lower tennis courts; 8) Concrete wicket; 9) Concrete wicket; 10) 'Clarendon' (rented as staff building); 11) Cottage (rented, potentially used for boarding or as hospital). Alterations to existing buildings are not noted on this diagram.

2.3.3 PHASE 3 – JOSELAND DESIGNED BRICK BUILDINGS FOR CARTER (1919-1929)

DATE	EVENT	ADDITIONAL INFORMATION
1 January 1919	Barker College is officially transferred to the Church of England	Barker College is now headed by a Council and guided by a constitution
7 March 1919	Transfer of 4 ½ acres (Lots 5 and 6 in DP 3152) to Barker College	Becomes site of No. 1 Oval
1920	Construction of brick Dormitory Block (later renamed 'Carter House'), opened on 4 December 1920.	Architect: H. Joseland. Builder: J. Allen Smith. Built on the site of the first tennis courts which were demolished
1920	Construction of two new tennis courts on the corner of Pacific Highway and College Crescent	
C1920s	Construction of coach shed and dairy building to the south of the back entrance	Noted on the original 1930 site plan
8 April 1921	Transfer of the allotment containing 'Clarendon' and cottage (Lot 3 in DP 3145) to Barker College	The cottage on the Pacific Highway frontage is used as a hospital by then. From 1928, the cottage is used as a groundskeeper's cottage.
1921-24	Construction of No. 1 Oval, opened on 18 October 1924. Known as War Memorial Oval	
27 May 1924	Transfer of additional land to Barker College	Becomes part of No. 1 Oval
1925	Construction of brick Mothers' War Memorial Pavilion, initially known as 'Mothers' Pavilion'	Architects: Joseland, Gilling and Rae. Builder: Jefferey and Bartlett.
1925	Construction of brick Classroom Block (now known as 'Main Reception & Administration') and demolition of old weatherboard classroom buildings and gymnasium. Classroom Block opened on 10 December 1925	Architect: Joseland and Gilling. Builder: Jefferey and Bartlett.
1925	Construction of new weatherboard gymnasium and hospital, using materials from the demolished classroom buildings	Located in the western portion of the site
16 February 1926	Transfer of Lot 4 and part of Lot 5 in DP 3145 to Barker College, including 'Telopea'/'Kia Ora' which is initially used as a staff residence	'Telopea' was likely built in c1908 as a speculative development by local entrepreneur James Channon. Lot 4 also contained a small cottage.

1927	Construction of lavatory block to the south of the gymnasium	Architect: Joseland and Gilling. Builder: N. R. Smith
1928	Addition of double storey verandah on eastern side of Dormitory Block ('Carter House')	Architect: Joseland and Gilling. Builder: J. Harper
1928	Construction of brick Staff Quarters to the south of 'The House' (now known as 'Health Centre')	Architect: Joseland and Gilling. Replacing the old weatherboard staff quarters.
1929	Construction of Junior House (now known as 'Plume House') as the last building surrounding the front quadrangle, opened on 12 December 1929.	Architect: H. Joseland. Builder: J. Harper
1929	Major alterations to 'The House' ('Stokesleigh') for redevelopment into residence for single use by the headmaster	Architect: Joseland & Gilling. Builder: J. Harper Involving internal alterations, extension to the west, forming of two bays at front, replacement of the corrugated iron roof with tiling and removal of rear verandah.
May 1929	W. C. Carter retires and is replaced by Arthur Charles Campbell Thorold	With the arrival of Thorold in 1929, 'The House' is used as a headmaster's residence until 1972.

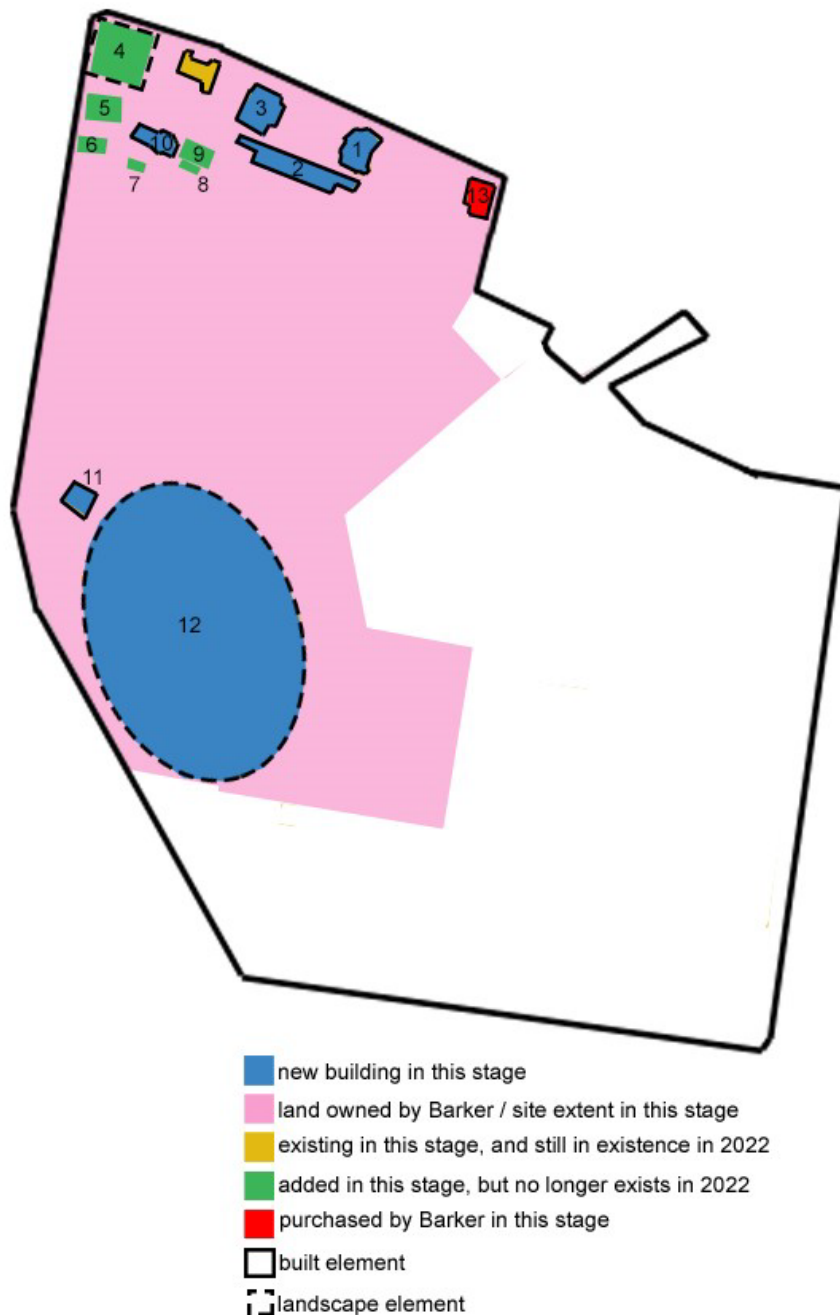
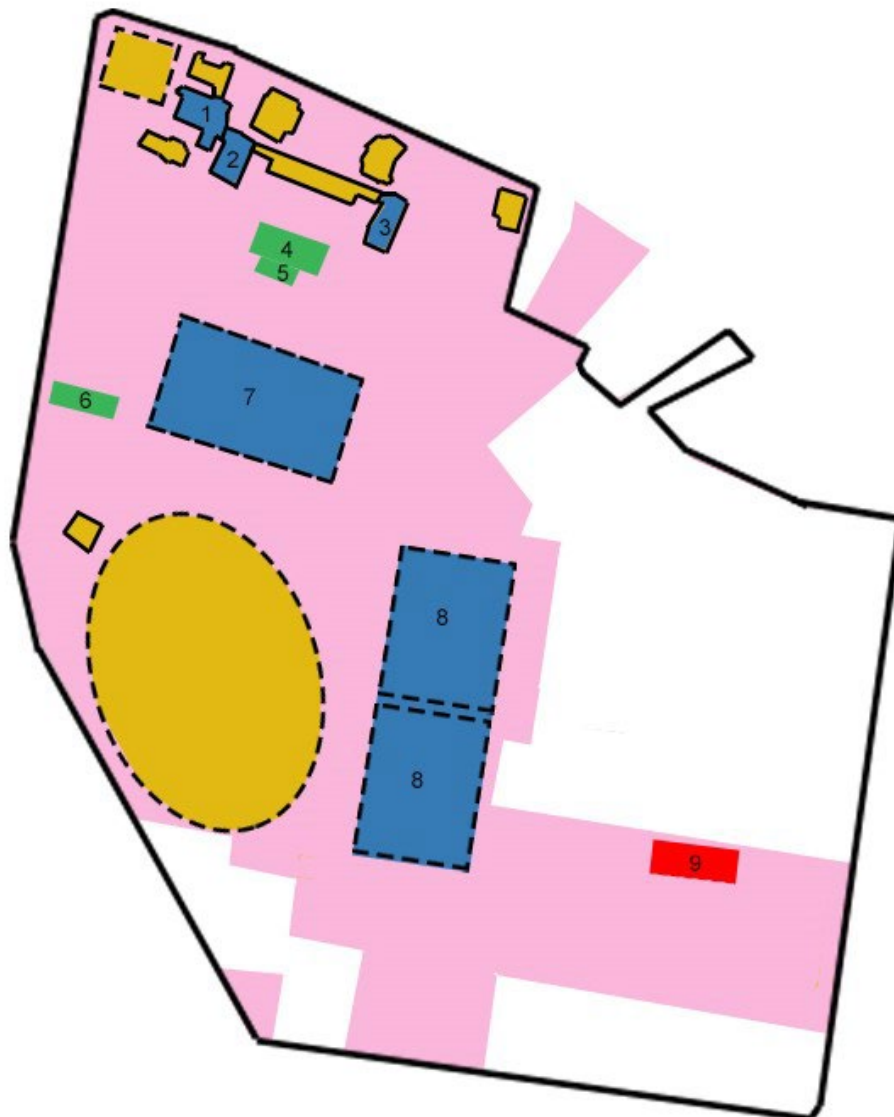


Figure 21: 1929 – New buildings and elements at the site include: 1) Junior House ('Plume House') (1929); 2) Classroom Block ('Reception & Admin') (1925); 3) Dormitory Block ('Carter House') (1920); 4) Double tennis court; 5) Weatherboard Hospital (1925); 6) Coach shed (c1920s); 7) Dairy (c1920s); 8) Lavatory Block (1927); 9) Weatherboard gymnasium (1925); 10) Staff quarters (1928); 11) War Memorial Pavilion (1925); 12) No. 1 Oval (War Memorial Oval) (1924); 13) 'Telopea'/'Kia Ora' (built c1908, transferred to Barker College in 1926 and originally used as staff residence). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1930)

2.3.4 PHASE 4 – SHIRLEY DESIGNED BUILDINGS FOR LESLIE (1930-1951)

DATE	EVENT	ADDITIONAL INFORMATION
1 January 1933	William Stanley Leslie becomes the new headmaster, replacing A.C. C. Thorold	
1933	Construction of new front gates	Architect: Cyril C. Ruwald
1934	Construction of Swimming Pool, opened on 24 March 1934	
1935-36	Construction of new Dining Hall, after destruction of the old building by fire	Architect: Power, Adam and Munnings (Joseph M. Munnings). Builder: H. Dedman
Mid-1937	Construction of dressing rooms and showers to the south of the swimming pool	Architect: Power, Adam and Munnings (Joseph M. Munnings). Builder: W. H. Davis
1937	Construction of War Memorial Pylons flanking steps from rear quadrangle to swimming pool	Architect: Power, Adam and Munnings (Joseph M. Munnings). Builder: J. W. Adams
Late 1937	Donation and relocation of original Mint Gates (1855) to new entrance at Barker College to the east of the main entrance on the Pacific Highway	
1937-38	Construction of double storey Assembly Hall with classrooms on ground floor level. Now known as 'Boyce Hall'	Architect: John K. Shirley Excavation carried out in 1937 under architect J. M. Munnings, who dies in October 1937. New plans prepared by Shirley and constructed in 1938. Builder: Robert Wall and Sons
1930s	Removal of 'Clarendon' and groundkeeper's cottage on Lot 3	
1936-1938	Construction of No. 2 Playing Field (now known as Bowman Field)	
1941	New dairy building, including cowhouse and storeroom	Architect: John K. Shirley Builder: J. G. Major & Son
1942	Acquisition of land on Pacific Highway from the Tawyer (Sawyer) family (part Lot 5 in DP 3145)	
C1942-43	Addition of verandah structure on the west elevation of Senior Dormitory Building ('Carter House')	
1943-44	Acquisition of 'Rosewood' property on Unwin Road on 8 June 1943 and opening of Barker Preparatory School at 'Rosewood' in 1944.	Constructed circa late 1890s for J. V. Brady as 'Braefield', renamed (or rebuilt) in c1916 by Arthur Clifton.

1947	Addition to the War Memorial Pavilion for dressing room and groundsman's flat	
1947-48	Construction of staff flats on northern side of Pacific Highway	Located off the main campus
1947	Construction of West Wing, also known as 'The Palace' and the Library Wing, containing the library on the top floor	Architect: John K. Shirley Built on the site of of the old gymnasium which is removed
1948-49	Transfer of additional land parcels to Barker College, including 'Louisville' at 20 Clarke Road (future site of Junior School)	'Louisville' was originally constructed for James Bembrick in c1911 as his residence.
1950-1954	Transfer of further allotments on Clarke Road and Unwin Road, including 'Mayfield' at 18 Unwin Road (transfer 20 July 1954). A post-1928 building on the corner of College Crescent and Clarke Road, transferred to Barker College on 29 July 1954, is subsequently used as maids' quarters	'Mayfield' was originally constructed during the late 1890s for journalist Harvey Roulston. The 1919 subdivision of the property created allotments on Clarke and Unwin Roads.
1947-50	Construction of No. 3 and No. 4 Playing Fields, today known as Phipps Field and Peter Taylor Field	No. 3 Playing Field known as Junior Oval.
1951	Alterations to 'Telopea'/'Kia Ora' for reuse as a hospital and demolition of the 1925 hospital in the north-western portion of the site	
1951	Alterations to Classroom Block tower to create Helen Leslie Memorial Clock	Architect: John K. Shirley & Colvin Named after the wife of headmaster W. S. Leslie



- new building in this stage
- land owned by Barker / site extent in this stage
- existing in this stage, and still in existence in 2022
- added in this stage, but no longer exists in 2022
- purchased by Barker in this stage
- built element
- landscape element

Figure 22: 1951 – New buildings and elements at the site include: 1) Dining Hall (1935-37); 2) West Wing (1947); 3) Assembly Hall ('Boyce Hall') (1937-38); 4) Swimming Pool (1934); 5) Dressing Rooms (1937); 6) Dairy Building (1942); 7) No. 2 Playing Field ('Bowman Field') (1936-38); 8) No. 3 and 4 Playing Fields ('Phipps Field' & 'Peter Taylor Field') (1947-50); 9) 'Rosewood' - built c1890s ('Braefield') or c1916 ('Rosewood'), transferred to Barker College in 1943 and used as Barker Preparatory School from 1944. Alterations to existing buildings are not noted on this diagram. Please note the site boundaries are those as of 1955. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1951)

2.3.5 PHASE 5 – MODERNISING THE CAMPUS (1951-71)

DATE	EVENT	ADDITIONAL INFORMATION
c1950s	Construction of gymnasium to the west of No. 2 Oval	
1953	Construction of Change Rooms for No. 3 and No. 4 Ovals, located to the north of the playing fields	Architect: John K. Shirley & Colvin (A. B. Colvin)
1953-54	Construction of spectator seating for swimming pool, score board for No. 1 Oval, and new tennis courts west of the swimming pool	Architect: John K. Shirley & Colvin (A. B. Colvin)
1954-55	Staged construction of War Memorial Junior School, involving classroom building (Stage 1) and separate dining hall (Stage 2), completed October 1955	Architect: John K. Shirley & Colvin (A. B. Colvin)
1956-57	Construction of War Memorial Chapel. Foundation stone laid on 28 April 1956, Chapel dedicated on 10 August 1957	Architect: Fowell, Mansfield and Maclurcan (John D. Mansfield). Builder: H. W. Thompson Pty Ltd
1957-58	W. S. Leslie dies on 15 April 1957 and is succeeded as headmaster by John Gordon Dewes in September 1958	
1958	Construction of Recreation Hut to the east of Junior School	
1961	Construction of Barker College Mothers' Association (BCMA) Tea Pavilion to the north of the Mothers' War Memorial Pavilion	
1962	Construction of Science Building – Stage 1 to the west of the swimming pool, opened on 22 September 1962	Architect: Fowell, Mansfield and Maclurcan (John D. Mansfield).
1963	J. G. Dewes resigns and Trevor John McCaskill becomes new headmaster in September 1963	
1964-65	Construction of 'Leslie Hall', named after W. S. Leslie and opened on 14 August 1965. Containing auditorium on the top floor and communal space on ground floor	Architect: Fowell, Mansfield, Jarvis and Maclurcan (John D. Mansfield). Builder: F. T. Eastment & Sons
1966	Alterations to Assembly Hall ('Boyce Hall') for Sir Thomas Buckland Library, including new	Relocation of the library from the West Wing

	ceiling, structural changes and new staircase	
1967	Construction of three storey Science Wing – Stage 2 to the south of the swimming pool	Architect: Laurie & Heath (John Cameron). Builder: Hutcherson Bros.
1959	Acquisition of a further cottage on College Crescent which is used as a master's residence	Lot 1 in DP 7463
1960	Acquisition of 14 Unwin Road	Former 'Harrow Hill' property
1968-69	Acquisition of 12 Unwin Road (1968) and 9 The Avenue (1969)	12 Unwin Road is the former 'Pipitea' property, the long-term residence of Sydney journalist Henry James Taperell
From 1968	Construction of Rosewood Playing Fields on the site of the old 'Rosewood' (demolished 1950s), 'Harrow Hill' and 'Pipitea' (both demolished 1960s). Recreation Hut is also demolished	First stage completed 1968 by Brambles (2 football fields, 5 cricket pitches). Stage 2 (for water, soil and grass) is delayed due to drainage issues and the fields are effectively used only from 1975
1970	Construction of new headmaster's residence, known as 'Kurrajong'	Architect: Laurie & Heath
1971	Construction of Classroom Block C ('C Block'), extending out from Science Building – Stage 2 and connecting with Leslie Hall.	Architect: Laurie & Heath This completes the quadrangle formed by the Science Buildings, Classroom Block C and Leslie Hall
1971-72	Construction of tennis courts to the south of the Junior School dining hall and east of No. 3 Oval	

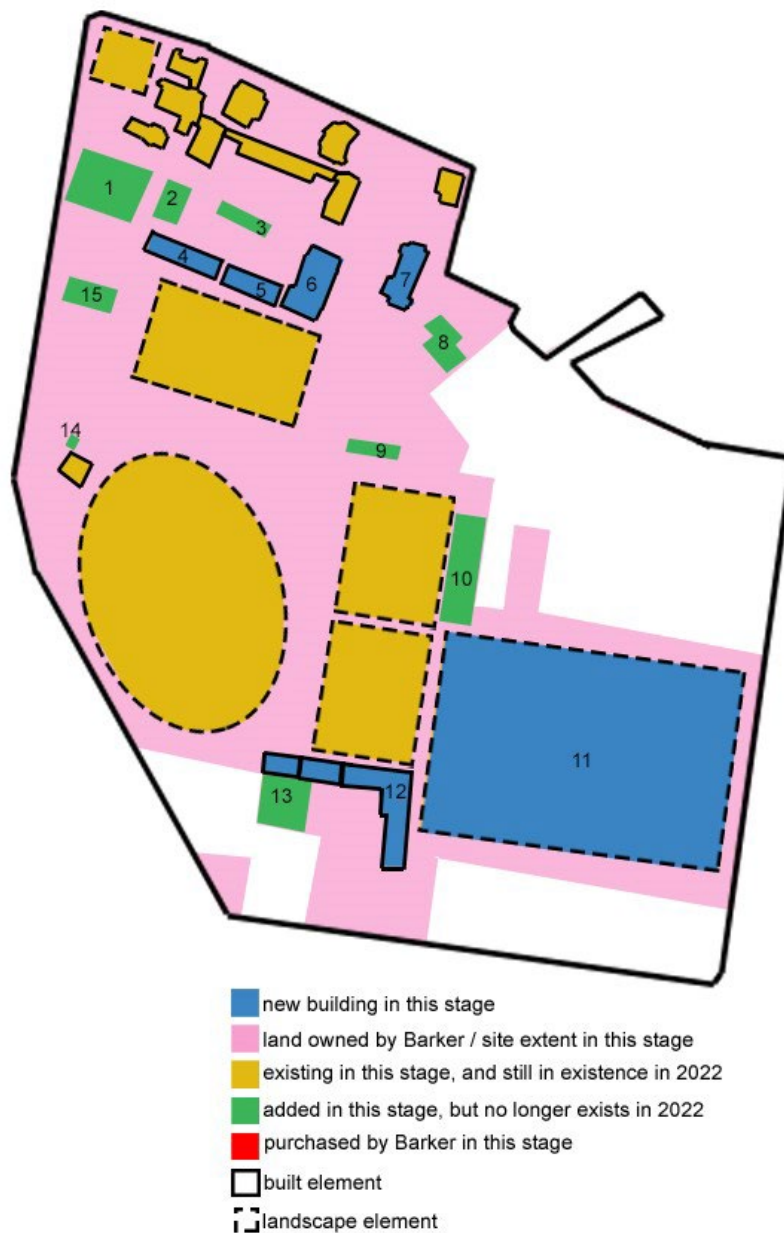


Figure 23: 1971 – New buildings and elements at the site include: 1) Tennis Courts (1953-54); 2) Science Building – Stage 1; 3) Spectator seating for Swimming Pool (1953-54); 4) Science Building – Stage 2 (1967); 5) Classroom Block C (1971); 6) Leslie Hall (1965); 7) War Memorial Chapel (1956-57); 8) Headmaster's Residence ('Kurrajong') (1970); 9) Change Rooms for No. 3 and No. 4 Ovals (1953); 10) Tennis Courts (1971-72); 11) Rosewood Playing Fields (1968-75); 12) Junior School Classrooms and Dining Hall (1954-55); 13) Junior School Tennis Courts (1971-72); 14) BCMA Tea Pavilion (1961); 15) Gymnasium (c1950s). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1971)

2.3.6 PHASE 6 – ADAPTING TO CHANGE (1971-1988)

DATE	EVENT	ADDITIONAL INFORMATION
From 1971	Successive acquisition of remaining properties on Clarke Road, completed in 1989	
1975	Barker College becomes co-educational in the Senior School (Year 11 and 12)	
1975	Relocation of Mint Gates to the main entrance on Pacific Highway	
1975	Construction of Senior School Centre and Physical Education Centre on the site of the 1950s tennis courts, opened on 10 October 1976.	Architect: Todd, Reddacliff, Stockley, Johnson Pty Ltd
By 1977	Construction of Netball Courts at 9 The Avenue	Site acquired in 1969
1980s	Major land acquisitions in the north-eastern corner of the campus, including several parcels previously owned by the Reed family and all allotments on both sides of The Avenue (except Lot 15)	Allotments transferred from the Reed family contain the c1930s or early 1940s 'Reed House' and the c1910s residence 'The Arches', which has been used as a nursing home and hospital prior to transfer. 'Reed House' is used as the residence of the family Chaplain after the transfer, and later as offices
13 March 1980	Fire damages the Science Building – Stage 1	
1981	Construction of classroom and staff office extension to Senior School Centre	Architect: Philip Cox
1 August 1981	Fire damages the roof and top floor levels of the West Wing, followed by repairs	Architect: Philip Cox
C1985	Refurbishment of Junior School, involving alterations to walkway between classrooms and dining hall and extension of tennis courts	
1986	T. McCaskill retires as headmaster and is succeeded by Neil Tucker	
By 1986	Transfer of remaining properties on College Crescent to Barker College (from 1978 to 1981) and demolition of all buildings on these sites	

By 1987	Transfer of remaining properties on Unwin Road to Barker College (from 1975 to 1987)	
1986-87	Construction of McCaskill Music Centre, providing facilities for junior and senior school music students, opened on 14 June 1987	Architect: Philip Cox (Michael Rayner). Named after retired headmaster Trevor McCaskill and built on the site of 'The Arches' nursing home which is demolished

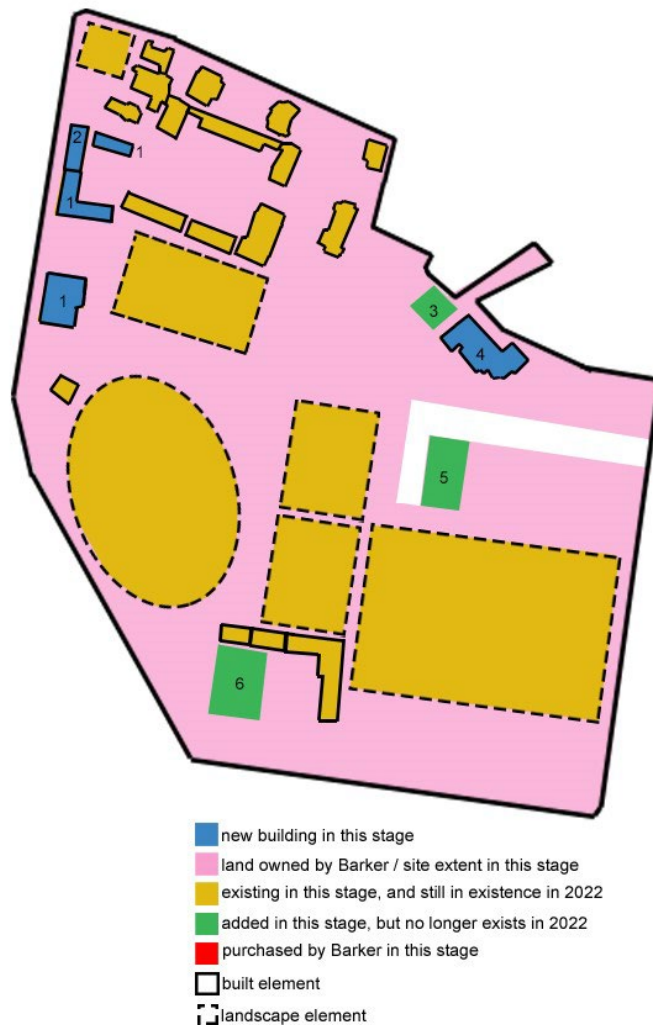


Figure 24: 1988 – New buildings and elements at the site include: 1) Senior School Centre and Physical Education Centre (1975); 2) Classroom extension to Senior School Centre (1980); 3) 'Reed House' (acquired 1980s); 4) McCaskill Music Centre (1986-87); 5) Netball Courts (by 1977); 6) Extension of Junior School Tennis Courts (c1985). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1986)

2.3.7 PHASE 7 – CELEBRATING THE CENTENARY (1990-1999)

DATE	EVENT	ADDITIONAL INFORMATION
1990	Construction of Centenary Gates and Centenary Sculpture to commemorate the school's centenary	Architect: McMillan, Britton and Kell. Sculptor: Dennis Adams
By 1991	Construction of tennis courts at 10 to 14 Clarke Road	
1991	Construction of Centenary Design Centre on northern side of The Avenue	Architect: Philip Cox
1994	Construction of Barker Foundation Aquatic Centre	Architect: Philip Cox
1995	Hornsby Hundred Stage 1: Construction of Hornsby Hundred Building on the site of the former swimming pool to provide facilities for middle school and staff offices	Architect: Priestleys
1996	Hornsby Hundred Stage 2 for Middle School and headmaster's office: Refurbishment and reconfiguration of the ground floor classrooms of the Administration Block (originally built in 1925), including the addition of verandahs and extension to the Head's and General Duties Staff offices	Architect: Priestleys
1996	Construction of OBA Outdoor Stage above the No. 3 Dressing Sheds	Architect: Priestleys Donated by the Old Boys Union to celebrate 100 years at Hornsby in 1995
1997	Hornsby Hundred Stage 3: Addition of IT Centre on the lower ground floor of C Block and the Hornsby Hundred Building	Architect: Priestleys
1996-98	Various landscaping projects including Robert Bland Drive, Mardie Leslie Court, Helen Leslie Memorial Garden, Dixon Court (all 1996), Thiel Court (1997) and Beth McCaskill Garden (1998)	
1999	Resurfacing of No. 2 Oval with artificial turf and renaming as Bowman Field. Renaming of No. 3 and No. 4 Ovals as Phipps Field and Peter Taylor Field, respectively.	

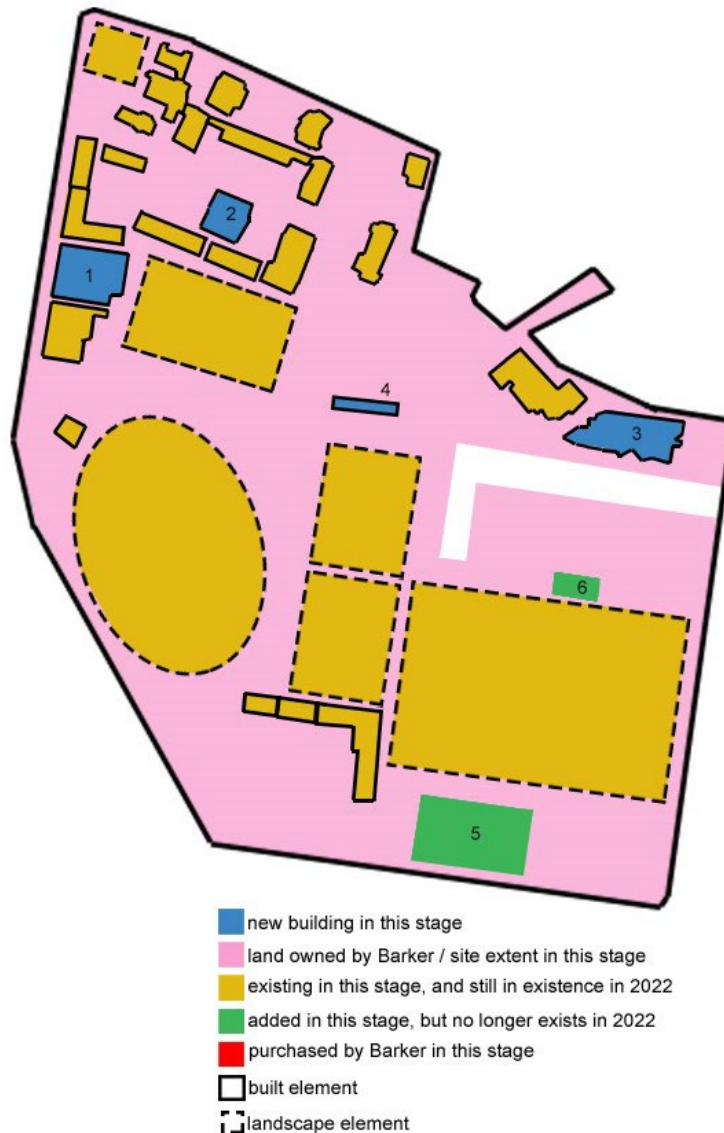


Figure 25: 1999 – New buildings and elements at the site include: 1) Barker Foundation Aquatic Centre (1994); 2) Hornsby Hundred Building (1995); 3) Centenary Design Centre (1991); 4) OBA Outdoor Stage (1996); 5) Clarke Road Tennis Courts (by 1991); 6) Rosewood Pavilion (1994). Alterations to existing buildings are not noted on this diagram. (Source base map: NSW Spatial Services, Historical Aerial Imagery, 1998)

2.3.8 PHASE 8 – BARKER COLLEGE IN THE 21ST CENTURY (2000-2022)

DATE	EVENT	ADDITIONAL INFORMATION
2000	Renaming of gymnasium as David Gamson Physical Education Centre	
2000	Construction of Barker Foundation Science Centre on the corner of Pacific Highway and College Crescent.	Architect: Priestleys. Built on the site of the 1920 tennis courts
2002	Construction of four-storey Secondary School Library, containing College Archives, library lecture theatre, editing suites and drama studio	Architect: Priestleys Built on the site of the demolished Science Building – Stage 1
2002	Conversion of 1937-38 Assembly Hall back into hall space and renaming to Boyce Hall	Architect: Priestleys Carried out after relocation of the Sir Thomas Buckland Library into the new Secondary School Library
2002	Construction of Marks Pavilion, incorporating the Mary Mackenzie Tuckshop and Seaberg Theatre	Architects: Suters Architects Built on the site of the demolished BCMA Tea Pavilion and named after old boys, Neil and Lyn Marks
2002	Extension of McCaskill Music Centre to provide additional teaching studios and the Malcolm Williamson Recital Hall	Architect: Priestleys
2004	Refurbishment of Senior School Library (built 1975) to provide 14 new classrooms and staff facilities for the Maths Department	Architect: Priestleys
2004	Minor internal and external alterations to Boyce Hall, including provision of an acoustic ceiling, internal kitchen fitout, erection of an awning and construction of an access ramp	
2005	Construction of World War II Memorial Steps and addition of metal picket fence on top of sandstone fence on external boundaries	Architect: Priestleys Memorial Steps initiated by Old Boys Union Over 70s
2007	Refurbishment of the top two floors of the West Wing and the top floor of the clinic to provide boys boarding facilities and boarding common rooms	
2007	Provision of new side entry and portico to Carter House, new entry portico to Plume House	Architect: Priestleys

	and extension of steel exit stair to West Wing Building	
2007	Refurbishment of Carter House to provide four classrooms and new facilities for the Alumni Office	Architect: Priestleys
2007	Construction of additional tennis courts with underground parking on the corner of Clarke and Unwin Roads	Architect: Priestleys
2008	Installation of Keith W. Anderson Scoreboard	
2010	Construction of Kurrajong Building to provide offices and specialist teaching spaces on five levels, for the English, Christian Studies, Drama and Learning Support departments. Renamed R. E. Kefford Building on 2 September 2014	Architect: Priestleys Built on the site of the demolished 'Reed House' and 'Kurrajong' headmaster's residence. Named after Barker's 8 th headmaster, Dr Rod Kefford
2010	Construction of Griffiths Courtyard outside the R. E. Kefford Building	Architect: Priestleys
2011	Construction of Junior School Multi-Purpose Hall	Architect: PMDL Built on the site of the Junior School tennis and basketball courts, as part of the Federal Government's Building for the Education Revolution scheme
2012	Refurbishment of Carter House to provide a Council meeting room and office spaces for Alumni, Foundation, Enrolments and Personnel Services	Architect: Priestleys
2013	Refurbishment and extension of Junior School to include new classrooms and designated spaces for Enrichment, Science, Art and Library, and the OBA Courtyard. Renaming of the southern portion, including new extension, as E. W. Copeland Wing	Architect: PMDL
2014	Welcome Fountain added to site	Sculptor: Plowright Studios Donated by BCMA to honour the work of Margaret Kefford
2014	R. B. Finley Walk added as a road connection between War Memorial Chapel and The Avenue.	

2015	Refurbishment of Rosewood Pavilion and construction of additional seating and Sue Field Room (function space)	Architect: PMDL Builders: Reitsma
2015	'Anything is Possible Sculpture' added to Junior School	Donated by the OBA on the occasion of the school's 125 th anniversary
2016	Construction of cool room for Dining Hall kitchen, added on the western side	Architect: Priestleys
2017	Construction of Blackwell Grandstand on the eastern side of No. 1 Oval, as well as three adjacent small 'pods'	Architect: NBRS Builders: Artel Constructions
2017	Refurbishment of Keith W. Anderson Scoreboard	
2017	Booroo-meraang Welumbella Tree added to site	Sculptor: Matt Bird
2017-18	Construction of Kurrajong Building as part of the staged re-development of Junior School, containing a three-storey building for Pre-Kindergarten to Year 2	Architect: PMDL Stage 1 of an overall re-development of Junior School to teach all students from Pre-K to Year 6 in one location
2018	Acquisition of 'The Avenue' from Hornsby Shire Council	
2018-20	Construction of Rosewood Centre, a new sports facility with 5 multi-use sports courts, 12 classrooms, multi-use learning spaces, staff areas, a function room, a fitness facility and car parking. Officially opened in June 2020	Architect: Neeson Murcutt & Neille Located on the site of demolished former residences to the south of The Avenue Winner of the 2021 AIA Daryl Jackson Award for Educational Architecture, 2021 AIA NSW William E Kemp Award for Educational Architecture, and a 2021 AIA NSW Interior Architecture Commendation
2019	Landscape works to create Middle School Quadrangle	Builders: Blue Group Projects
2019	'Together in Learning' sculpture added to Junior School site	
2020-21	Construction of Copeland Extension as part of the staged re-development of Junior School to provide further classrooms for Junior School	Architect: PMDL Stage 2 of an overall re-development of Junior School to teach all students from Pre-K to Year 7 in one location. Built on the site of the
2021-22	Construction of Maths and Student Hub to provide learning areas and student/staff facilities on two levels above a cafeteria	Architect: Architectus Expected to be completed at the end of 2022

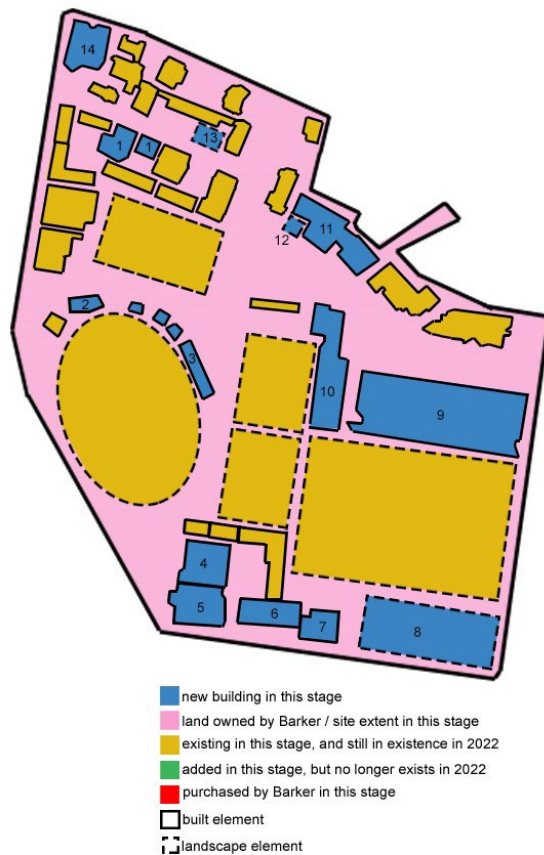


Figure 26: 2021 – New buildings and elements at the site include: 1) Secondary School Library and Library Theatre (2002); 2) Marks Pavilion (2002); 3) Blackwell Grandstand and Pods (2017); 4) Junior School Multi-Purpose Hall (2011); 5) Kurrajong Building (2017-18); 6) E. W. Copeland Wing (2013); 7) Copeland Extension (2020-21); 8) Tennis courts with underground car parking (2007); 9) Rosewood Centre (2018-20); 10) Maths & Student Hub (2021-22, under construction); 11) R. E. Kefford Building (2010, originally named Kurrajong Building, renamed in 2014); 12) Griffiths Courtyard (2010); 13) Middle School Quadrangle (2019); 14) Foundation Science Centre (2000). Alterations to existing buildings are not noted on this diagram. (Source base map: Google Maps, c2019)

2.4 CAMPUS DEVELOPMENT SOUTH OF CLARKE ROAD

2.4.1 EARLY OWNERSHIP AND SUBDIVISION HISTORY

The area bounded by Clarke Road in the north, the railway line in the west and Unwin Road in the east was originally part of 640 acres granted to Frederic Wright Unwin by Crown Grant dated 1 June 1841. After having passed to John Clark, a sawyer from Mount Colah, and his family, the North Shore Mutual Building and Land Investment Association Limited acquired a portion of the land on 19 September 1882 from Jacob Clark and registered it under Torrens Title on 2 September 1886 (see Section 2.4 for the early history of land ownership).⁵ The property acquired by the North Shore Mutual Building and Land Investment Association Ltd contained 28 acres 1 rood 9 $\frac{1}{4}$ perches on the western side of the Great Northern Railway line and 10 acres 2 roods 37 $\frac{3}{4}$ perches on the eastern side of the railway line.⁶ The 10-acre portion extended from the railway line to Unwin Road. The North Shore Building Society put the 36-acre property up for sale on 8 October 1884, as Lots 3 and 4 (Figure 177).⁷

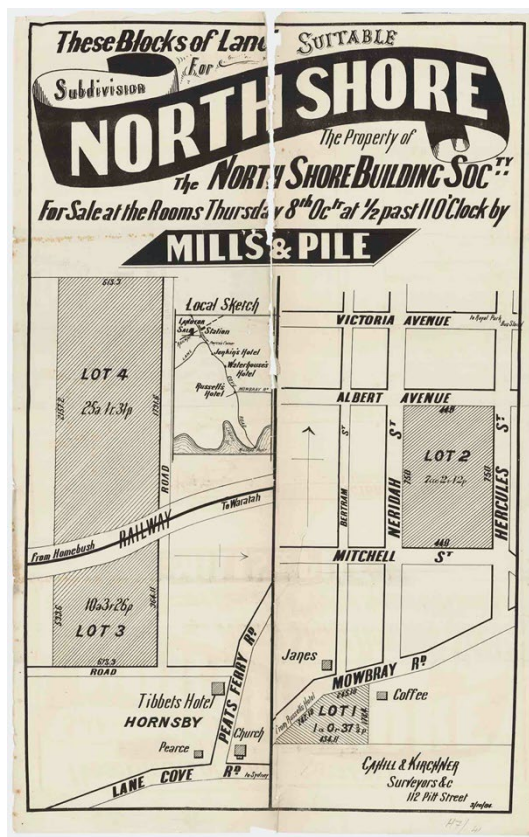


Figure 27: Subdivision sales poster for 'blocks of land suitable for subdivision' sold by the North Shore Building Society, Hornsby, 8 October 1884. (Source: SLNSW, Hornsby Subdivision Plans, Z/SP/H7/41, FL8950044)

After transfers to Sydney banker Abraham Friedman (14 February 1887) and Henry Edward Jordan, a manufacturing confectioner from Hornsby Junction (2 February 1894), the latter started to subdivide his property from September 1895.⁸ The subdivision was known as 'Jordan's Subdivision, Hornsby' and was registered in Deposited Plan (DP) 3224. Out of 13 allotments, seven were located on the eastern side of the railway, where four allotments (Lots 1 to 4) faced Unwin Road, and three allotments (Lots 5 to 7) fronted Clarke Road.

Lots 6 and 7 were sold to Thomas Richard Roydhouse on 24 November 1897, and six days later, on 30 December 1897, Lots 1 to 5 were transferred to William Peter Noller, contractor from Parramatta.⁹

⁵ NSW LRS, Primary Application 6547. Indenture Bk 172 No 510.

⁶ NSW LRS, CT Vol 804 fol 196.

⁷ 'Advertising', *Sydney Morning Herald*, 8 October 1884, 14, <http://nla.gov.au/nla.news-article13573544>.

⁸ NSW LRS, CT Vol 804 fol 196.

⁹ NSW LRS, CT Vol 1179 fol 15.

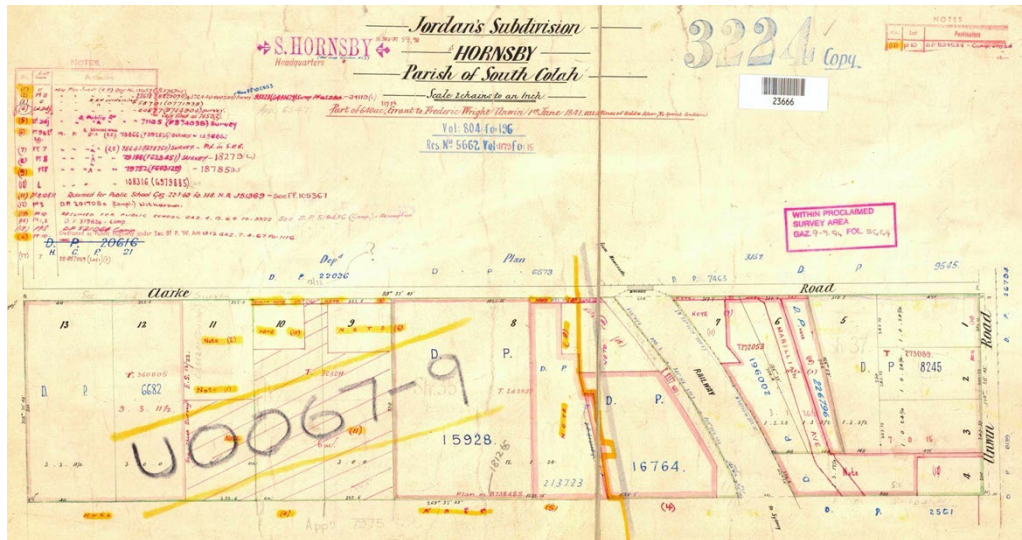


Figure 28: Deposited Plan 3224, showing "Jordan's Subdivision, Hornsby", dated September 1895. The railway line cut through the property, with the eastern portion (on the right) containing seven allotments. The plan was continuously updated and includes information about later subdivisions. (Source: NSW LRS, DP 3224)

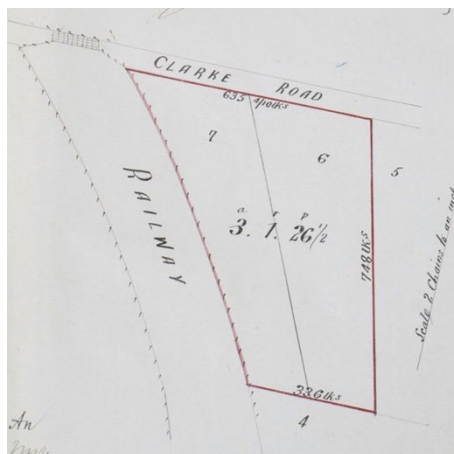


Figure 29: Lots 6 and 7 in DP 3224 were transferred to Thomas Richard Roydhouse on 24 November 1897. (Source: NSW LRS, CT Vol 1237 fol 149)

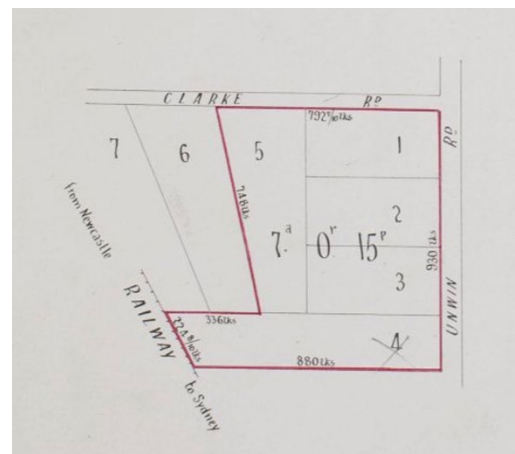


Figure 30: Lots 1 to 5 in DP 3224 were transferred to Peter Noller on 30 December 1897. (Source: NSW LRS, CT Vol 1238 fol 231)

Noller transferred Lots 1 to 5 back to Henry Edward Jordan on 29 January 1910, and they underwent a further two transfers in quick succession.¹⁰ John Augustus Robertson owned the property between 8 April 1910 and 16 November 1911, when Patrick John Fox became the new owner. Fox, who was a freeholder from Hornsby, subdivided the property into twelve new allotments and registered them in Deposited Plan 8245, selling them from 1913. This subdivision resulted in development of 28 Unwin Road and 1 – 21 Clarke Road from 1913.

¹⁰ NSW LRS, CT Vol 1238 fol 231

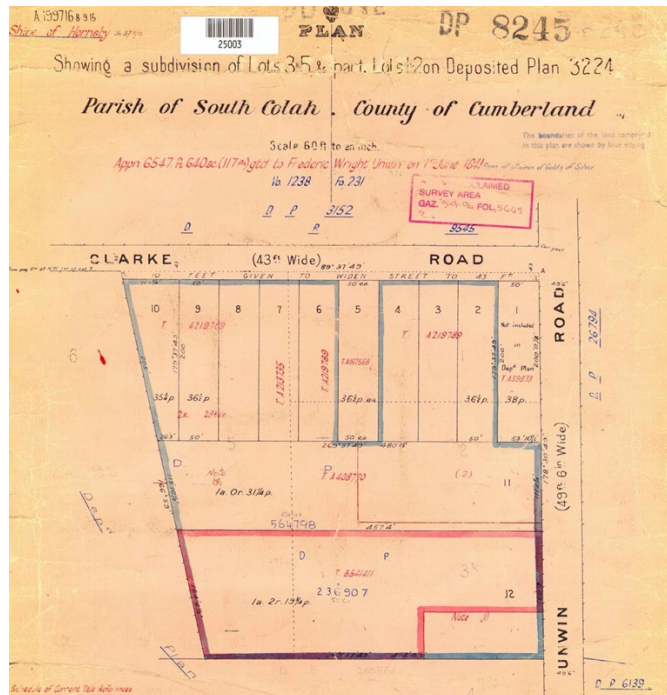


Figure 31: Deposited Plan 8245, a 1911 subdivision by Patrick J. Fox of Lots 1 to 5 in DP 3224, excluding portions of Lots 1 and 2, and all of Lot 4. (Source: NSW LRS, DP 3224)

While Lots 6 and 7 were retained by Thomas R. Roydhouse until 7 October 1910, he did not develop or occupy the site. It is interesting to note, however, that Roydhouse was one of several journalists who owned property in the immediate area, being one of the most influential. Born in Wales (England), Roydhouse (1862-1943) had worked at several Australian and New Zealand newspapers, including the *Melbourne Herald*, before he became a special writer for the *Daily Telegraph* in Sydney.¹¹ In 1893, he became the editor of the *Sunday Times* group and remained in that position for 20 years. Under his leadership, the *Sunday Times* became a genuine newspaper, and emerged as an example of the 'New Journalism', aimed at the "increasingly literate lower middle classes."¹²

In collaboration with New Zealand born journalist Henry James Taperell, who lived at 'Pipitea' on Unwin Road (on what is today part of the main campus),¹³ Roydhouse also wrote the first book about the NSW Labor Party.¹⁴ Roydhouse was a founding member and vice-president of the NSW Institute of Journalists, and founded the Australian Boy Scout movement together with Robert Clyde Packer.¹⁵ Robert Clyde Packer, the father of Sir Frank Packer,¹⁶ had accepted a position at Roydhouse's *Sydney Sunday Times* in 1908, and purchased 'Kilquade' on Clarke Road, on the western side of the railway line, in 1912 or 1913, where his wife Ethel raised their children, Frank and Kathleen.¹⁷

Not far away, the racing editor of the *Sunday Times* and *Referee*, Harvey Roulston, lived at 'Mayfield' on Unwin Road during the early 1900s (on what is today part of the main campus, see Section 2.9.7).¹⁸ At around the same time, until he left Sydney in 1907, writer and journalist Albert Dorrington, who worked for the *Bulletin*, the *Freeman's Journal* and the

¹¹ 'Mr. T. R. Roydhouse', *Daily Examiner*, 1 June 1943, 2, <http://nla.gov.au/nla.news-article192809283>.

¹² Bridget Griffen-Foley, *Sir Frank Packer: A Biography* (Sydney University Press, 2014), 14.

¹³ See City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Unwin Road (Waitara).

¹⁴ 'Mr. T. R. Roydhouse', 'Mr. H. J. Taperell', *Sydney Morning Herald*, 15 September 1925, 6, <http://nla.gov.au/nla.news-article16242209>.

¹⁵ Griffen-Foley, *Sir Frank Packer*, 15.

¹⁶ Bridget Griffen-Foley, 'Packer, Sir Douglas Frank (1906–1974)', in *Australian Dictionary of Biography*, 18 vols (Canberra: National Centre of Biography, Australian National University), accessed 1 December 2021, <https://adb.anu.edu.au/biography/packer-sir-douglas-frank-11326>.

¹⁷ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara). Griffen-Foley, *Sir Frank Packer*, 17.

¹⁸ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Unwin Road (Waitara). 'Death of Mr. Harvey Roulston'.

Australian Worker, was also listed at Clarke Road, west of the railway line.¹⁹ During the late 1910s, Sun Johnson, the editor of the Chinese Australian Herald, Australia's first national Chinese newspaper, occupied 'Mount Vernon' at 27-31 Clarke Road, built on Roydhouse's land after he sold it in 1910 (see Section 2.17.13).²⁰

On 7 October 1910, Roydhouse transferred Lots 6 and 7 in DP 3224 to Albert Thomas Smith, an agent from Forest Lodge.²¹ This resulted in the development of 23 Clarke Road (on Lot 6) and 27-31 Clarke Road (on Lot 7) during the 1910s. After a first subdivision of Lot 6 in 1947, further subdivisions of Lots 6 and 7 occurred during the 1960s, when Marillian Avenue was formed on Lot 6 and allotments on both sides of Marillian Avenue were sold, resulting in development of this area from 1965, while leaving 23 and 27-31 Clarke Road each on much smaller properties.

A summary of the development of buildings on Unwin Road, Clarke Road and Marillian Avenue, prior to acquisition by Barker College, is provided in Section 2.17.2 below. More detailed information about the development of individual buildings and allotments is provided in Sections 2.17.3 to 2.17.19.

2.4.2 CHRONOLOGICAL SUMMARY OF DEVELOPMENT

DATE	ADDRESS	COMMENTS
1911-12	27-31 Clarke Road, Waitara	'Mount Vernon'. Occupied by Sun Johnson, editor of Australia's first national Chinese newspaper, during the late 1910s.
1913-14	1 Clarke Road, Waitara	'Glenaskeel'
1914, circa	11 Clarke Road, Waitara	'Adelong'. Demolished c2010
1914	15 Clarke Road, Waitara	Demolished c2010. Occupied during the 1920s by Senator Walter Leslie Duncan who named it 'Geoval'.
1915-16	9 Clarke Road, Waitara	'Hazelmere'
1918-19	5 Clarke Road, Waitara	
1919, circa	23 Clarke Road, Waitara	'Eurimbla'
1921-22, circa	28A Unwin Road, Wahroonga	'Harwood'. Demolished 2017-18
1922, circa	32A Unwin Road, Wahroonga	Demolished late 1960s
1926-27	3 Clarke Road, Waitara	'Sunglow'
1930s	17 Clarke Road, Waitara	Demolished 1990s
1935-36	7 Clarke Road, Waitara	
1949-50	21 Clarke Road, Waitara	
1967	19 Clarke Road, Waitara	
1968	28 Unwin Road, Wahroonga	

¹⁹ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1903-1907. Ken Stewart, 'Dorrington, Albert (1874–1953)', in *Australian Dictionary of Biography*, 18 vols (Canberra: National Centre of Biography, Australian National University), accessed 1 December 2021, <https://adb.anu.edu.au/biography/dorrington-albert-6003>.

²⁰ Valerie Khoo, 'Episode 4: Sun Johnson – The Linguist, Educator and Media Mogul', *New Stories, Bold Legends. Stories from Sydney Lunar Festival* (blog), accessed 29 November 2021, <https://newstories.net.au/sun-johnson-the-linguist-educator-and-media-mogul/>.

²¹ NSW LRS, CT Vol 1237 fol 149

1969-70	32 Unwin Road, Wahroonga	
1969-70	32A Unwin Road, Wahroonga	
1971	25 Clarke Road, Waitara	
1971	3 Marillian Avenue, Waitara	
1971	30 Unwin Road, Wahroonga	
1973-74	1A Marillian Avenue, Waitara	
1975-78	1 Marillian Avenue, Waitara	
1980s, circa	30A Unwin Road, Wahroonga	
2010-12	11-17 Clarke Road, Waitara	Barker Prep School (Stage 1)
2015-16	19-21 Clarke Road, Waitara (rear)	Classroom Building for Barker Prep School (Stage 1b)
2017-18	28A Unwin Road, Wahroonga	Barker Maintenance Facility

2.4.3 'GLENASKEEL' – 1 CLARKE ROAD, WAITARA (1913-14)

1 Clarke Road is located on Lot 1 as shown on DP 8245 and was transferred from P. J. Fox to John Erasmus Willis, a railway employee from Hornsby, on 12 July 1913.²² It was officially registered as part of Lots 1 and 2 on DP 3224 (not part of DP 8245).

The weekly *Construction* supplement to *Building* magazine reported on 14 July 1913, that a tender for a cottage at Unwin and Clarke Roads had been accepted, with J. E. Willis noted as the owner.²³ John Willis was listed for the first time in the *Sands Sydney Directory* of 1916, suggesting that he constructed a residence for himself in 1913-14, occupying the building by 1915 at the latest.²⁴ The building was noted as 'Glenaskeel' in the *Sands Directory*.

However, that was the only entry for Willis at the site, and on 17 August 1915, the corner site was transferred to Hornsby estate agent Arthur William Harris.²⁵ The building appears to have been tenanted and was occupied by W. H. Rowe until 1921.²⁶ The 1916 entry was the only time a name for the building was recorded.

A. W. Harris retained the property until 9 March 1923, when he transferred it to Arthur Joseph Allsopp, a railway guard from Hornsby.²⁷ H. Allsopp was listed in the *Sands Directory* from 1925 and was still listed in the last edition of the *Sands* in 1932-33.²⁸ The site remained in the ownership of the Allsopp family until 19 October 1951, when it was sold to Waitara contractor Arthur Taylor.²⁹ The site underwent several subsequent ownership transfers until it was sold to Barker college in 1994.³⁰

²² NSW LRS, CT Vol 1238 fol 231.

²³ 'Advertising', *Construction: Weekly Supplement to Building*, 14 July 1913, 1, <http://nla.gov.au/nla.news-article234768956>.

²⁴ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1916.

²⁵ NSW LRS, CT Vol 2399 fol 142.

²⁶ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1917-1921.

²⁷ NSW LRS, CT Vol 2399 fol 142.

²⁸ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1925, 1932-33.

²⁹ NSW LRS, CT Vol 2399 fol 142.

³⁰ Barker College Archives. Latest title: CT Vol 10321 fol 196, DP 519826.



Figure 32: 1943 aerial photograph showing 1 Clarke Road on Lot 1 as shown on DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.4 'SUNGLOW' – 3 CLARKE ROAD, WAITARA (34) (1926-27)

3 Clarke Road is located on Lot 2 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 2.³¹

Brooks transferred Lot 2 to Mary Mason and Henrietta Tocher on 11 January 1919, and they sold it to John George Major in 1923.³² Until then, the site had remained vacant. On 24 September 1926, the property was transferred to Eric Conroy Peake, a company manager from Wahroonga.³³ Eric Peake was noted for the first time at 'Sunglow' in the *Sands Sydney Directory* of 1928, as the first entry for the address, suggesting that Peake had constructed a residence on Lot 2 in 1926-27, occupying the building by 1927 at the latest.³⁴

Eric C. Peake owned Lot 2 until 9 April 1930 and was listed in the *Sands Directory* for the last time in 1931.³⁵ Peake had vacated the building by 10 August 1930, when the wife of P. W. Gibbs gave birth to a son named Donald Phillip at 3 Clarke Road, Waitara.³⁶ The last entry in the *Sands*, for 1932-33, still noted Peter W. Gibbs as the occupant of the site.

After Eric C. Peake transferred Lot 2 to the Sydney Fire Office on 9 April 1930, the site underwent several subsequent ownership transfers from 1945 until it was sold to Barker college in 2000/2001.³⁷

³¹ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

³² NSW LRS, CT Vol 2635 fol 67; CT Vol 2905 fols 142 & 143.

³³ NSW LRS, CT Vol 2905 fols 142 & 143; CT Vol 3538 fol 85.

³⁴ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1928.

³⁵ NSW LRS, CT Vol 3538 fol 85. City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1928-1931.

³⁶ 'Family Notices', *Sydney Morning Herald*, 26 August 1930, 8, <http://nla.gov.au/nla.news-article16679611>.

³⁷ Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.



Figure 33: 1943 aerial photograph showing 3 Clarke Road on Lot 2 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.5 5 CLARKE ROAD, WAITARA (35) (1918-19)

5 Clarke Road is located on Lot 3 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 3.³⁸

Brooks transferred Lot 3 to Sophia Lee Robson, the wife of John Robson, a retired railway guard from Tumut, on 23 July 1918.³⁹ The weekly *Construction* supplement to *Building* magazine reported on 8 July 1918, that the tender for a weatherboard cottage at Clarke Road had been accepted, with J. Robson noted as the owner.⁴⁰ The *Tumut Advocate* reported in May 1919 that "Mr 'Jacky' Robson, of Hazeldene, Tumut, ex-railway guard, having sold his snug property at Stony Creek to Mr Will Oddy, and decided to leave the district, chiefly on account of being subject to rheumatism in a severe form, was met by a few friends hurriedly got together at McCutcheon's Wynyard Hotel on Thursday afternoon last to say au revoir and to wish him and Mrs Robson health and long life in their new home at Hornsby, where they have set their minds on spending their remaining days."⁴¹ Robson had been in charge of the Tumut-Cootamundra express for 14 years prior to moving to Hornsby, and had acquired "a small farm" in Hornsby, where he was to be "amongst his relatives", including their son Henry Thomas at 9 Clarke Road (see Section 2.17.7) and their sons, Ernest and Matthew, who also lived in Hornsby.⁴²

John Robson was listed for the first time in the *Sands Sydney Directory* of 1920, suggesting the building had been completed by 1919. Robson was still noted at 5 Clarke Road in the last edition of the *Sands* in 1932-33.⁴³ When Alice Sophia Lee Robson died in 1942, after her husband had passed away, her address was still noted as "5 Clark-street, Waitara".⁴⁴ She was survived by four sons, "Matthew of Hornsby, Ernest of Glebe, Henry of Waitara, and John of Gwabegar."⁴⁵

³⁸ NSW LRS, CT Vol 1238 fol 231. Brooks acquired Lots 2, 3-4, 6 and 8-10.

³⁹ NSW LRS, CT Vol 2635 fol 66.

⁴⁰ 'Advertising', *Construction and Local Government Journal*, 8 July 1918, 2, <http://nla.gov.au/nla.news-article109674766>.

⁴¹ 'Send-off to Mr John Robson, Sr.', *Tumut Advocate and Farmers and Settlers' Adviser*, 28 May 1918, 3, <http://nla.gov.au/nla.news-article112268976>.

⁴² 'Family Notices', *Sydney Morning Herald*, 2 June 1917, 11, <http://nla.gov.au/nla.news-article15730477>; 'Family Notices', *Sydney Morning Herald*, 23 August 1920, 7, <http://nla.gov.au/nla.news-article15903473>; 'Obituary', *Tumut and Adelong Times*, 15 September 1942, 2, <http://nla.gov.au/nla.news-article138996546>.

⁴³ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1920 – 1932-33.

⁴⁴ 'Obituary', 15 September 1942.

⁴⁵ *Ibid.*

The site remained in the ownership of the Robson family until 21 December 1951, when it was sold to Rockdale draughtsman Ronald Tom Freestone and his wife, Elsie Freestone.⁴⁶ The site underwent several subsequent ownership transfers until it was sold to Barker college in 2000.⁴⁷



Figure 34: 1943 aerial photograph showing 5 Clarke Road on Lot 3 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.6 7 CLARKE ROAD, WAITARA (36) (1935-36)

7 Clarke Road is located on Lot 4 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 4.⁴⁸

Brooks transferred Lot 4 to Henry Thomas Robson and his wife Margaret Emma Robson on 16 August 1919.⁴⁹ The Robsons owned and lived at the adjacent 'Hazelmere' at 9 Clarke Road (see Section 2.17.7), and Henry Robson's father had acquired the adjoining property at 5 Clarke Road in 1918 (see Section 2.17.5). Lot 4 remained vacant and was used as part of Henry Robson's 'Hazelmere' property until Lot 4 was transferred to new owners on 9 August 1930.

A building was constructed during the ownership of Eva Julia Callaghan, the wife of North Sydney clerk Thomas William Callaghan, which lasted from 9 August 1930 until 21 August 1972.⁵⁰ The weekly *Construction* supplement to *Building* magazine reported on 13 November 1935 that a tender for a brick cottage at Waitara, had been accepted, with W. T. Callaghan, 7 Clarke Road, Waitara, noted as the owner or builder.⁵¹ It is likely that the building was completed in 1936.

The site underwent several subsequent ownership transfers until it was sold to Barker college in 2000.⁵²

⁴⁶ NSW LRS, CT Vol 2635 fol 66.

⁴⁷ Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.

⁴⁸ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

⁴⁹ NSW LRS, CT Vol 2635 fol 67; CT Vol. 2965 fol 46.

⁵⁰ NSW LRS, CT Vol 2965 fol 46.

⁵¹ 'Buildings and Works Approved', *Construction and Real Estate Journal*, 13 November 1935, 3, <http://nla.gov.au/nla.news-article222917462>.

⁵² Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.



Figure 35: 1943 aerial photograph showing 7 Clarke Road on Lot 4 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.7 'HAZELMERE' – 9 CLARKE ROAD WAITARA (37) (1915-16)

9 Clarke Road was located on Lot 5 as shown on DP 8245 and was transferred from P. J. Fox to Henry Thomas Robson and his wife, Margaret Emma Robson, on 8 January 1914.⁵³ It was officially registered as part of Lots 1 and 2 on DP 3224 (not part of DP 8245).⁵⁴ Henry Thomas Robson was a carpenter and the son of John and Sophia Robson who lived next door, at 5 Clarke Road from c1919 to 1942 – there was no building between these two properties until 1935-36 (see Sections 2.17.5 and 2.17.6).

The weekly *Construction* supplement to *Building* magazine reported on 18 June 1915 that a tender for a brick cottage at Clarke Road, Hornsby, had been accepted, with H. T. Robson noted as the owner or builder.⁵⁵ Henry Robson was for the first time listed in the *Sands Sydney Directory* of 1917, suggesting that he constructed a residence for himself in 1915-16, occupying the building by 1916 at the latest.⁵⁶ The building was noted as "Hazelmere" in the *Sands Directory* from 1925, and Henry Robson was still noted at 9 Clarke Road in the last edition of the *Sands* in 1932-33.⁵⁷

After the death of Henry T. Robson, the property was transferred to his wife, Margaret Emma Robson, who retained it until 13 April 1973, when Edward Lewis and his wife became the new owners.⁵⁸ The site underwent several subsequent ownership transfers until it was sold to Barker college in 1996/97.⁵⁹

⁵³ NSW LRS, CT Vol 1238 fol 231.

⁵⁴ NSW LRS, CT Vol 2613 fol 147.

⁵⁵ 'Advertising', *Construction and Local Government Journal*, 18 June 1915, 2, <http://nla.gov.au/nla.news-article109632953>.

⁵⁶ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1917.

⁵⁷ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1925.1932-33.

⁵⁸ NSW LRS, CT Vol 2613 fol 147.

⁵⁹ Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.



Figure 36: 1943 aerial photograph showing 9 Clarke Road on Lot 5 as shown on DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.8 11-17 CLARKE ROAD, WAITARA (BARKER COLLEGE PREP SCHOOL) (30)

Development of 11 Clarke Road, Waitara

11 Clarke Road is located on Lot 6 DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 6.⁶⁰

Brooks transferred Lot 6 to Walter Henry Annetts, a labourer from Waitara, on 25 September 1920.⁶¹ By that time, Annetts appears to have constructed a building at the site, as the *Sands Sydney Directory* listed “Mrs. Annetts” on Clarke Road for the first time in 1915, suggesting that the building shown in Figure 188 had been completed in 1914.⁶²

This is consistent with a note in the weekly *Construction* supplement to *Building* magazine of 29 December 1913, which reported that a tender for two dwellings at Clarke Road, Hornsby, had been accepted, with W. Annetts, Clarke Road, noted as the owner or builder.⁶³ It is unclear where the second dwelling was located. In May 1915, W. H. Annetts was noted in relation to weatherboard additions at Clarke Road, Hornsby.⁶⁴ From 1917, the building occupied by Mrs. Annetts was consistently noted as ‘Adelong’, and from 1918, W. H. Annetts was noted as the occupant.⁶⁵ He was still listed at 11 Clarke Road in the last edition of the *Sands Directory* in 1932-33.

A certain William Henry Annetts was said to have been killed, aged 75, when he was struck by a train near Hornsby railway station in March 1948, while collecting coal on the line.⁶⁶ This was likely not William, but Walter Henry Annetts, or a relation by the name Williams, who was noted as living at Clarke Road, Waitara.⁶⁷ The property remained in the ownership of the Annetts family until at least 1962, when a new title was issued.⁶⁸ It was sold to Barker college in 1998.⁶⁹

⁶⁰ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

⁶¹ NSW LRS, CT Vol 2635 fol 67.

⁶² City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1915.

⁶³ ‘Advertising’, *Construction and Local Government Journal*, 29 December 1913, 1, <http://nla.gov.au/nla.news-article118678017>.

⁶⁴ ‘Advertising’, *Construction and Local Government Journal*, 7 May 1915, 2, <http://nla.gov.au/nla.news-article109636850>.

⁶⁵ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1917-1932-33.

⁶⁶ ‘Killed as He Collects Coal’, *Daily News*, 13 March 1948, 1, <http://nla.gov.au/nla.news-article80795667>.

⁶⁷ ‘Killed Gathering Coal on Line’, *Herald*, 13 March 1948, 2, <http://nla.gov.au/nla.news-article243839347>.

⁶⁸ NSW LRS, CT Vol 3110 fol 99; CT Vol 9303 fol 234.

⁶⁹ ‘11 Clarke Road, Waitara, NSW 2077 - View Sold History & Research Property Values - Realestate.Com.Au’, accessed 17 December 2021, <https://www.realestate.com.au/property/11-clarke-rd-waitara-nsw-2077>.



Figure 37: 1943 aerial photograph showing 11 Clarke Road on Lot 6 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)



Figure 38: 11 Clarke Road in 2009, prior to demolition. (Source: HBO+EMTB Heritage Pty Ltd, 'Heritage Impact Statement for Barker College Early Learning Centre, Clarke Road, Waitara, for PMDL Architecture + Design', 21 November 2008, 10)

Development of 15 Clarke Road, Waitara

15 Clarke Road is located on Lot 7 on DP 8245, which was transferred from P. J. Fox to William Crispin Hamilton on 15 June 1914.⁷⁰ The weekly *Construction* supplement to *Building* magazine reported on 18 May 1914 that a tender for a brick cottage at Clarke Road, Hornsby, had been accepted, with W. C. Hamilton, William Street, Hornsby, noted as the owner or builder.⁷¹ From 1915, the *Sands Sydney Directory* recorded an 'A. W. Scott' to the west of Mrs. Annetts' 'Adelong', suggesting that the building shown in Figure 190 was completed in 1914.⁷²

Hamilton, who never occupied the site, transferred Lot 7 to Albert French on 29 May 1918.⁷³ After the sale, Hamilton acquired the adjacent Lot 8 and Lot 9 on DP 8245 (17 and 19 Clarke Road) from Brooks on 24 November 1919.⁷⁴ The new owner of 15 Clarke Road, Albert French, was listed at Clarke Road in the 1920 and 1921 *Sands Directories* but he sold the property on 28 June 1920 to the War Service Commissioner.⁷⁵ It is possible that this was Albert Edgard French, who bought the *Hornsby Star* and the *Hornsby and Kuring-gai Shires' Advocate* in 1921 and, together with Fred McKellar and Herbert Bishop, amalgamated it into the weekly *Hornsby Advocate*, later expanding it to include the *Clarion* and *Courier*.⁷⁶

⁷⁰ NSW LRS, CT Vol 1238 fol 231.

⁷¹ 'Advertising', *Construction: Weekly Supplement to Building*, 18 May 1914, 2, <http://nla.gov.au/nla.news-article234765295>.

⁷² City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1915

⁷³ NSW LRS, CT Vol 2628 fol 173.

⁷⁴ NSW LRS, CT Vol 2635 fol 67.

⁷⁵ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1920-21; NSW LRS, CT Vol 2628 fol 173.

⁷⁶ Schofield, *The Shaping of Hornsby Shire*, 138–39.

The 1922 *Sands Directory* noted Walter Leslie Duncan as the occupant of the site for the first time, suggesting that Duncan moved there in 1921.⁷⁷ After serving in the Australian Imperial Force in 1917-19, Senator Walter Leslie Duncan (1883-1947) had been elected to the Senate in 1919 as a National Party candidate, having previously been a member of the Labor party.⁷⁸ His first wife, Eileen Riley, died at 15 Clarke Road on 26 April 1922, aged 36.⁷⁹ After marrying his second wife, Kathleen Annie Flemming, in June 1923, Duncan acquired Lot 2 on 30 July 1925 and transferred the property to her on 28 March 1931.⁸⁰ However, he was listed at 'Geoval' for the last time in 1928, and the property was subsequently occupied by William H. Moore.

On 17 March 1932, Lot 7 was transferred to Fred Apperley Johnson, a poultry farmer, who transferred it to Patrick O'Connor, a grazier from Hornsby on 16 January 1954. O'Connor had acquired the adjacent 17 Clarke Road in 1934,⁸¹ and was noted as living at 15 Clarke Road when he died on 14 July 1940.⁸² The property remained in the O'Connor family until 1954, when a new title was issued, and Lot 7 sold to John Aubrey Blunt.⁸³ The site underwent several subsequent ownership transfers until it was sold to Barker college in c1993.⁸⁴



Figure 39: 1943 aerial photograph showing 15 Clarke Road on Lot 7 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)



Figure 40: 15 Clarke Road in 2009, prior to demolition. (Source: HBO+EMTB Heritage Pty Ltd, 'Heritage Impact Statement for Barker College Early Learning Centre, Clarke Road, Waitara, for PMDL Architecture + Design', 21 November 2008, 10. Noted as 13 Clarke Road in the report)

⁷⁷ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1922

⁷⁸ David Stephens, 'Duncan, Walter Leslie (1883–1947)', in *Australian Dictionary of Biography*, 18 vols (Canberra: National Centre of Biography, Australian National University), accessed 25 November 2021, <https://adb.anu.edu.au/biography/duncan-walter-leslie-6045>.

⁷⁹ 'Late Mrs. Duncan', *Daily Telegraph*, 27 April 1922, 6, <http://nla.gov.au/nla.news-article246460384>.

⁸⁰ NSW LRS, CT Vol 2628 fol 173.

⁸¹ NSW LRS, CT Vol 2998 fol 109.

⁸² 'Family Notices', *Sydney Morning Herald*, 15 July 1940, 8, <http://nla.gov.au/nla.news-article17687443>.

⁸³ NSW LRS, CT Vol 6895 fol 183.

⁸⁴ '15 Clarke Road, Waitara, NSW 2077 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/15-clarke-rd-waitara-nsw-2077>.

Development of 17 Clarke Road, Waitara

17 Clarke Road is located on Lot 8 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 8.⁸⁵

Brooks transferred Lots 8 and 9 to William Crispin Hamilton, a carpenter, on 24 November 1919.⁸⁶ Lot 8 was registered in a separate title certificate, and was on 24 December 1929 transferred to Walter Leslie Duncan, who occupied and later owned the adjacent 15 Clarke Road (see above).⁸⁷ Like 15 Clarke Road, the site was subsequently transferred to Kathleen Annie Duncan (1931) and then sold to Fred Apperley Johnson in 1932.

Hornsby grazier Patrick O'Connor acquired the site on 16 January 1934, living at the adjacent 15 Clarke Street when he died in July 1940.⁸⁸ It is likely under his ownership that a small building was constructed on the site during the 1930s. It is visible in an aerial photograph dated 1943, as shown in Figure 191. Lot 8 remained in the wider O'Connor family ownership until 17 October 1960, when it was sold to Robert Morgan Dall and his wife Clare Pauline Dall. The building was demolished during the 1990s (see Figure 216 and Figure 217).



Figure 41: 1943 aerial photograph showing 17 Clarke Road on Lot 8 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2010-2012 Redevelopment for Barker College Prep School

By 2009, the building at 17 Clarke Road had been demolished, and all the properties on the south side of Clarke Road between Unwin Road Marillian Avenue had been transferred to Barker College. In c2010, the buildings at 11 and 15 Clarke Road were also demolished to make way for a new Early Learning Centre.

On 30 January 2009, a development application (DA/83/2009) was submitted for 'Community Facility – Educational Establishment – Childcare Centre', affecting the various College properties along Clarke Road, Marillian Avenue and Unwin Road.⁸⁹ The staged project was to provide a new educational facility and childcare centre, involving demolition of all the buildings between 9 Clarke Road and the corner of Marillian Avenue, as well as the buildings at 1 to 3 Marillian Avenue. The dwellings at 1 to 7 Clarke Road were planned to be retained for use as staff housing, while 9 Clarke Road was retained to be part of the Early Learning Centre (ELC). The ELC comprised a pre-school childcare centre, infants' school (Kindergarten – Year 2) and out of school hours infants and junior care facility.⁹⁰

⁸⁵ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

⁸⁶ NSW LRS, CT Vol 2635 fol 67.

⁸⁷ NSW LRS, CT Vol 2998 fol 109.

⁸⁸ 'Family Notices', 15 July 1940.

⁸⁹ If not otherwise noted, the following is based on the documentation submitted with DA/83/2009 and subsequent Section 96 applications for 1-25 Clarke Road & 1-3 Marillian Avenue, Waitara, available for download from Hornsby Shire Council's online DA Tracker, <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (accessed November 2021)

⁹⁰ Cassandra Williams, 'Hornsby Shire Council, Delegated Report - DA/83/2009/D', 3 February 2015.

The project, carried out by PMDL Architecture & Design Pty Ltd, was to be staged as follows:

- Stage 1 – Prep School in demountable classrooms together with site infrastructure, parking and roads
- Stage 2 – Prep School in permanent buildings
- Stage 3 – Early Learning Centre with additional parking below it.

The project was approved on 15 April 2010 and plans for Stage 1 were submitted in July 2010, involving demolition of 11 and 15 Clarke Road, and construction of a new building for Barker College Early Learning Centre/Prep School. Stage 1 involved an undercover outdoor area to the rear, on the property at 17 Clarke Road. The building was to be temporary until the permanent Stage 2 and Stage 3 buildings could be constructed, which was dependant on enrolments. The final occupation certificate was granted on 20 November 2012.

In July 2014, plans for Stage 1b were submitted and a new temporary classroom building was constructed to the rear of 19 and 21 Clarke Road (see Section 2.17.9 and Section 2.17.10), after gaining approval on 4 February 2015. The final occupation certificate was granted on 15 February 2016.

In March 2017, PMDL submitted a Section 96 application (DA/83/2009/E) on behalf of Barker College, for deletion of Stages 2 and 3 (permanent buildings) as part of consent for DA 83/2009. Plans for a new Prep School and expanded Junior School on the main campus had been progressed (DA/1194/2016), and the majority of the Prep School functions were to relocate to the new site upon completion, with the existing buildings continued to be used for educational purposes. The application was refused on 17 December 2018 due to insufficient information being supplied to make an adequate determination.

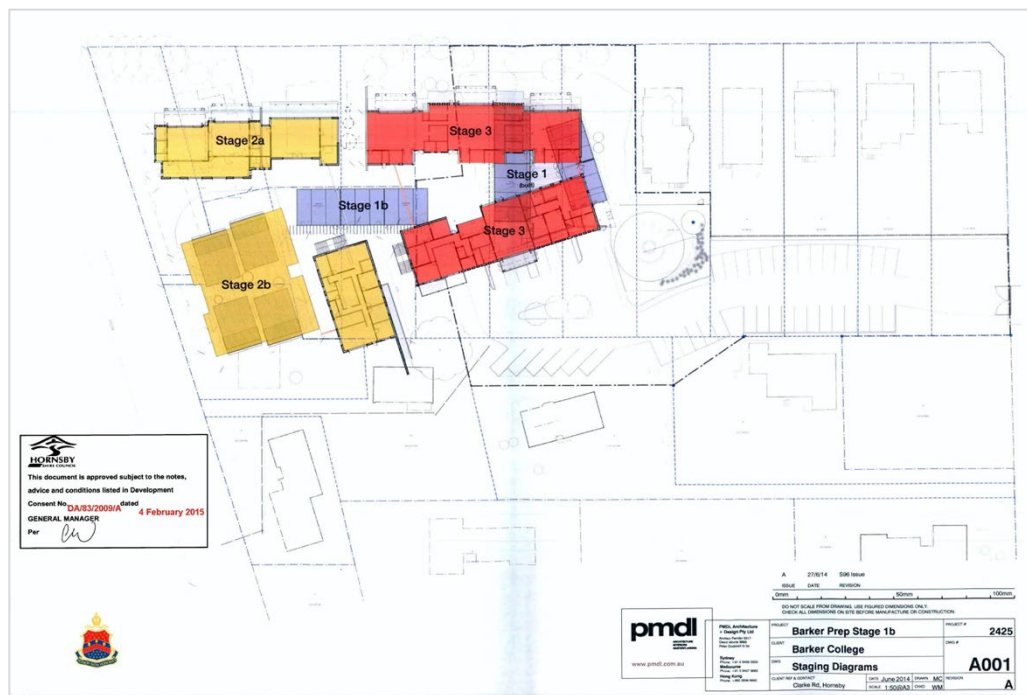


Figure 42: Staging diagram prepared by PMDL Architecture & Design Pty Ltd, dated June 2014, showing the various stages forming part of the approved DA/83/2009. Only Stages 1 and 1b were built. (Source: DA/83/2009/A, 1-23 Clarke Road and 1-3 Marillian Avenue, Waitara, Hornsby Shire online DA Tracker)

2.4.9 19 CLARKE ROAD, WAITARA (38) (1967)

19 Clarke Road is located on Lot 9 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 9.⁹¹

Brooks transferred Lots 8 and 9 to William Crispin Hamilton, a carpenter, on 24 November 1919.⁹² Lot 9 was registered in a separate title certificate, and was on 20 April 1921 transferred to Thomas Alfred Robert Annetts, a labourer from Waitara.⁹³ Annetts was probably related to William Henry Annetts, who had bought Lot 6 (11 Clarke Road) in 1915. The property remained in the Annetts family ownership until 28 November 1966, when it was transferred from Roydon Lyle Annetts to Enis Carollo, a pottery worker from Petersham, and his wife Tiziana Carollo.

A building application by E. T. Carollo for a brick dwelling with garage on Lot 9 at 19 Clarke Road (BA 1257-67) was approved on 31 July 1967, suggesting that the existing building at the site was constructed that same year.⁹⁴ It is visible in the aerial dated 1971 (Figure 211). The 1943 aerial photograph in Figure 193 shows that, prior to construction of the building, the site had contained a small structure and was likely used for small scale farming or orcharding.

The site underwent subsequent ownership transfers from 1971 until it was sold to Barker college in 1993.⁹⁵ A temporary classroom building was constructed to the rear of the property in 2015-16, as part of for Stage 1b of a larger redevelopment for Barker College (see Section 2.17.8), reducing the rear curtilage of the 1960s building considerably.



Figure 43: 1943 aerial photograph showing 19 Clarke Road on Lot 9 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.10 21 CLARKE ROAD, WAITARA (39) (1949-50)

21 Clarke Road is located on Lot 10 on DP 8245, which was acquired by George Edward Brooks, a dairyman from Waitara, on 20 December 1915. Brooks purchased seven allotments from P. J. Fox, all fronting Clarke Road, including Lot 10.⁹⁶

⁹¹ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

⁹² NSW LRS, CT Vol 2635 fol 67.

⁹³ NSW LRS, CT Vol 2998 fol 110.

⁹⁴ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00956011, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

⁹⁵ Barker College Archives.

⁹⁶ NSW LRS, CT Vol 1238 fol 231. Cf. CT Vol 2635 fols 66 & 67. Brooks acquired Lots 2, 3-4, 6 and 8-10.

Brooks transferred Lot 10 to Beilby Porteus Pell Kemp on 28 October 1921.⁹⁷ Kemp was a civil servant from Braidwood, and after his death, his wife Mary E. Kemp transferred the property to Raymond Horace Hancock, a labourer from Hornsby, on 17 September 1940.⁹⁸ By 1943, the site was still undeveloped (Figure 194). The building was constructed in 1949-50 by Chatswood builder Arthur Royal Pye, who acquired the property on 3 August 1949, selling it on 1 March 1950. *Construction* noted A. R. Pye as having entered building operations in relation to fibro cottage at Clarke Road, Hornsby, on 17 August 1949.⁹⁹

The site underwent subsequent ownership transfers from 1971 until it was sold to Barker College in 1992.¹⁰⁰ A temporary classroom building was constructed to the rear of the property in 2015-16, as part of for Stage 1b of a larger redevelopment for Barker College (see Section 2.17.8), reducing the rear curtilage of the building considerably.



Figure 44: 1943 aerial photograph showing 21 Clarke Road on Lot 10 DP 8245, with the approximate lot boundary at that time outlined red. (Source: NSW LRS, SIX Maps)

2.4.11 'EURIMBLA' – 23 CLARKE ROAD, WAITARA (40) (C1919)

23 Clarke Road was originally located on Lot 6 on DP 3224 which was transferred from Thomas R. Roydhouse to Albert Thomas Smith on 7 October 1910, together with the adjacent Lot 7.¹⁰¹ Smith was an agent from Forest Lodge, who built his residence 'Mount Vernon' on Lot 7 in c1911-12. It is likely that the building on Lot 6 was constructed in 1919, during Smith's ownership, as a rental property.

John Batten was listed in the *Sands Sydney Directory* of 1920, as the first clear entry for the location between Albert French at 15 Clarke Road and Sun Johnson at 25 Clarke Road.¹⁰² In 1921 and 1922, A. T. Carlisle was listed there, and in 1923, the building was occupied by Harry E. Costello. In 1924, the building was for the first time noted as 'Eurimbla', being occupied by James Gibson. From 1926, C. Hall was consistently listed at 'Eurimbla', which was in 1930 noted at 23 Clarke Road. Hall was still listed at that address in the last *Sands Directory* of 1932-33.

The 1943 aerial photograph in Figure 195 suggests that the verandah of the building at 23 Clarke Road originally had a separate roof. On 10 March 1947, Albert Thomas Smith transferred the adjacent Lot 7 to William Albert Smith, leaving 23 and 25 Clarke Road on separate titles.¹⁰³ He also subdivided Lot 6 at that time, selling 23 Clarke Road on Lot B to

⁹⁷ NSW LRS, CT Vol 2635 fol 67.

⁹⁸ NSW LRS, CT Vol 3255 fol 102.

⁹⁹ 'Metropolitan Water Sewerage & Drainage Board', *Construction*, 17 August 1949, 11, <http://nla.gov.au/nla.news-article222883101>.

¹⁰⁰ Barker College Archives.

¹⁰¹ NSW LRS, CT Vol 1237 fol 149.

¹⁰² City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1920 – 1932-33.

¹⁰³ NSW LRS, CT Vol 1237 fol 149.

Wilfred Charles Moriarty and Florence May Moriarty, with the transfer noted on 24 November 1947.¹⁰⁴

William Albert Smith, the owner of Lot 7, acquired Lot A of this subdivision on 15 August 1949, part of which he transferred to Council for the formation of Marillian Avenue in 1961, while consolidating the rest with Lot 7 (see Section 2.17.13).¹⁰⁵ Lot B remained in the ownership of W. C. and F. M. Moriarty until 1965, when it was subdivided to create five allotments on the eastern side of Marillian Avenue. The subdivision created 25 Clarke Road, and 1 to 5 Marillian Avenue. 23 Clarke Road was now located on Lot 2 on DP 226796, registered on 8 September 1965.¹⁰⁶ 23 Clarke Road underwent subsequent ownership transfers until it was sold to Barker college in 1999.¹⁰⁷



Figure 45: 1943 aerial photograph showing 23 Clarke Road on Lot 6 DP 3224, with the approximate lot boundary at that time outlined red. 25 Clarke Road was in 1965 subdivided from that property, as were 1-5 Marillian Avenue. (Source: NSW LRS, SIX Maps)

¹⁰⁴ NSW LRS, CT Vol 5704 fol 51; cf. CT Vol 5834 fol 92.

¹⁰⁵ NSW LRS, CT Vol 1237 fol 149; Vol 6058 fol 106. The formation of Marillian Avenue was registered as DP 200961 on 8 June 1961.

¹⁰⁶ NSW LRS, CT Vol 5834 fol 92; DP 226796.

¹⁰⁷ Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.

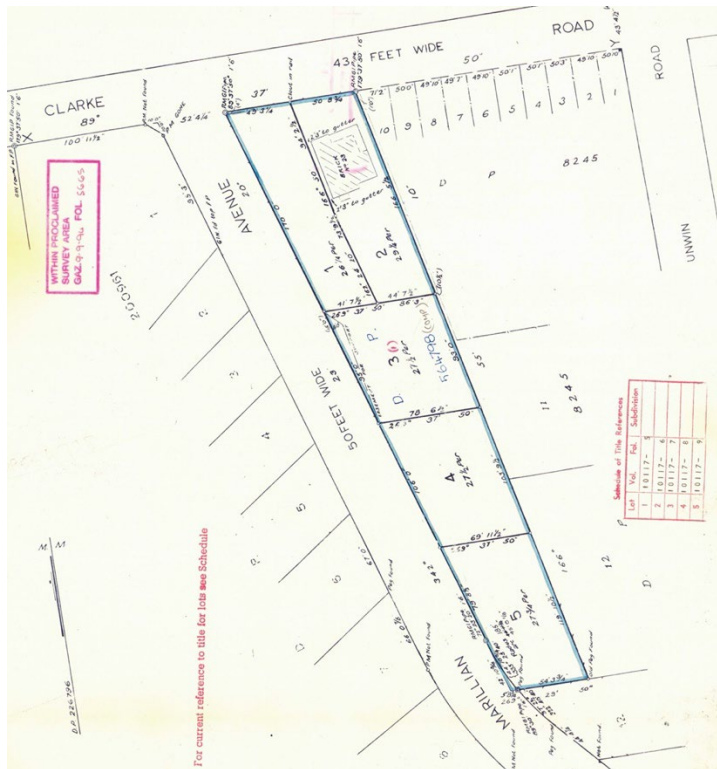


Figure 46: The subdivision of Lot B, being a portion of the original Lot 6 in DP 3324, as shown on DP 226796, registered on 8 September 1965. The building at 23 Clarke Road is noted on Lot 2 DP 226796. (Source: NSW LRS, DP 226796)

2.4.12 25 CLARKE ROAD, WAITARA (41) (1971)

25 Clarke Road was originally located on Lot 6 on DP 3224. Transferred from Thomas R. Roydhouse to Albert Thomas Smith on 7 October 1910, together with the adjacent Lot 7,¹⁰⁸ the site originally formed part of 23 Clarke Road, where a building that was later known as 'Eurimbla' was constructed on Lot 6 in c1919 (see Section 2.17.11 for the early development of the site, cf. Figure 195).

In 1947, Albert Thomas Smith subdivided his property and transferred the building at 23 Clarke Road, now located on the newly created Lot B, to Wilfred Charles Moriarty and Florence May Moriarty on 24 November 1947.¹⁰⁹ They subdivided Lot B in 1965 to create five allotments on the eastern side of Marillian Avenue, forming 25 Clarke Road, and 1 to 5 Marillian Avenue (Figure 196). 25 Clarke Road was located on Lot 1 on DP 226796, registered on 8 September 1965.¹¹⁰

A building application by Mr & Mrs. T Murray for a brick dwelling at 25 Clarke Road (BA 1273-71) was approved on 7 June 1971, suggesting that the existing building at the site was constructed in 1971.¹¹¹ 25 Clarke Road underwent subsequent ownership transfers until it was sold to Barker College in 1999.¹¹² The building is currently used as the 'Plume Store' for school uniforms.

2.4.13 'MOUNT VERNON' – 27-29 CLARKE ROAD, WAITARA (3) (1911-1912)

The 2015 CMP described 27-29 Clarke Road as 'Clarendon', suggesting that the building had a long association with the school as the residence of successive (assistant) school masters.¹¹³ A building of that name was indeed part of the school during the early 20th

¹⁰⁸ NSW LRS, CT Vol 1237 fol 149

¹⁰⁹ NSW LRS, CT Vol 5704 fol 51; cf. CT Vol 5834 fol 92.

¹¹⁰ NSW LRS, CT Vol 5834 fol 92; DP 226796.

¹¹¹ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00956011, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹¹² Barker College Archives, based on realestate.com.au property sale history and confirmed by school title registers.

¹¹³ Paul Davies Pty Ltd, 'Barker College Hornsby - Conservation Management Plan, Prepared for Barker College', 48–49.

Century, however, the weatherboard cottage 'Clarendon' was reportedly located around 100 yards (91 metres) to the south-east of the classrooms, on the main campus site.¹¹⁴ As such, the identification of 27-29 Clarke Road as the original 'Clarendon' property is incorrect.

Instead, the building at 27-29 Clarke Road was independently developed during the 1910s, after Thomas R. Roydhouse transferred Lots 6 and 7 on DP 3224 to Albert Thomas Smith, an agent from Forest Lodge, on 7 October 1910.¹¹⁵ A. T. Smith, subsequently noted as 'Alfred Smith', was for the first time listed at Clarke Road in the *Sands Sydney Directory* of 1913, suggesting that the building was completed and occupied by 1912.¹¹⁶

The building was noted as 'Mount Vernon' from 1914, and Smith was still listed there in the *Sands Directory* of 1915.¹¹⁷ In February 1915, 'Mount Vernon' was offered as a rental property, described as a furnished villa with five rooms, containing 'every convenience' including telephone, piano, large grounds and gardens.¹¹⁸ The address was not listed in the *Sands* in 1916 and 1917, however, from 1918, Sun Johnson was noted as the occupant of the last house before the railway crossing.¹¹⁹ Although he did not occupy the building for a long time, his presence is noteworthy because of his personal and professional background.

Sun Johnson (Junchen), who rented the property from Smith, was "the editor of Australia's first national Chinese newspaper, which started publication in 1894."¹²⁰ Born in Hong Kong and educated in London, Sun Johnson headed the *Chinese Australian Herald* which had been established by two European men at a time when the Chinese were moving away from the goldfields into the city of Sydney. With many Chinese people not speaking English, the newspaper translated all the news from around Australia and the world into their language, and for a while, "Sun Johnson was one of the most influential people in Sydney's Chinese community."¹²¹ He also published an Australian-Chinese dictionary, 'The Self-Educator' (1892) which was aimed at helping the Chinese to deal with Australian merchants.¹²² Sun Johnson married Frances Cogger in 1899, and they had a son, however by the time Sun Johnson moved to 'Mount Vernon', the couple had divorced (1910).¹²³ The *Australian Chinese Herald* ran until August 1923, by which time Sun Johnson had moved out of the property again.¹²⁴ He was last listed at the address in the *Sands Directory* of 1920.

¹¹⁴ Stuart Braga, *Barker College - A History* (Sydney, New South Wales: John Ferguson Pty Ltd, 1978), 163. Cf. *ibid.*, Figure 70 and site diagram 1918 by Harold McCauley.

¹¹⁵ NSW LRS, CT Vol 1237 fol 149

¹¹⁶ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1913.

¹¹⁷ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1915.

¹¹⁸ 'Advertising', *Sydney Morning Herald*, 17 February 1915, 3, <http://nla.gov.au/nla.news-article15567467>.

¹¹⁹ Sun Johnson was never specifically listed at 'Mount Vernon', however, he was consistently listed at the last address before the railway crossing, and in 1920 he appeared after Albert French at 15 Clarke Road and John Batten at 23 Clarke Road.

¹²⁰ Khoo, 'Episode 4: Sun Johnson'.

¹²¹ Khoo.

¹²² 'The Self Educator', Collection - State Library of NSW, accessed 29 November 2021, <https://collection.sl.nsw.gov.au/record/74Vvy0Bv8vQd/G5JAgZ4N8wD6j>.

¹²³ Kate Bagnall, 'Sun Johnson', The Tiger's Mouth, accessed 29 November 2021, <http://chineseaustralia.org/tag/sun-johnson/>.

¹²⁴ Kate Bagnall, 'Early Chinese Newspapers in Australia: Trove Presents a New Perspective on Australian History', *Chinese Southern Diaspora Studies* 7, no. 2014–15 (2015): 163, http://katebagnall.com/wp-content/uploads/2015/11/csds2014_14-2.pdf.



Figure 47: Cover from the 'Chinese Australian Herald' and photograph of Sun Johnson, who occupied 'Mount Vernon' between c1917 and 1919. (Source: Valerie Khoo, 'Episode 4: Sun Johnson – The Linguist, Educator and Media Mogul', New Stories, Bold Legends. Stories from Sydney Lunar Festival (blog), accessed 29 November 2021, <https://newstories.net.au/sun-johnson-the-linguist-educator-and-media-mogul/>, original images held by SLNSW.)

Subsequent occupants of 'Mount Vernon' included Douglas Smith (1921) and Mrs Annie Fowler (1922), and from 1923 until 1925, Alexander W. Gardner was listed at the address.¹²⁵ From 1927 until the last edition of the *Sands* in 1932-33, F. Hill was listed as the occupant of 'Mount Vernon', which was from 1930 noted as 31 Clarke Road. Francis James Hill's wife Mary Strang Hill died at 'Mount Vernon' in April 1928, aged 56 and survived by seven children.¹²⁶

On 10 March 1947, Lot 7 was transferred to William Albert Smith, the son of Albert Thomas Smith and Blanche Smith (née Beresford).¹²⁷ At around that time, Albert T. Smith lived at Arundel Street in Glebe with his wife.¹²⁸ Two years later, on 15 August 1949, William Albert Smith, who was noted as a traveller from Hornsby, also acquired Lot A of the 1947 subdivision of Lot 6 (see Section 2.17.12).¹²⁹

On 10 July 1951, William A. Smith subdivided Lot 7 and sold the north-western corner as two allotments (C and D) to Hornsby builders, George William Perry and Leslie James Harris.¹³⁰ Lot C (31 Clarke Road) was located adjacent to the railway line, while Lot D (29 Clarke Road) was located adjacent to the west of 'Mount Vernon' at 27 Clarke Road. Perry and Harris likely built a dwelling on each allotment, selling them off immediately to individual owners. Lot D at 29 Clarke Road was transferred to Raymond John M. Jones and his wife Eileen Jones on 30 November 1951.¹³¹ The new buildings are shown in the 1961 aerial photograph in Figure 209.

William A. Smith retained the much larger portion of the property, containing 'Mount Vernon', and consolidated it with Lot A (on the former Lot 6).¹³² In 1961, Marillian Avenue was formed

¹²⁵ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Clarke Road (Waitara), 1918 – 1932-33.

¹²⁶ 'Family Notices', *Sydney Morning Herald*, 14 April 1928, 16, <http://nla.gov.au/nla.news-article16456977>.

¹²⁷ NSW Births, Deaths and Marriages Register, Registration No. 3734/1910. NSW LRS, CT Vol. 1237 fol 149. New title issued: CT Vol 5704 fol 51.

¹²⁸ 'Family Notices', *Sydney Morning Herald*, 6 February 1945, 10, <http://nla.gov.au/nla.news-article17939202>.

¹²⁹ NSW LRS, CT Vol 5704 fol 52.

¹³⁰ NSW LRS, CT Vol 5704 fol 51.

¹³¹ NSW LRS, CT Vol 6464 fol 238. New title issued for Lot D: CT Vol 6511 fol 97.

¹³² NSW LRS, CT Vol 6464 fol 239. Cf. DP 200961.

on the consolidated site and Smith subdivided the western side of Marillian Avenue into nine allotments, while creating three additional allotments in the south-eastern portion, also owned by Smith (Figure 199). 'Mount Vernon' was now located on Lot 1 in DP 200961 and a new title certificate was issued to Smith for Lot 1 on 7 July 1961.¹³³

During the 1950s, 'Mount Vernon' is said to have undergone alterations, involving conversion of the original kitchen into a dining room, and creation of a kitchen within the former pantry and gardener's room.¹³⁴ The works also involved the addition of a large family room.



Figure 48: 1943 aerial photograph showing 27-31 Clarke Road on Lot 7 DP 3224, with the approximate lot boundary at that time outlined red. The properties on the western side of Marillian Avenue were in 1961 subdivided from the property. (Source: NSW LRS, SIX Maps)

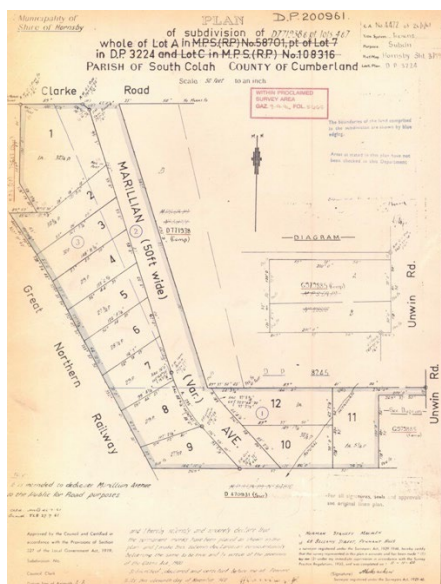


Figure 49: Plan of subdivision for the consolidated Lot 7 (residue) and Lot A (created from former Lot 6) by William Albert Smith, registered as DP 200961, 1961. Marillian Avenue was formed as a public road at that time. 27-31 Clarke Road was now located on Lot 1 in DP 200961 (on part Lot 7 and part Lot 6). (Source: NSW LRS, DP 200961)

'Mount Vernon' on Lot 1 (27) Clarke Road) remained in the ownership of William Smith's family until his wife Jean sold the property in 1985.¹³⁵ After changing hands several times, it was acquired by Barker College in 1988 and served as the private residence of the Senior Master for a while.¹³⁶ In 1995, with the adjacent Lot D also having been added to the 'Mount Vernon' site that year, the old building was renovated and substantially enlarged to the design by heritage architect Robert Staas of Noel Bell, Ridely Smith & Partners.¹³⁷ The c1951 building

¹³³ NSW LRS, CT Vol 8242 fol 1.

¹³⁴ Barker College Archives, research file for 'Clarendon House', 2011.

¹³⁵ Barker College Archives.

¹³⁶ Barker College Archives, research file for 'Clarendon House', 2011.

¹³⁷ Barker College Archives, school title register.

on Lot D was demolished as part of the extension. The c1911-12 building was largely retained and renovated, and a new section matching the existing added to the south and south-west, to create a new, open plan family and dining room with lounge and kitchen, as well as several bedrooms, a formal dining room and new entrance with lobby. Plans of the alterations are included below, showing the existing building and the extensions.

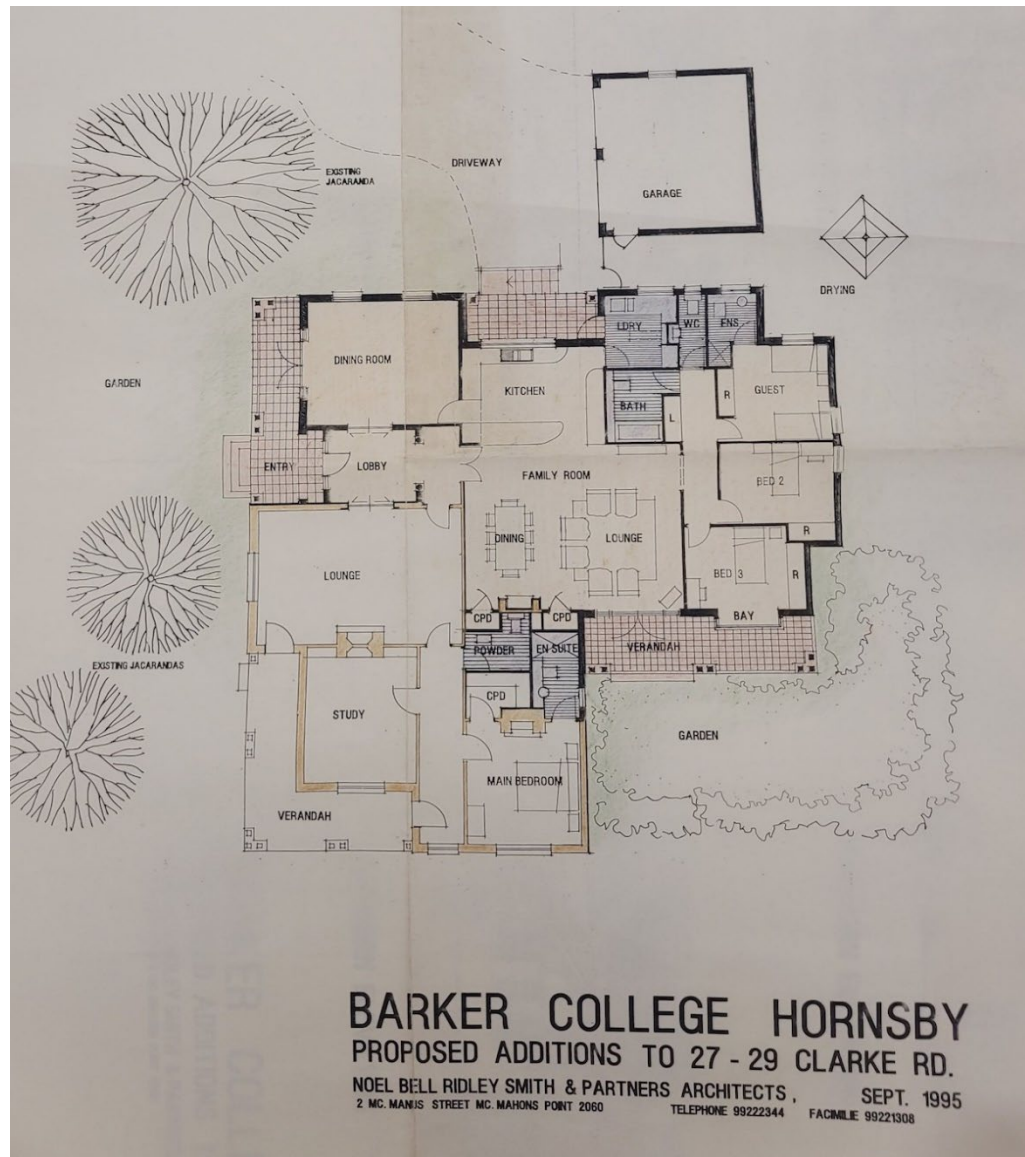


Figure 50: Plan for 'Proposed Additions to 27-29 Clarke Road', Barker College, Hornsby, prepared by Robert Staas from Noel Bell Ridley Smith & Partners, architects, dated September 1995. (Source: Barker College Archives, Plan M2015)



Figure 51: Elevations for 'Proposed Additions to 27-29 Clarke Road', Barker College, Hornsby, prepared by Robert Staas from Noel Bell Ridley Smith & Partners, architects, dated September 1995. (Source: Barker College Archives, Plan M2013)

After completion of the renovations and redevelopment, which won the 1999 Hornsby Shire Council Heritage Award for sensitively designed extensions to a heritage listed building, the former 'Mount Vernon' was renamed 'Clarendon House'.¹³⁸ Used as the Headmaster's residence from 1996, the renaming was to commemorate the old cottage 'Clarendon' on the school grounds. Dr Kefford and his family were the first occupants of the renovated building, using it as their primary residence as well as for hosting school functions including BCMA morning teas.

2.4.14 1 MARILLIAN AVE, WAITARA (42) (1975-78)

1 Marillian Avenue was originally located on Lot 6 on DP 3224. Transferred from Thomas R. Roydhouse to Albert Thomas Smith on 7 October 1910, together with the adjacent Lot 7,¹³⁹ the site originally formed part of 23 Clarke Road, where a building that was later known as 'Eurimbla' was constructed on Lot 6 in c1919 (see Section 2.17.11 for the early development of the site).

In 1947, Albert Thomas Smith subdivided his property and transferred the building at 23 Clarke Road, now located on the newly created Lot B, to Wilfred Charles Moriarty and Florence May Moriarty on 24 November 1947.¹⁴⁰ They subdivided Lot B in 1965 to create five allotments on the eastern side of Marillian Avenue, forming 25 Clarke Road, and 1 to 5 Marillian Avenue (Figure 196). 1 Marillian Avenue was located on Lot 3 on DP 226796, registered on 8 September 1965.¹⁴¹

No building applications were recorded in the Hornsby Shire Building Applications Consents Register until 1974, and aerial photographs dated July 1975 show that the site was still vacant at that time.¹⁴² However, a building is visible on an aerial photograph dated March 1978, suggesting that 1 Marillian Avenue was constructed during the second half of the

¹³⁸ Barker College Archives, research file for 'Clarendon House', 2011.

¹³⁹ NSW LRS, CT Vol 1237 fol 149.

¹⁴⁰ NSW LRS, CT Vol 5704 fol 51; cf. CT Vol 5834 fol 92.

¹⁴¹ NSW LRS, CT Vol 5834 fol 92; DP 226796.

¹⁴² Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957553, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021); NSW Spatial Services, Historical Aerial Imagery, 19 July 1975, 2326/04/136.

1970s, between 1975 and 1978.¹⁴³ By then, the property had become part of a subdivision which created 1A Marillian Avenue (see Section 2.17.15 for further development).

2.4.15 1A MARILLIAN AVENUE, WAITARA (43) (1973-74)

1A Marillian Avenue, Waitara, is located on a c1973 subdivision of 1 Marillian Avenue and 30 Unwin Road, after those two lots were consolidated between 1971 and late 1973 (refer to Section 2.17.18). 1A Marillian Avenue was registered as Lot 2 in DP 564798 and was accessed by a right of way from Marillian Avenue (see Figure 206).

A building application by F. H. McCrohon for a brick veneer dwelling with garage at 1A Marillian Avenue on Lot 2 (BA 3398-73) was approved on 11 December 1973, suggesting that the existing building at the site was constructed in 1973-74.¹⁴⁴ The building is shown on an aerial photograph dated July 1975 (Figure 212). 1 and 1A Marillian Avenue were subject to a further subdivision at a later stage, when they were registered as Lots 11 and 12 in DP 635739.¹⁴⁵ 1A Marillian Avenue was sold to Barker College in 1992, and 1 Marillian Avenue was sold two years later, in 1994.¹⁴⁶

2.4.16 3 MARILLIAN AVENUE, WAITARA (44) (1971)

3 Marillian Avenue was originally located on Lot 6 on DP 3224. Transferred from Thomas R. Roydhouse to Albert Thomas Smith on 7 October 1910, together with the adjacent Lot 7,¹⁴⁷ the site originally formed part of 23 Clarke Road, where a building that was later known as 'Eurimbla' was constructed on Lot 6 in c1919 (see Section 2.17.11 for the early development of the site).

In 1947, Albert Thomas Smith subdivided his property and transferred the building at 23 Clarke Road, now located on the newly created Lot B, to Wilfred Charles Moriarty and Florence May Moriarty on 24 November 1947.¹⁴⁸ They subdivided Lot B in 1965 to create five allotments on the eastern side of Marillian Avenue, forming 25 Clarke Road, and 1 to 5 Marillian Avenue (Figure 196). 3 Marillian Avenue was located on Lot 4 on DP 226796, registered on 8 September 1965.¹⁴⁹

A building application by H & J. Robinson for a brick veneer dwelling with garage at 3 Marillian Avenue, on Lot 4 (BA 295-71) was approved on 9 February 1971, suggesting that the existing building at the site was constructed in 1971.¹⁵⁰ It is visible in the 1975 aerial in Figure 212. 3 Marillian Avenue was sold to Barker college in 2001.¹⁵¹

2.4.17 28 AND 28A UNWIN ROAD, WAHROONGA (46)

Development of 28A Unwin Road, Wahroonga (c1921-22)

28 and 28A Unwin Road are located on Lot 11 in DP 8245 which was transferred from John Fox to William Smith, a labourer from Waitara, on 10 September 1918.¹⁵²

¹⁴³ NSW Spatial Services, Historical Aerial Imagery, 29 March 1978, 2710/09/43.

¹⁴⁴ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957553, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁴⁵ Cf. NSW LRS, CT Vol 15176 fol 128 (1 Marillian Avenue) and CT Vol 15176 fol 129 (1A Marillian Avenue).

¹⁴⁶ '1A Marillian Avenue, Waitara, NSW 2077 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/1a-marillian-ave-waitara-nsw-2077>; '1 Marillian Avenue, Waitara, NSW 2077 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/1-marillian-ave-waitara-nsw-2077>.

¹⁴⁷ NSW LRS, CT Vol 1237 fol 149.

¹⁴⁸ NSW LRS, CT Vol 5704 fol 51; cf. CT Vol 5834 fol 92.

¹⁴⁹ NSW LRS, CT Vol 5834 fol 92; DP 226796.

¹⁵⁰ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957553, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁵¹ '3 Marillian Avenue, Waitara, NSW 2077 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/3-marillian-ave-waitara-nsw-2077>.

¹⁵² NSW LRS, CT Vol 1238 fol 231.

W. H. Smith was for the first time listed in the *Sands Sydney Directory* of 1923, suggesting that a building had been constructed for Smith by 1922.¹⁵³ From 1924 until 1931 he was consistently listed at 'Harwood' on the western side of Unwin Road. The building, which was later noted at 28A Unwin Road, is shown in the 1943 aerial photograph in Figure 202.

William Smith retained the property until 2 September 1966, when George Henry Smith and Margaret Elizabeth McLowy, his two children, became the new owners.¹⁵⁴ They subdivided Lot 11 in 1968, creating three new allotments. 'Harwood' was located on Lot 2 of the subdivision, accessible via right of carriageway.¹⁵⁵ This was in the 2015 CMP described as building 46, at 28A Unwin Road.¹⁵⁶ Heavily altered, it had been acquired by Barker College in 1997.¹⁵⁷



Figure 52: 1943 aerial photograph showing 'Harwood', constructed for William Smith in c1921-22 on Lot 11 in DP 8245, with the approximate lot boundaries at that time outlined in red. (Source: NSW LRS, SIX Maps)

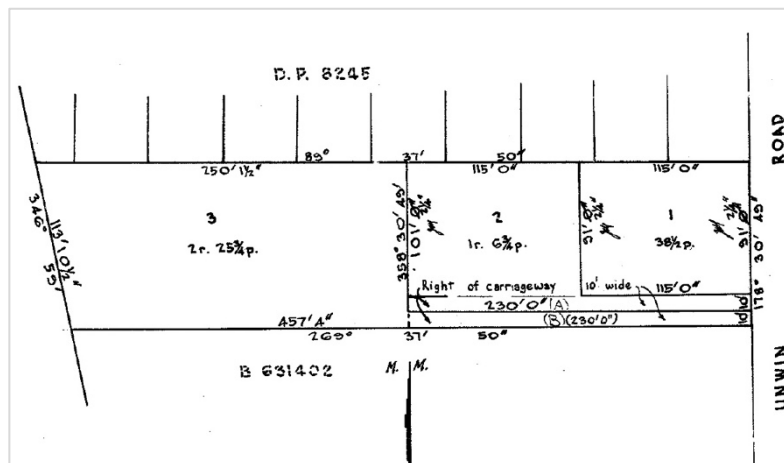


Figure 53: Detail from DP 52880, registered on 29 May 1968. Three allotments were created as part of this subdivision of Lot 11 in DP 8245. The c1921-22 building 'Harwood' was located on Lot 2. (Source: NSW LRS, DP 528800)

Development of 28 Unwin Road, Wahroonga (1968)

As part of the 1968 subdivision, the newly created Lot 1 in DP 528800 was on 11 June 1968 transferred to Robert James Sharpe and his wife, Colleen Sharpe.¹⁵⁸ This allotment was

¹⁵³ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Unwin Road (Waitara), 1923.

¹⁵⁴ NSW LRS, CT Vol 2876 fol 142. 'Obituary', *Dungog Chronicle: Durham and Gloucester Advertiser*, 14 April 1938, 2, <http://nla.gov.au/nla.news-article140931803.26/09/2022> 14:01:0026/09/2022 2:01:00 PM

¹⁵⁵ NSW LRS, CT Vol 10830 fol 34.

¹⁵⁶ Paul Davies Pty Ltd, 'Barker College Hornsby - Conservation Management Plan, Prepared for Barker College', 32.

¹⁵⁷ '28A Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - RealEstate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/28a-unwin-rd-wahroonga-nsw-2076>.

¹⁵⁸ NSW LRS, CT Vol 10830 fol 33.

located on the Unwin Road frontage, at No. 28 Unwin Road. A building application by R & C Sharpe for a brick veneer dwelling with garage on Lot 1 (BA 695-68) was approved on 16 April 1968, suggesting that a building was constructed in 1968.¹⁵⁹ It is visible in the aerial photograph dated October 1971 (Figure 211). 28 Unwin Road was sold to Barker College in 2013.¹⁶⁰

2017 Redevelopment for Barker Maintenance

A development application (DA/321/2017) was submitted to Council on 6 April 2017 for "Demolition of existing structures on Lot 2 and construction of a maintenance building for use in conjunction with an existing educational establishment".¹⁶¹ Plans for the new building were prepared by Priestleys Architects. The purpose was to relocate the existing maintenance facilities to a new location off Unwin Road. The existing buildings on Lots 1 and 3 were retained, while 'Harwood' on Lot 2 was demolished to make way for a new single and double storey building which was connected with 28 Unwin Road on Lot 1.

The new double storey facility was to provide storage, a wash bay and print offices. The project involved new landscaping, stormwater connection and management works, new parking and driveway areas, removal of trees, removal of the existing southern boundary fence and construction of a new retaining wall with acoustic wall above.¹⁶² The DA was approved on 8 November 2017. A Section 96 application (DA/321/2017/A) was approved on 30 August 2018.

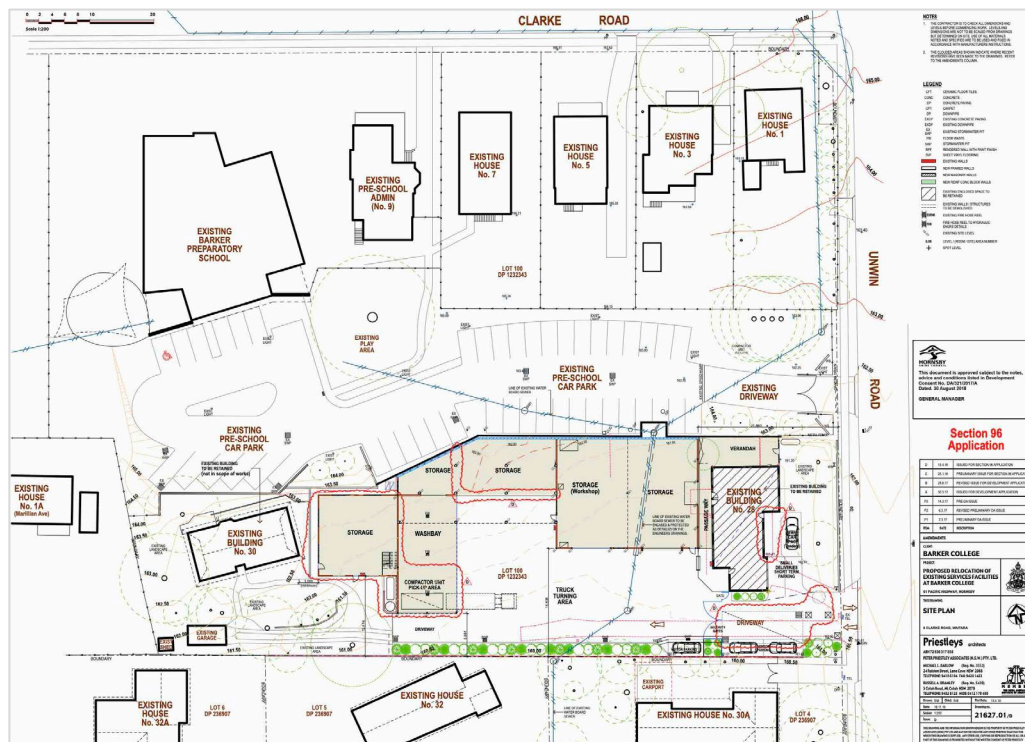


Figure 54: Approved site plan submitted with Section 96 application for DA/321/2017, showing the proposed new double storey building at 28A Unwin Road, Wahroonga. Plan prepared by Priestleys Architects, dated 18 November 2016, revised March 2017. (Source: Hornsby Shire Council, DA Tracker)¹⁶³

¹⁵⁹ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957776, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁶⁰ '28 Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/28-unwin-rd-wahroonga-nsw-2076>.

¹⁶¹ 'Find an Application', accessed 23 November 2021, <https://hscenquiry.hornsby.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=717675>.

¹⁶² Natalie Richter Planning, 'Statement of Environmental Effects for Barker College, 91 Pacific Highway Hornsby', 4 April 2017, 6.

¹⁶³ 'Find an Application'.



Figure 55: Approved elevations submitted with Section 96 application for DA/321/2017, showing the proposed new single and double storey building at 28A Unwin Road, Wahroonga. Plan prepared by Priestleys Architects, dated 18 November 2016, revised March 2017. (Source: Hornsby Shire Council, DA Tracker)¹⁶⁴

2.4.18 30 UNWIN ROAD, WAHROONGA (47) (1971)

30 Unwin Road was created as Lot 3 in DP 58800 during the 1968 subdivision of Lot 11 in DP 8245 (Figure 203). It was located to the rear of the original 'Harwood' residence, at No. 30 Unwin Road and accessed by a right of way.¹⁶⁵ On 19 January 1971, a building application by G. Pirnie for a brick veneer dwelling at 30 Unwin Road (BA 99-71) was approved, suggesting that the building was constructed in 1971.¹⁶⁶ It is visible in the aerial photograph dated July 1975 (Figure 212).

On 12 November 1973, a new Certificate of Title was issued to David Clarke Pirnie and Frances Rose Pirnie, of Lindfield, as the site had been the subject of a further consolidation and subdivision.¹⁶⁷ 30 Unwin Road was now located on Lot 3 in DP 564798, with Lots 1 and 2 of that subdivision being known as 1 and 1A Marillian Avenue, having been consolidated with 30 Unwin Road earlier (see Section 2.17.15). 30 Unwin Road was in the 2015 CMP described as Building 47.¹⁶⁸ It was likely transferred to Barker College in 1994.¹⁶⁹

¹⁶⁴ 'Find an Application'.

¹⁶⁵ NSW LRS, CT Vol 10830 fol 35.

¹⁶⁶ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957776, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁶⁷ NSW LRS, CT Vol 12265 fol 212.

¹⁶⁸ Paul Davies Pty Ltd, 'Barker College Hornsby - Conservation Management Plan, Prepared for Barker College', 32.

¹⁶⁹ '30 Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/30-unwin-rd-wahroonga-nsw-2076>.

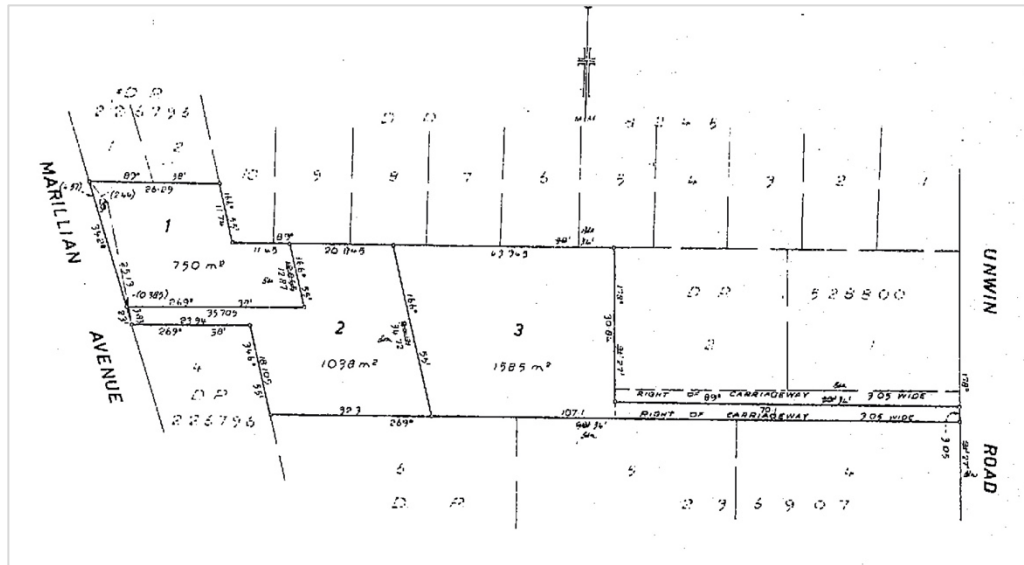


Figure 56: Detail from Certificate of Title issued to D. C. and F. R. Pirnie in November 1973. Lot 3 (30 Unwin Road) had been consolidated with 1 Marillian Avenue and was part of a c1973 subdivision which created Lots 1 to 3 in DP 564798. Lot 1 of that subdivision was 1 Marillian Avenue, and Lot 2 was 1A Marillian Avenue. (Source: NSW LRS, CT Vol 12265 fol 212)

2.4.19 30A UNWIN ROAD, WAHROONGA (49) (EARLY 1980S)

30A Unwin Road was originally located on Lot 12 in DP 8245 which was on 27 July 1927 transferred from John Fox to Alice Barnes, the wife of Waitara gardener Francis Henry Barnes.¹⁷⁰ However, Francis H. Barnes had occupied the site several years earlier and was for the first time listed in the 1923 *Sands Sydney Directory*.¹⁷¹ This suggests that the Barnes residence had been completed by 1922. From 1928, after the property had officially been transferred to her in 1927, "Mrs. A. Barnes" was listed at the address.

On 3 March 1928, Alice Barnes subdivided the property and transferred Lot A, in the south-eastern corner, to Alfred Gillham, a quarryman from Waitara.¹⁷² It is likely that Gillham was Alice Barnes' brother, as Gillham was her maiden name.¹⁷³ It was not until 1942, that a new Certificate of Title was issued to Alice Barnes for the residue (Lot B).¹⁷⁴ The 1943 aerial photograph shows that Lot B contained a building in the western portion, likely the residence constructed for Alice and Francis Barnes in c1922, while there was another, likely later building on Lot A, constructed after the transfer of Lot A to Alice Barnes' brother in 1928. There were no entries for Lot A in the *Sands Directories* from 1928 to 1932-33.

By 1942, Alice Barnes was noted as a widow, and she transferred Lot B to Henry J. K. Barnes, William G. Barnes, Frances A. Jewkes and Ellen G. Kidney on 12 August 1960. They joint tenants subdivided Lot B in 1968, creating Lots 4 to 8 in DP 236907.¹⁷⁵ Four out of the five subdivided allotments were developed immediately afterwards, however, it was not until much later that a building was constructed on Lot 4 at 30A Unwin Road. Aerial photographs from 1978 to 1986 suggest that the existing building was constructed during the late 1970s or early 1980s, between 1978 and 1986 (Figure 213 - Figure 214). It was last sold in 1990.¹⁷⁶

¹⁷⁰ NSW LRS, CT Vol 1238 fol 231.

¹⁷¹ City of Sydney Archives, *Sands Sydney Directory*, Hornsby – Unwin Road (Waitara), 1923.

¹⁷² NSW LRS, CT Vol 4040 fol 97. New CT issued: Vol 4129 fol 63 and Vol 5347 fol 210 (residue).

¹⁷³ NSW Births, Deaths and Marriages Register, Registration No. 5914/1908.

¹⁷⁴ NSW LRS, CT Vol 5347 fol 210.

¹⁷⁵ NSW LRS, CT Vol 8049-143/144/145/146.

¹⁷⁶ '30A Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - RealEstate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/30a-unwin-rd-wahroonga-nsw-2076>.



Figure 57: 1943 aerial photograph showing Lot 12 in DP 8245, with the approximate lot boundaries at that time outlined in red. The larger allotment was Lot B, while the smaller allotment at the Unwin Road frontage was Lot A. (Source: NSW LRS, SIX Maps)

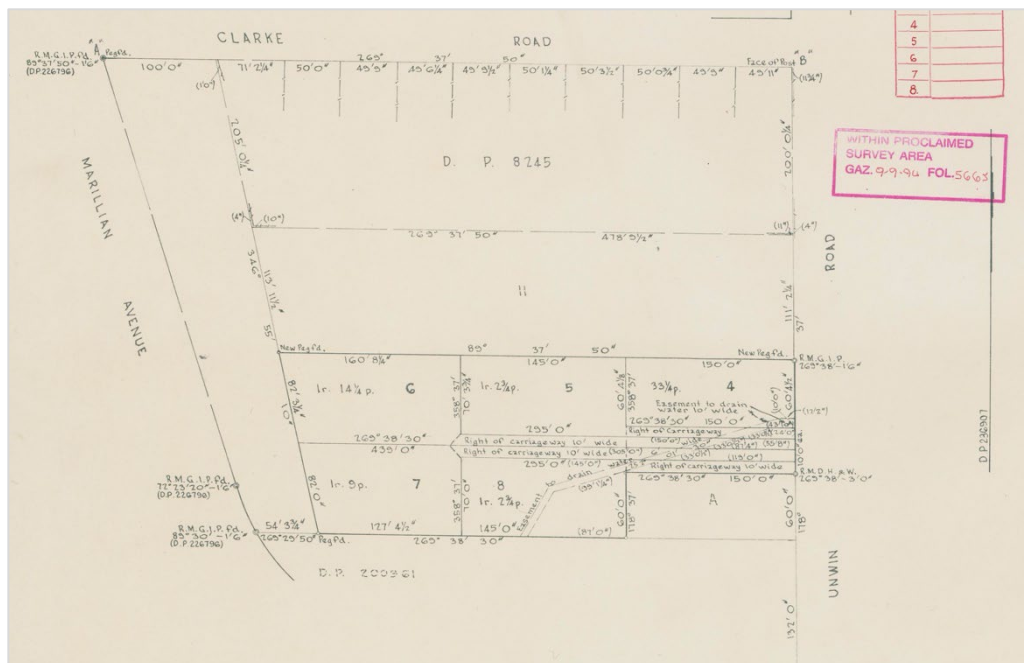


Figure 58: Detail from Deposited Plan 236907, registered on 30 September 1968 as a subdivision of Lot B, itself a subdivision of Lot 12 in DP 8245. (Source: NSW LRS, DP 236907)

2.4.20 32 UNWIN ROAD, WAHROONGA (1969-70)

32 Unwin Road, Wahroonga, is located on Lot 5 in DP 236907, which was in 1968 subdivided from Lot B (itself a 1928 subdivision of Lot 12 in DP 8245).¹⁷⁷ No building was located at that site prior to subdivision. A building application submitted by D. E. Kalms for a brick veneer dwelling with garage on Lot 5 at 32 Unwin Road was approved on 20 August 1969 (BA 1665-69), suggesting that the existing building was constructed in 1969-70.¹⁷⁸ The new building is visible in the 1971 aerial photograph in Figure 211. It was last sold in 2000.¹⁷⁹

¹⁷⁷ The new title created for Lot 5 in DP 236907 was noted as CT Vol 10907 fol 46.

¹⁷⁸ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957776, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁷⁹ '32 Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/32-unwin-rd-wahroonga-nsw-2076>.

2.4.21 32A UNWIN ROAD, WAHROONGA (48) (1969-70)

32A Unwin Road, Wahroonga, is located on Lot 6 in DP 236907, which was in 1968 subdivided from Lot B (itself a 1928 subdivision of Lot 12 in DP 8245).¹⁸⁰ One of the two earlier buildings visible in Figure 207, likely built in c1922 for Alice and Francis H. Barnes, was largely located on this allotment but was demolished during the late 1960s to make way for a new building (see Section 2.17.19). A building application submitted by F. Attinger for a brick veneer dwelling on Lot 6 at 32A Unwin Road was approved on 27 June 1969 (BA 1245-69), suggesting that the existing building was constructed in 1969-70.¹⁸¹ The new building is (barely) visible in the 1971 aerial photograph in Figure 211. It was last sold in 2005.¹⁸²

2.4.22 AERIAL PHOTOGRAPHS 1961 – 2002



Figure 59: 5 July 1961 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue (circled) and Unwin Road. Note the new buildings west of 'Mount Vernon', and the newly formed Marillian Avenue. (Source: NSW Spatial Services, Historical Imagery, 5 July 1961, 1052/23/025)



Figure 60: 19 August 1965 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. Note that the western side of Marillian Avenue is largely developed by that time. (Source: NSW Spatial Services, Historical Imagery, 19 August 1965, 1406/14/091)

¹⁸⁰ The new title created for Lot 6 in DP 236907 was noted as CT Vol 10907 fol 45.

¹⁸¹ Hornsby Shire Council, Building Applications Consents Register – 1956-1974, D00957776, accessed online from <https://www.hornsby.nsw.gov.au/property/build/application/find-and-track-a-da> (November 2021).

¹⁸² '32A Unwin Road, Wahroonga, NSW 2076 - View Sold History & Research Property Values - Realestate.Com.Au', accessed 17 December 2021, <https://www.realestate.com.au/property/32a-unwin-rd-wahroonga-nsw-2076>.



Figure 61: 6 October 1971 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 28, 32 and 32A Unwin Road, and 19 Clarke Road have been constructed by then (all circled). (Source: NSW Spatial Services, Historical Imagery, 6 October 1971, 1939/05/039)

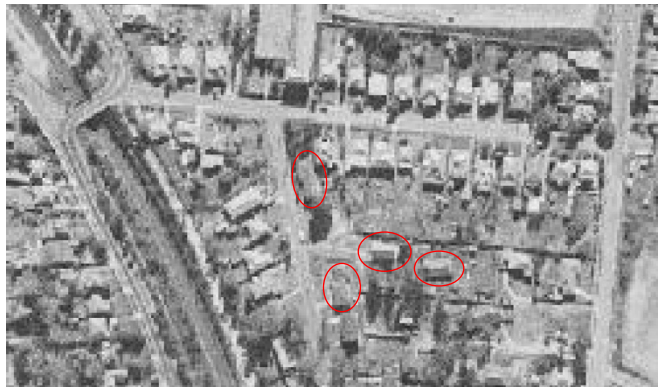


Figure 62: 29 July 1975 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 25 Clarke Road, 30 Unwin Road, and 1A and 3 Marillian Avenue have been constructed by then (all circled). (Source: NSW Spatial Services, Historical Imagery, 29 July 1975, 2326/04/136)



Figure 63: 29 March 1978 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 1 Marillian Avenue has been constructed by that time (circled). (Source: NSW Spatial Services, Historical Imagery, 29 March 1978, 2710/09/431)



Figure 64: 19 August 1986 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 30A Unwin Road has been constructed by that time (circled). (Source: NSW Spatial Services, Historical Imagery, 19 August 1986, 3534/15/015)



Figure 65: 14 August 1991 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 14 August 1991, 4029/06/063)



Figure 66: 10 October 1994 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 10 October 1994, 4245/06/075)



Figure 67: 29 September 1998 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. 'Mount Vernon' at 27-31 Clarke Road has been enlarged and building adjacent to its west demolished (circled). Also demolished by then: 17 Clarke Road (also circled). (Source: NSW Spatial Services, Historical Imagery, 29 September 1998, 4453/06/110)



Figure 68: 16 March 2002 – Aerial photograph showing the development south of Clarke Road, between Marillian Avenue and Unwin Road. (Source: NSW Spatial Services, Historical Imagery, 16 March 2002, 4724/06/258)

3.0 PHYSICAL EVIDENCE

3.1 URBAN AND SITE CONTEXT

The subject site is located in Hornsby, NSW, a suburb located approximately 30 kilometres northwest of the Sydney Central Business District (CBD). The immediate area surrounding the site to the east, south and west is residential in nature, characterised by small scale, one- and two- storey dwellings, and streets lined with mature trees. A number of commercial and retail premises are located to the north of the site, particularly along the Pacific Highway, on either side of the subject site. The site is also in close proximity to the suburb of Waitara, with the Waitara Train Station located directly to the northeast of the school site, on the opposite side of the Pacific Highway.

The main campus slopes to the south and is located on the southern side of the Pacific Highway, on a block bounded by Unwin Road to the east, Clarke Road to the south and College Crescent to the west. Other properties owned by the School are located on the southern side of Clarke Road, including 1, 3, 5, 7, 9, 11, 15 and 17 Clarke Road, 28A Unwin Road, and 27-31 Clarke Road, Waitara.

3.2 DESCRIPTION OF THE MAIN SCHOOL CAMPUS SITE, INCLUDING OPEN SPACES, LANDSCAPE ELEMENTS AND VIEWS WITHIN THE SITE

Building Number	Building Name	Construction Date
1	'The House' / Stokesleigh	1895 - 96
2	Careers Counselling Centre / 'Telopea' / 'Kia Ora'	Built c.1908, transferred to Barker College 1926
3	Carter House	1920
4	War Memorial Oval	1924
5	Mothers' War Memorial Pavilion	1925
6	Main Reception and Administration	1925
7	Health Centre / Former Staff Quarters	1928
8	Plume House	1929
9	Dining Hall	1935-37
10	No. 2 Playing Fields / Bowman Field	1936-38
11	Boyce Hall / Assembly Hall	1937 - 38
12	West Wing	1947
13	No. 3 and No. 4 Playing Fields / Phipps and Peter Taylor Fields	1947-50
14	Junior School Classrooms and Enrichment Centre	1954 - 55
15	War Memorial Chapel	1956-57
16	Leslie Hall	1965
17	C Block / Science Building Stage 2	1967
18	C Block (extension)	1971
19	Rosewood Playing Fields	1968 - 75
20	Senior School Office Centre / Science Building	1975
21	Physical Education Centre / David Gamson Centre	1975
22	Classroom extension to Senior School / Science Building	1980
23	McCaskill Music Centre	1986 - 87
24	Centenary Design Centre	1991
25	Foundation Aquatic Centre	1994
26	Hornsby Hundred Building	1995
27	OBA Outdoor Stage	1996
28	Foundation Science Centre	2000
29	Secondary School Library / Library Theatre	2002

30	The Marks Pavilion	2002
31	Tennis courts with underground carparking	2007
32	R. E. Kefford Building	2010
33	John Griffiths Courtyard	2010
34	Junior School Multi-Purpose Hall	2011
35	E. W. Copeland Wing	2013
36	Blackwell Grandstand and Pods	2017
37	Kurrajong	2017 - 18
38	Rosewood Centre	2018 - 20
39	Middle School Quadrangle	2019
40	Copeland Wing Extension	2020 -21
41	Maths and Student Hub	2021 - 22 (under construction)



Figure 69: Plan identifying the buildings on the site. (Source: NBRS, 2022)

Barker College is a large school campus, which can be understood through the following smaller 'precincts' located through the site.

Generally buildings which are associated with the early development of the site are located in the northwest corner, bounded by the Pacific Highway to the north, College Crescent to the

west, Memorial Drive to the south and Chapel Drive to the east, referred to as the, “heritage precinct.” This includes:

- Stokesleigh;
- Dining Hall;
- Health Centre;
- The West Wing;
- Carter House;
- Plume House;
- Main Reception and Administration; and
- Boyce Hall.

A formal pathway is centrally positioned in front of the Main Reception and Administration Building, and leads to the Pacific Highway entrance, defined by ‘The Mint Gates.’

To the west of the heritage precinct and to the east of College Crescent is the Foundation Science Centre. A carpark space to the east of the heritage precinct separates the heritage precinct from two other earlier structures, which include the War Memorial Chapel and the Careers and Counselling Centre.

The next stage of the school’s development can generally be defined by the buildings which are bounded by Memorial Drive to the north, Chapel Drive to the east, College Crescent to the west and the Bowman Field to the south. This includes the following buildings:

- Science Quad;
- Library;
- Library Theatre;
- Senior School Office and C Block;
- Hornsby Hundred Building;
- Leslie Hall;
- Foundation Aquatic Centre; and
- David Gamson Centre.

Below the Bowman Field is the Barker War Memorial Oval. Along the northern boundary of the Oval are:

- The War Memorial Pavilion;
- The Marks Pavilion; and
- War Memorial Oval / Blackwell Grandstands and Pods.

To the southeast of the War Memorial Oval and bounded by College Crescent to its southwest boundary and Clarke Road to its southern boundary is the Junior School precinct, which comprises:

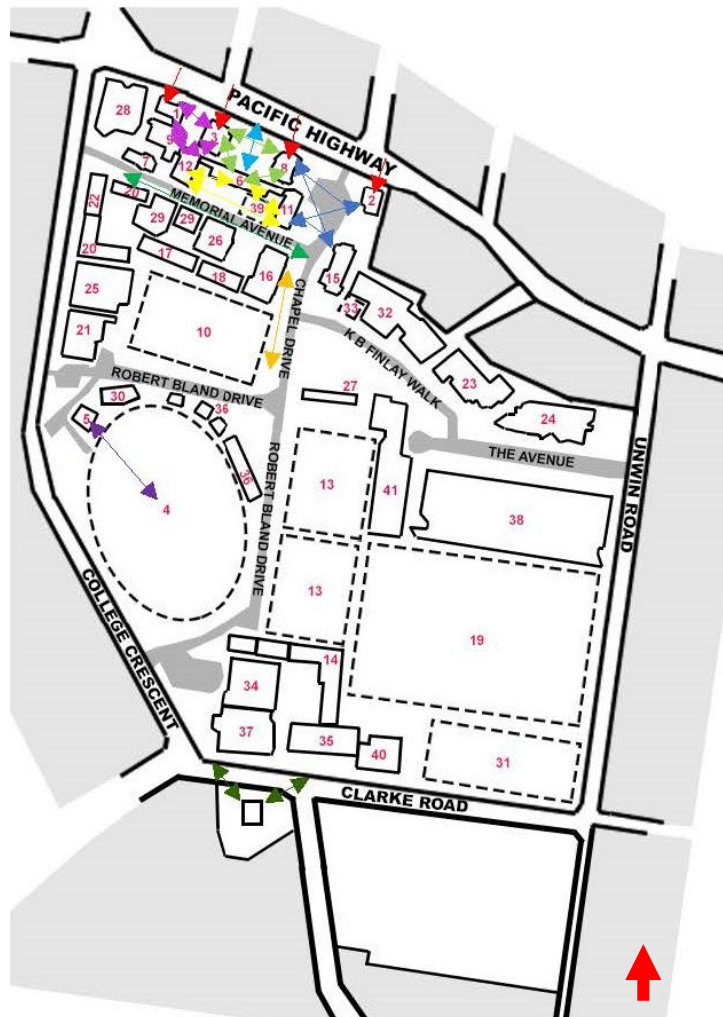
- The Barker College War Memorial Junior School;
- The E.W. Copeland Building;
- Copeland East Extension;
- R.A. Ward Hall;
- Kurrajong; and
- Multi-purpose Hall.

To the north of the Junior School precinct, centrally positioned on the school site, is the Peter Taylor Field, Phipps Field and OBA Sound Stage.

To the east of the Fields, and bounded by Clarke Road to the south, Union Road to the east and The Avenue to the north are recent additions to the site, including the Rosewood Centre, Rosewood Fields and Tennis Courts. To the north of The Avenue and the R. B. Finlay Walk are the R E Kefford building, the McCaskill Music Centre and the Centenary Design Centre.

Barker College also contains a number of discrete landscaped areas and informal spaces around buildings, reflecting the evolution of the grounds and buildings through the progressive purchase of lots. Both formal as well as informal open spaces allow for

important views to be obtained between buildings and throughout the site, which are described in more detail in the figure below:



KEY

- ↔ Views between the War Memorial Pavilion and War Memorial Oval.
- ↔ The site slopes towards the south, which allows for views from the top portion of the site, particularly the northwest corner of the site ('historic precinct'), down towards the lower portions.
- ↔ Views along, and to and from buildings either side of Memorial Avenue.
- ↔ Views from Pacific Highway, particularly of some of the earlier buildings within the historic precinct, including Stokesleigh, Carter House, Plume House and the Career's & Counselling Building.
- ↔ Views of the Main Reception/Admin building from the formal pedestrian entry from Pacific Highway.
- ↔ The open carpark area towards the northeast corner of the site allows for views between the Careers & Counselling Centre, Plume House, Boyce Hall and the War Memorial Chapel.
- ↔ The open, landscaped area in front of the Main Reception/Admin building, allows for views between Carter House, Plume House and the Main Reception/Admin building.
- ↔ The open, landscaped area in front of Stokesleigh, Carter House, The Dining Hall and West Wing allows for views between the front portions of these buildings.
- ↔ The open space towards the rear of the Main Reception/Admin building, West Wing and Boyce Hall allows for views between the rear portions of these buildings.
- ↔ Views to and from the property at 27-31 Clarke Road.

Figure 70: Site Plan, with view lines and view corridors indicated by arrows. (Source: NBRS, 2022)

Most buildings contain some landscaped setting although there is no unified landscape theme across the campus.



Figure 71: Looking south from the Pacific Highway pedestrian entry.



Figure 72: The landscaped area to the west of Plume House and to the east of the main pedestrian entry pathway, looking northeast towards the Main Reception and Administration.



Figure 73: Looking east with the front gates which provide access from Pacific Highway to the main pedestrian entry pathway.



Figure 74: View of the 'Mint Gates' located along the main pedestrian entrance along the northern boundary of the site.



Figure 75: Detail image of the 'mint gates'.



Figure 76: Landscaped area located to the north of the Main Reception + Admin and to the east of Carter House.



Figure 77: View down pathway looking east along the northern boundary of the site, located in front of Carter House.



Figure 78: Landscape space to the west of Carter House and to the east of Stokesleigh.



Figure 79: Covered walkway to the south of Plume House, connecting the Main Reception to Boyce Hall, looking west from the carpark.



Figure 80: View looking east from Boyce Hall and Plume House towards the Careers and Counselling Centre (left) and the Chapel (right).



Figure 81: Looking west towards the Health Centre (right) and the dining hall.



Figure 82: View looking south from the Health Centre towards the Science Quad Building.



Figure 83: Looking west down Memorial Drive towards College Crescent.



Figure 84: Looking east down Memorial Drive, with the Health Centre to the left of the image.



Figure 85: Stairs leading from Memorial Drive to the Science Quad.



Figure 86: Stairs leading from Memorial Drive to the Middle School Quadrangle looking northeast with the Main Admin building in the background.



Figure 87: Stairs leading from Memorial Drive to the Middle School Quadrangle, looking northwest with the Main Administration building in the background.



Figure 88: Looking west along Memorial Drive, with Leslie Hall to the left of the image.



Figure 89: View from the John Griffiths Courtyard towards the OBA Sound Stage.



Figure 90: Looking north towards the Booroo-meraang Welumbulla Tree.



Figure 91: Looking west towards the southern facades of C Block and Leslie Hall, and the Bowman Field to the left of the image.



Figure 92: Looking southeast across the Bowman Field.



Figure 93: Looking south with Bowman Field to the left and the Foundation Aquatic Centre to the right.



Figure 94: Looking norther with the Bowman Field to the right and the Foundation Aquatic Centre to the left.



Figure 95: Looking southeast across the War Memorial Oval.



Figure 96: Phipps and Peter Taylor Fields.



Figure 97: View from the Copeland building towards neighbouring properties on the opposite side of Clarke Road.



Figure 98: View from Kurrajong looking southwest towards the intersection of Clarke Road and College Crescent.



Figure 99: Looking east from Copeland across the tennis courts.



Figure 100: Looking south across the Rosewood Fields.



Figure 101: Looking west across the Rosewood Fields.



Figure 102: Looking southwest from the upper storey of the Rosewood Centre.

3.3 DESCRIPTION OF THE BUILDINGS

The following description of the buildings is limited to those which are physically affected by the proposed works. The descriptions of the buildings on the main campus are based on site visits which were undertaken by NBRS staff in January 2022. Properties owned by Barker College to the south of Clarke Road were not inspected during these site visits.

3.3.1 LESLIE HALL

Leslie Hall is an intact, four storey building, which has been designed to follow the slope of the land to the south. The upper level is oversized and accessed from the north, whilst the two lower storeys are standard height, and accessed from the south. The Hall has been designed in the Late Twentieth Century style and is constructed in brick, featuring face brickwork with a rendered concrete finish to the middle portion of the building. The corrugated iron roof is almost flat, with a ridgeline centrally positioned atop the building running east to west and the roof slightly pitched towards the north and south. Over the main entry to the Hall (along the northern façade) are three, original, decorative bas-relief panels, designed by Gordon Wolff, who was the school Art Master at the time of the building's construction. Each of the panels are separated by full height concrete columns. Metal framed windows are located above the panels, and entry to the ground level is via metal-framed double doors. Long, narrow, metal-framed windows are evenly spaced along the upper half of the eastern and western façades. Further, smaller, metal-framed windows are located along the lower levels of the building.

Internally, entry from the north provides access to a lobby, which retains exposed brick walls. The main auditorium space is connected to the lobby via a set of timber panelled doors, and also retains exposed brick walls. The auditorium is a double height space, with a gallery level located above the auditorium entry within the northern portion of the space, which is accessed via a set of stairs from the lobby. A stage has also been retained towards the lower, southern portion of the auditorium. The lower two levels of Leslie Hall (not accessed) contain smaller classroom spaces.



Figure 103: Northwest corner of Leslie Hall.



Figure 104: The front (northern) façade of Leslie Hall.



Figure 105: Detail image of the front façade.



Figure 106: The side (eastern) façade.



Figure 107: A portion of the eastern façade, with the Bowman Field to the left of the image.



Figure 108: Stair located towards the southeast corner of Leslie Hall.



Figure 109: Internal entry / lobby within the northern portion of Leslie Hall.



Figure 110: Looking south towards the stage within Leslie Hall.



Figure 111: looking northeast up towards the seating and eastern wall within Leslie Hall.



Figure 112: Looking north towards the hall entrance and seating within Leslie Hall.

3.3.2 C BLOCK

C Block is a three-storey brick and concrete building. Metal framed windows are evenly spaced across the northern and southern facades. The first-floor concrete slab and roof extend beyond the line of the southern façade, whilst a covered verandah is located along the northern façade. External as well as internal doors are generally metal framed or timber. All three levels contain classrooms spaces with modern fitouts, fixtures and fittings.



Figure 113: The southern façade of C Block.



Figure 114: The southern façade of C Block to the left, and the Bowman Field to the right.



Figure 115: The lower portion of the southern façade.



Figure 116: Entry along the southern façade.



Figure 117: The southern façade looking northeast.

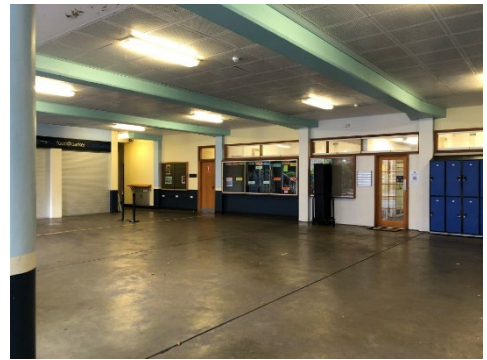


Figure 118: The undercroft beneath C Block.



Figure 119: Stairway linking the different levels and spaces within C Block.

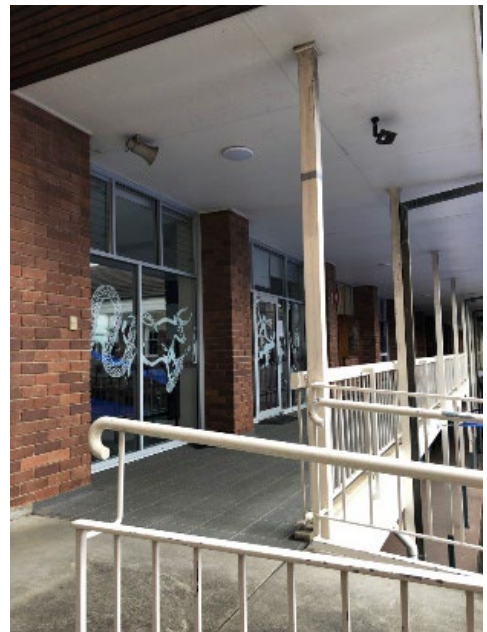


Figure 120: Verandah space along the first floor along the northern façade of C Block.



Figure 121: The ground level of C block looking northeast from the northern façade.



Figure 122: Ground level classroom, accessed from the southern side of the building.



Figure 123: First floor staffroom space.



Figure 124: First floor staffroom space, looking southeast..



Figure 125: Corridor between staff office spaces. .



Figure 126: Typical later fitout within C Block.

3.3.1 SCIENCE QUAD BUILDING / LIBRARY / LIBRARY THEATRE

The Science Quad and Library are a series of interconnected buildings. The Science Quad building is an approximate 'U' shape, with its western façade facing College Crescent, with the remaining sections of the building at right angles to the north and south. With C Block located to the southeast, these buildings together form an enclosed space around a landscaped amphitheatre space with concrete bleachers. The Science Quad and Library buildings are constructed of brick and concrete. They are three storey buildings, however,

present as two storeys to Memorial Drive to the north, due to the slope of the land to the south. To the east of the Library is a single storey brick Library Theatre building. It has a flat concrete roof surface, which allows for a courtyard space to be formed above it, which is positioned between the second level of the Library Building and the Hornsby Hundred Building (to the east). Doors and windows are generally metal-framed, apart from a few internal, timber doors.

All levels and spaces contain modern fitouts, fixtures and fittings.



Figure 127: View of the library building from Memorial Drive towards the eastern façade of the library.



Figure 128: View from the top of the library theatre towards C Block, looking southwest.



Figure 129: View of the southern façade of the library theatre.



Figure 130: View of the Library Theatre looking east, with the northern façade of C Block to the right of the image.



Figure 131: Landscaped area between the Science Quad and Library.



Figure 132: Library building to the left of the image.



Figure 133: Science Quad façade.



Figure 134: Science Quad, looking west.



Figure 135: Laboratories within the Science Quad.



Figure 136: Hallway within the Library Theatre.

3.3.2 JUNIOR SCHOOL PRECINCT: KURRAJONG, E. W. COPELAND WING AND COPELAND EXTENSION, JUNIOR SCHOOL CLASSROOMS, ENRICHMENT CENTRE AND JUNIOR SCHOOL MULTI-PURPOSE HALL

The Junior School precinct comprises a number of buildings positioned around a landscaped courtyard space. A Multi-Purpose Hall and Enrichment Centre are positioned within the northern portion of the precinct, whilst the Kurrajong building, Copeland Centre and Copeland extension are located within the southern portion.

The Junior School Classrooms, Enrichment Centre and Multi-Purpose Hall contain both single as well as double storey sections, and are of masonry construction. The facades feature face brickwork, rendered brickwork and rendered concrete. Covered verandahs with concrete columns surround the buildings, particularly along the northern elevation facing the Peter Taylor Field and facing towards the internal courtyard. The Junior School Classrooms, Enrichment Centre and Multi-Purpose Hall comprise mostly metal-framed windows and doors, as well as some timber-framed windows.

The Copeland Centre and Copeland Extension are two-storey buildings constructed in brick with metal-framed windows, divided by sections of metal-framed curtain walls. The Kurrajong building is a recent addition to the school site and is connected to the Copeland Centre along its eastern elevation. It is a two-storey building constructed of face brickwork and metal cladding, and contains metal-framed windows and doors.

Internally, the buildings contain contemporary fitouts, fixtures and fittings.



Figure 137: View from the Rosewood Fields of the tennis courts (left) and the northeast corner of the Copeland / Copeland extension buildings.



Figure 138: View from the Rosewood Fields looking east of the Copeland / Copeland extension buildings.



Figure 139: View from the Rosewood Fields of the intersection of the Copeland Building (left) and the Junior School/Enrichment Centre (right).



Figure 140: View from the recently landscaped area to the north of the Copeland / Copeland extension building, looking west towards the Junior School / Enrichment Centre.



Figure 141: External view of the R.E Copeland building (to the right) and the main Junior School Building entrance / Enrichment Centre (to the left of the image).



Figure 142: The northwest corner of the R. E. Copeland building.



Figure 143: View of the connecting link between the R. E. Copeland (left) and the Kurrajong building (right).



Figure 144: Entrance to the Junior School, accessed from the Peter Taylor oval.



Figure 145: View of the Junior School/Enrichment Centre, with the Peter Taylor oval to the left of the image.



Figure 146: View of the Junior School/Multi-Purpose Hall looking south from the Peter Taylor oval.



Figure 147: View from the Junior School looking north towards the Peter Taylor oval.



Figure 148: View of the southern façade of the Enrichment Centre (left) with the internal landscaped space between the Junior School, Copeland and Kurrajong buildings to the right.



Figure 149: View looking south, with the western façade of the Junior School / Multi-Purpose Hall to the right of the image.



Figure 150: Looking southwest from the entry into the Enrichment Centre and Copeland building.



Figure 151: Internal school entrance into Kurrajong (right of image).



Figure 152: Looking from the internal entrance of Kurrajong building (to the left of the image).



Figure 153: View along the covered outdoor space along the southwest elevation of the Kurrajong building.



Figure 154: Playground space to the southwest of the Kurrajong building.

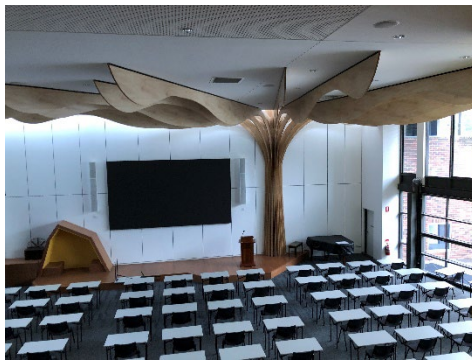


Figure 155: Internal space within the Kurrajong building



Figure 156: Internal spaces within the Junior School Campus have been recently renovated and contain contemporary fitouts.



Figure 157: Entrance into the Copeland Building / Enrichment Centre, which comprises a contemporary fitout.



Figure 158: Internal view within the Copeland Building / Enrichment Centre, which comprises a contemporary fitout.

3.3.3 PROPERTIES OWNED BY BARKER COLLEGE TO THE SOUTH OF CLARKE ROAD

The properties located at 1, 3, 5, 7 and 9 Clarke Road, front Clarke Road to the north and are residential in nature. Each individual property comprises a single storey dwelling, surrounded by landscaped garden settings. The Junior School/Prep School campus is located at 11,15 and 17 Clarke Road, as well as 28A Unwin Road. The property located at 11, 15 and 17 Clarke Road fronts Clarke Road, and comprises a modern, single-storey Prep School building with an outdoor playground, which was formerly used as a Pre-School. 28A Unwin Road is located on a site to the west of Unwin Road, and comprises a number of single storey and two storey buildings, including a Maintenance Facility and the Junior School Creative and Performing Arts Centre.

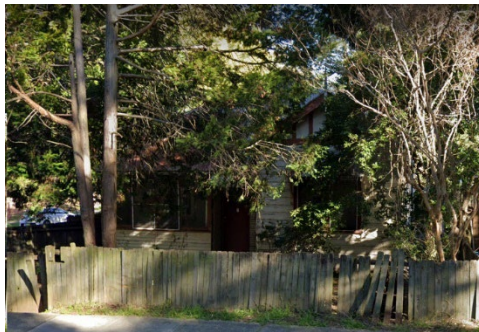


Figure 159: View of the 1 Clarke Road, looking south from Clarke Road. (Source: Google streetview)



Figure 160: View of 3 Clarke Road, looking south from Clarke Road. (Source: Google streetview)



Figure 161: 5 Clarke Road, looking south from Clarke Road. (Source: Google streetview)



Figure 162: 7 Clarke Road, looking south from Clarke Road. (Source: Google streetview)



Figure 163: 9 Clarke Road, looking south from Clarke Road. (Source: Google streetview)

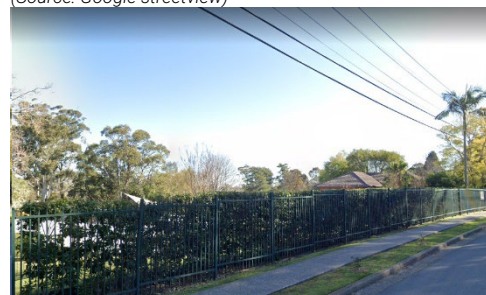


Figure 164: Looking southwest from Clarke Road towards the Prep School Building. (Source: Google streetview)

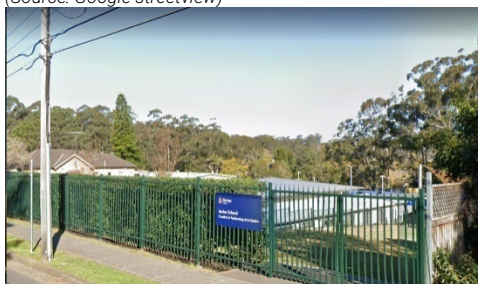


Figure 165: Looking southeast from Clarke Road towards the Prep School building. (Source: Google streetview)

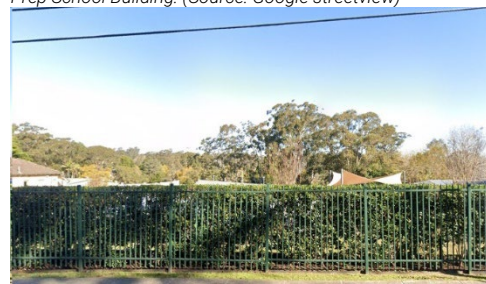


Figure 166: Looking south from Clarke Road towards the Prep School campus. (Source: Google streetview)



Figure 167: Looking east from 1 Clarke Road across Unwin Road towards the heritage item at 1A Clarke Road, Waitara, item number 778, indicated by the orange arrow. (Source: Google streetview)



Figure 168: Looking southwest from the intersection of Clarke Road and Marillian Avenue towards the heritage item located at 27-31 Clarke Road, Hornsby, item number 779. (Source: Google streetview)

3.4 VIEWS

Views of the main campus are available from Union Road, Clarke Road, College Crescent and Pacific Highway. Views out towards the surrounding suburb are available from the upper storeys of many of the buildings on the main campus. Views of 1, 3, 5, 7 and 9 Clarke Road are available from Clarke Road. Views of the entry to 28A Unwin Road and the Maintenance Facility building which fronts Unwin Road are available from Unwin Road. Views of 11, 15 and 17 Clarke Road from Clarke Road are limited, as the Prep School site slopes to the south, away from Clarke Road, and also due to the Prep School building being setback from Clarke Road. Additionally, a metal fence and tall bush located along the northern perimeter of the Prep School site, block most, if all views of the site.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject property contains a number of items listed as being of local heritage significance on Schedule 5 of the *Hornsby Local Environmental Plan (LEP) 2013*, including:

- Barker College - group of buildings, grounds and gate, 91 Pacific Highway, Hornsby, item number 501;
- Barker College Junior School, College Crescent, Hornsby, item number 465; and
- Barker College - Centenary Design Centre, McCaskill Music Centre and Development Office, 91 Pacific Highway, Hornsby (2, 4, 6 and 8-10 The Avenue and 2-6 Unwin Road, Hornsby), item number 782.

The subject site is also located within the "Barker College Heritage Conservation Area" (heritage item C1). It is also located in the vicinity of a number of other listed items, including:

- House and garden, 27-31 Clarke Road, Hornsby, item number 779; and
- House, 1A Clarke Road, Waitara, item number 778.

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.

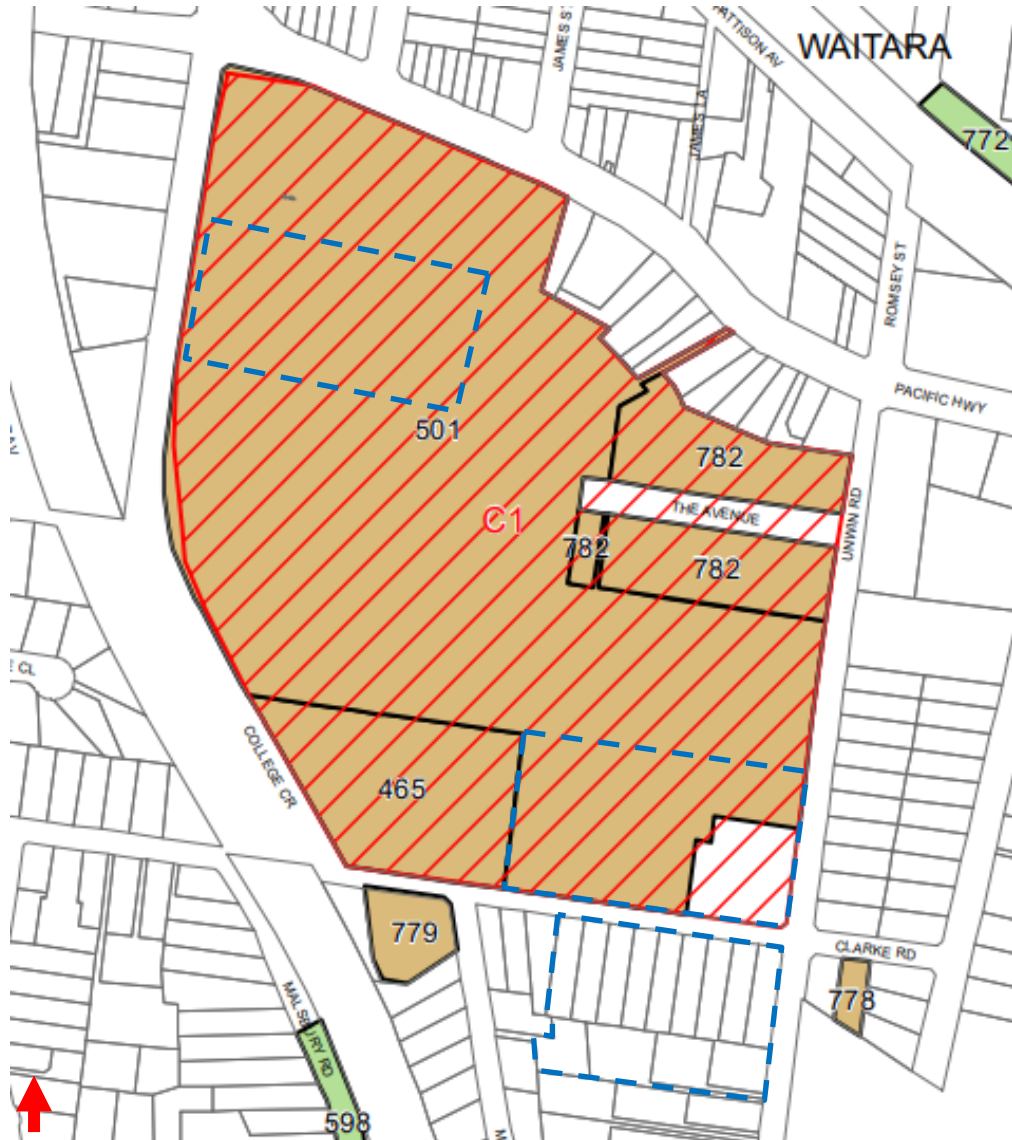


Figure 169: Excerpt from the Hornsby LEP 2013 heritage map. Heritage items are shown brown, and Conservation Areas are hatched red. The approximate locations of the areas of proposed works are edged in blue. (Source: Hornsby LEP 2013, Heritage Map HER_017B)

4.2 SIGNIFICANCE OF THE SUBJECT SITE

The NSW Heritage Database contains the following Statement of Significance for, 'Barker College - group of buildings, grounds and gate,' 91 Pacific Highway, Hornsby, Database No. 1780607:

A good grouping of twentieth century school buildings set in attractive grounds. The different periods and styles are generally well sited and respectful of one another. This includes some very recent well designed modern buildings. The school site also has considerable historical interest. Local significance.

The NSW Heritage Database contains the following Statement of Significance for, 'Barker College Junior School,' College Crescent, Hornsby, Database No. 1780350:

Good example of a large late twentieth century brick school building. Impressive design with long symmetrical layout. Sympathetic with other school buildings. Part of Barker College group (see separate form).

The NSW Heritage Database contains the following Statements of Significance for, 'Barker College - Centenary Design Centre, McCaskill Music Centre and Development Office, 91 Pacific Highway, Hornsby (2, 4, 6 and 8-10 The Avenue and 2-6 Unwin Road, Hornsby),' Database No. 1780348 and 1780349:

Group of two Late Twentieth Century Post-Modern style face brick school buildings. The buildings contribute to the character of the locality as a group through sympathetic scale and consistent quality of face brickwork terracotta tile roofing and concrete colonnades. Part of the Barker College group (see separate form).

Good example of a late Inter-War period brick house. Excellent condition with fine quality sandstone basecourse. Part of the Barker College group (see separate form).

The following Statement of Significance has been sourced from the draft Conservation Management Plan (CMP) prepared by **NBRS** in May 2022:

Barker College has cultural significance at a local level for its historical importance, historical associations, aesthetic values, social associations, as well as for its representativeness.

Founded in 1890, and operating at the current site since 1896, Barker College is historically important as an early private school in Hornsby and for its continuous, uninterrupted use as a school at the same site under the same name since the early 19th Century. It retains a large number of buildings associated with the College's early development, including Stokesleigh (1895-96) Career's Counselling Centre (former 'Telopea' / 'Kia Ora' residence) (built c. 1908 and transferred to Barker College 1926), Carter House (1920), War Memorial Oval (1924), Mothers' War Memorial Pavilion (1925), Main Reception and Administration (1925), Health Centre/Former Staff Quarters (1928), Plume House (1929), Dining Hall (1935-37), No. 2 Playing Fields/Bowman Field (1936-38) and Boyce Hall/Assembly Hall (1937-38). The expansion of the College and its continued use as a school reflects the growth of the region and expansion of Hornsby and that of the surrounding region. The War Memorial Oval (1924), War Memorial Pavilion (1925) and War Memorial Chapel (1956-57) were built to commemorate the services of former students of the College in World War I and World War II.

Barker College has important historical associations with former principals Reverend Henry Plume, W. C. Carter and W.S. Leslie, who were and continue to be seen as important figures in the history of Barker College due to their influence in the early growth of the school. Barker also has significant historical associations with architects and architectural firms who played an important role in the early design of the school site including Howard Joseland, Joseland & Giling, Joseph F. Munnings / Power Adam & Munnings, John K. Shirley & Colvin as well as Fowell, Mansfield & Maclurcan. Their buildings continue to play an important role in the ongoing use of the school.

Barker College is of aesthetic significance as exemplified through the architecture and landscape features of the school site. The site retains a large number of good, intact buildings which illustrate their age and purpose, particularly the buildings which form part of the Heritage Precinct and are associated with the early development of the campus. In particular, Stokesleigh and the Careers Counselling Centre are good examples of Federation Bungalow dwellings and Carter House, the Main Reception and Administration building as well as Plume House are fine examples of school buildings designed in the Inter-War Georgian Revival style. The Mothers' War Memorial pavilion, the Health Centre, the Dining Hall, Boyce Hall and the West Wing are good examples of school buildings designed in the Inter-War Free Classical style. The War Memorial Chapel is a fine example of a church designed in the Post War Ecclesiastical style, and has a high degree of intactness and integrity from its original construction

period, both externally as well as internally. Leslie Hall is a good example of a school building designed in the Late 20th Century International Architectural style, and retains decorative bas-relief panels associated with the creative achievement of Gordon Wolff, who was the school Art Master at the time of the building's construction. Landscaped spaces create an appropriate landscape curtilage to the immediate setting of these buildings. These spaces establish a series of view corridors which support an appreciation of the historic elements on the site, as well as a strengthening of the visual relationship between the buildings. Of high importance is the landscaped area to the north of the Main Reception and Administration building which retains a formal pedestrian pathway connecting the building to the formal school entrance comprising the former Mint building entrance gates.

Barker College is socially significant for the role it has played in educating current and former students and for its uninterrupted use as a school for over 126 years under the same name and on the same site. The school has strong cultural, spiritual and social associations with current and former staff, students and families who value the place and its buildings. The value of Barker College to its community is represented through the Old Barker Association and the Barker College Parents' Association, as well as the Barker College Archives, which have a long association with the school community, remain active in the community and continue to maintain and celebrate the College's history.

Barker College comprises an early Heritage Precinct which is a representative example of a late 19th Century school campus which continues to operate today. The wider Barker College campus is representative of the way in which school sites of the late 19th Century expanded due to a rise in the number of students and the acquisition of adjacent land. The College is also representative of the way in which adjacent allotments containing residential buildings were acquired by private schools in the late 19th Century and early 20th Century for teaching and school related uses. The buildings which comprise the 'heritage precinct' to the northwest corner of the site are an important class of school buildings in the local area constructed in the Federation and Inter-War years and provide a good example of the application of Bungalow, Georgian Revival, and Free Classical architecture to this building typology. The heritage precinct has retained its landscape setting, which supports the use of these buildings for teaching purposes. The War Memorial Chapel is in outstanding condition and a fine example of the Inter War Ecclesiastical architectural style, both externally as well as internally. It retains all of its characteristics which identify it as a chapel for ecclesiastical use.

4.3 SIGNIFICANCE OF THE BARKER COLLEGE CONSERVATION AREA

The NSW Heritage Database contains the following Statement of Significance for the Barker College Heritage Conservation Area, Database No. 1780326:

Group of mostly Inter-War period brick school buildings. Distinguished by unity achieved through consistent scale style and use of materials. Of interest also as individual examples of period architecture. Social and historical significance as a record of Barker College's development at Hornsby. Conservation plan should be prepared for the whole group.

The Hornsby Development Control Plan (DCP) 2013 contains the following Statement of Significance for the Barker College Heritage Conservation Area:

- a. *The Barker College Heritage Conservation Area is significant as a long established educational institution in Hornsby. The college grounds have developed over time with a character achieved through consistent scale, use of materials, architectural style and landscaping.*

- b. *Barker College demonstrates its own history through its character, range of buildings and landscape features, and is appreciated by a community of past and present students, teachers and others associated with the college.*
- c. *The Heritage Conservation Area contributes to the local townscape through its buildings, gardens and prominent trees.*

4.4 SIGNIFICANCE OF ITEMS IN THE VICINITY

The NSW Heritage Database contains the following Statement of Significance for the House and Garden at 29 Clarke Road / 27-31 Clarke Road, Waitara, Database No. 1780352:

Impressive late Federation brick house. Much fine quality detail. Good condition and little altered.

The following Statement of Significance for the House at 1A Clarke Road, Waitara sourced from the NSW Heritage Database, reference number 1780351:

Good example of an early Federation period weatherboard cottage. Fine quality original detail including window hoods and verandah post brackets. Good condition and little altered.

4.5 GRADINGS OF SIGNIFICANCE

The draft CMP prepared by NBRS in May 2022 contains a graded assessment of significance for components of the subject site so that the relative significance of buildings, spaces and elements can be understood for their contribution to the overall cultural significance of Barker College. Different components of a site make a different relative contribution to the site's overall significance. The significance of individual components can only be understood in relation to the role they play in creating and explaining the quality, character, meaning, history and use of the place.

The gradings below are sourced from the draft CMP and are based on the following definitions.

4.5.1 DEFINITIONS

These gradings are based on the gradings included in the Heritage Office's (now NSW Heritage Division) guideline *Assessing Heritage Significance* (2001). An explanation of the gradings used in this assessment is provided below.

EXCEPTIONAL

These spaces/elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity and intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

HIGH

These spaces/elements are of high cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric from later alterations. The integrity of these elements may have been compromised by alteration/modification, but their contribution to the overall significance of the site remains strong.

MODERATE

These spaces/elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

LITTLE

These spaces/elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

INTRUSIVE

These spaces/elements are intrusive to the cultural significance of the subject site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces/elements are damaging to the site's cultural significance.

4.5.2 SIGNIFICANCE GRADINGS TABLE

The following table describes the relative significance gradings of elements and spaces of the site and buildings. This table should be understood in conjunction with the definitions for significance gradings provided above, and is complemented by the diagrams of significance gradings in the following section.

Grading	Building / Site Feature	Specific Element or Space (where required)	Comment (where required)
Exceptional	None	None	No fabric or spaces within the site meet the criteria for Exceptional significance.
High	Landscaped space in front of the Main Reception and Administration building, between Carter House and Plume House	Formal pathway centrally positioned in front of the Main Reception and Administration building which leads to the Pacific Highway pedestrian entrance, framed by 'The Mint Gates'	
	The open landscaped area between Stokesleigh, Carter House, the Dining Hall and West Wing		
	Middle School Quadrangle	The open space between the rear of the Main Reception and Administration building, between the West Wing and Boyce Hall.	The significance of this space is in relation to its open nature to allow views to be retained between the Main Reception and Administration building, the West Wing and Boyce Hall. The bitumen surface of the Middle School Quadrangle is a later feature and not of heritage significance.
	Barker War Memorial Oval		
	Stokesleigh	Building exterior	The exterior building, including its overall form and exterior materials and

			features, are of high significance.
	Careers Counselling Centre	Building exterior	The exterior building, including its overall form and exterior materials and features, apart from the enclosed verandah spaces on the northern and western elevations, are of high significance.
	Careers Counselling Centre	Internal decorative plaster ceilings, original door openings, architraves, timber-panelled door leaves and skirtings.	
	Carter House	Building exterior	The exterior building, including its overall form and exterior materials and features, are of high significance. Although the exterior has been modified, these modifications occurred during a significant period of construction for the building.
	Carter House	Interior - timber-panelled door leaves, timber architraves, early staircase with early timber balustrade, arched openings, exposed timber roof structure	
	Main Reception and Administration	Building exterior	The exterior building, including its overall form and exterior materials and features, are of high significance.
	Main Reception and Administration	Building interior - original and early walls, with associated cornices and skirting boards, door leaves and architraves.	
	Health Centre	Building exterior	The exterior building, including its overall form and exterior materials and features, are of high significance.
	Health Centre	Building interior - early staircase with timber balustrade, layout of the first floor, original and early walls and ceilings	

		with associated cornices and skirtings, door opens and associated architraves.	
	Plume House	Building exterior	The exterior building, including its overall form and exterior materials and features, are of high significance.
	Plume House	Interior - original and early walls, ceilings, cornices, skirtings, door openings, timber-panelled door leaves and architraves	
	Dining Hall	Building exterior and bell	The exterior building, including its overall form and exterior materials and features, are of high significance.
	Dining Hall	Interior - timber-framed doors and general layout of dining area and associated kitchen (noting that the fabric of the kitchen is not of high significance)	
	Boyce Hall	Building Exterior	The exterior of the building, including its overall form and exterior materials and features, are of high significance.
	Boyce Hall	Interior - Upper level layout retaining original hall space and lobby, half-height timber-panelling to internal face of walls, timber-panelled ceiling, light fixtures, timber columns, parquet floor to lobby, metal spiral staircase.	
	The West Wing	Building Exterior	
	The West Wing	Building interior - lower and upper floor layouts, original walls with associated cornices and skirtings arched door openings and original rectangular door openings and architraves and early concrete stair with terrazzo treads.	
	War Memorial Chapel	Exterior and interior	The exterior including its overall form and fabric, as

			well as the interior spaces and fabric are of high significance.
	Leslie Hall	Exterior	The exterior including its overall form and fabric, are of high significance.
	Leslie Hall	Interior	General layout of the hall space.
	War Memorial Pavilion	Exterior and Interior	The exterior including its overall form and fabric, as well as the original layout and spaces of the pavilion are of high significance.
Moderate	Open carpark towards the northeast corner of the site, located to the southwest of the Careers and Counselling Centre, to the northeast of Plume House		Although not part of the original design for the school site, it allows for important views to be retained between buildings and throughout the site.
	Phipps Field		
	Peter Taylor Field		
	Bowman Field		The surface of the field has been modified, but the original space has been retained.
	Careers Counselling Centre	Enclosed verandah spaces on the northern and western elevations	
	OBA stage		
	Rosewood Fields		
Little	Tennis Courts		
	Cricket Nets		
	John Griffiths Courtyard		
	Careers Counselling Centre	Internal, metal-framed and glazed half-height partitions, infilled openings, later joinery	
	Carter House	Interior - stair tread lining to early stair, later stair with metal and glass balustrade, suspended false ceilings, office fitouts, later floor linings.	
	Main Reception and Administration	Building interior - later office and classroom fitouts	

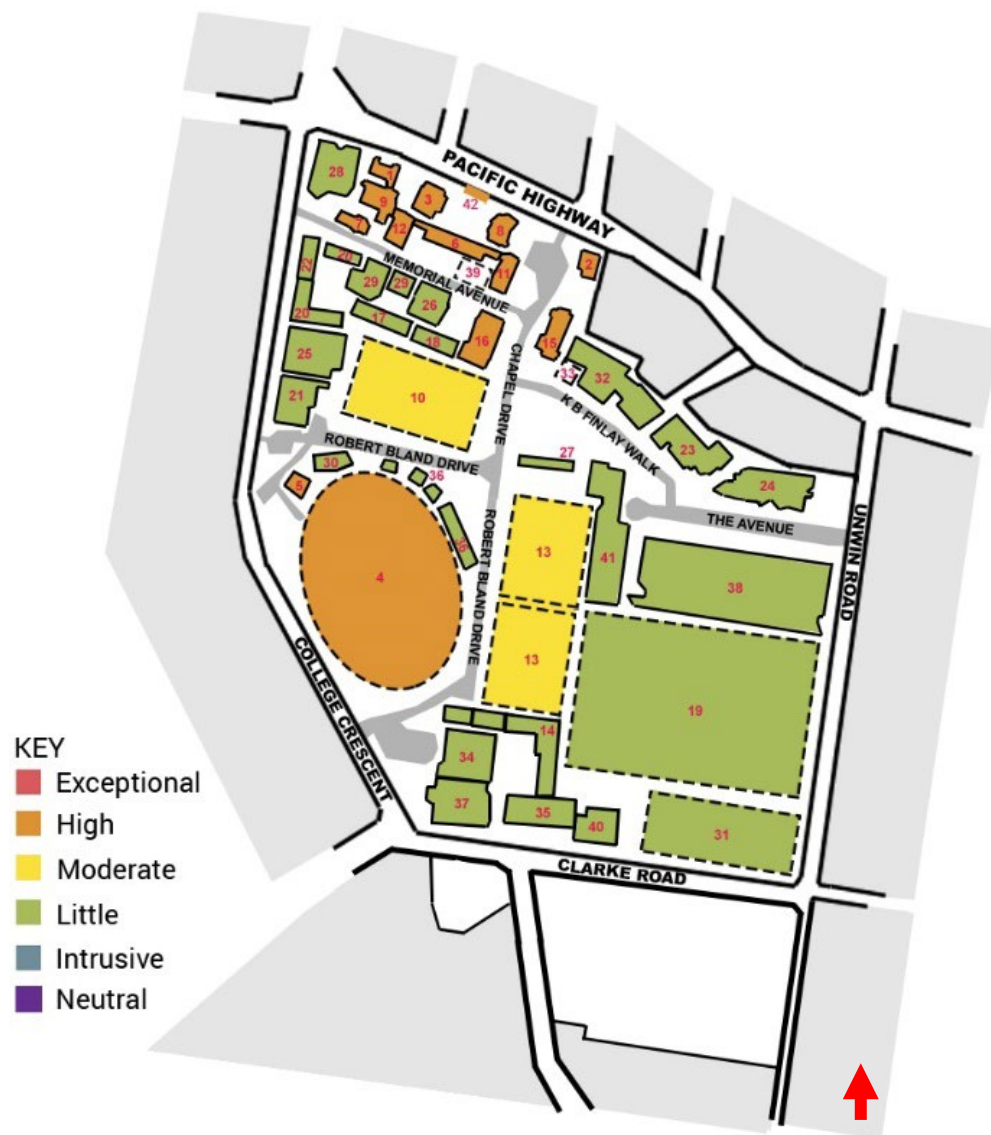
	Health Centre	Interior - later metal railing to early stair, later fitouts to ground level, and later floor linings.	
	Plume House	Interior - new openings, new partitions and floor linings.	
	Dining Hall	Later fitouts including kitchen fitout, floor linings.	
	Boyce Hall	Later carpet to hall area, later fitouts and fixtures to lower floor rooms.	
	The West Wing	Later external metal stair, modified floor layouts with associated new openings and partitions, later carpet linings to the floor, later false ceilings.	
	Junior School Precinct: Kurrajong, E. W. Copeland wing and Copeland Extension, Junior School Classrooms, Enrichment Centre and Junior School Multi-Purpose Hall	Exterior and Interior	The Junior School Classrooms and Enrichment Centre have been compromised by later, less significant modifications and the addition of later buildings including Kurrajong, Copeland, Copeland Extension, and the Junior School Multi-Purpose Hall surrounding the Junior School Classrooms and Enrichment Centre have resulted in the early buildings no longer being legible. The setting of the Junior School Classrooms and Enrichment Centre have also been compromised. These buildings are associated with recent and less significant alterations and additions to the site. Each building does not represent an important turning point in any particular architectural movement.
	Leslie Hall	Interior	Later fitouts, fixtures and furniture.
	C Block	Exterior and Interior	Associated with later development of the site, and has been compromised by later, less significant modifications and its setting has been compromised by adjacent later buildings and landscape elements. Does not represent an important

			turning point in any particular architecture movement.
	Science Quad Building / Library / Library Theatre	Exterior and Interior	Associated with later development of the site, and has been compromised by later, less significant modifications and its setting has been compromised by adjacent later buildings and landscape elements. Does not represent an important turning point in any particular architectural movement.
	Physical Education Centre / David Gamson Centre	Exterior and Interior	Associated with later, significant development on the site.
	McCaskill Music Centre, R.E. Kefford Building and Centenary Design Centre	Exterior and Interior	The buildings are associated with recent and less significant development on the site. These buildings do not represent a pinnacle of an architectural movement, nor a turning point.
	Foundation Aquatic Centre	Exterior and Interior	The building is associated with recent and less significant development on the site. This building does not represent a pinnacle of an architectural movement, nor a turning point.
	Hornsby Hundred Building	Exterior and Interior	The building is associated with recent and less significant development on the site. This building does not represent a pinnacle of an architectural movement, nor a turning point.
	Foundation Science Centre	Exterior and Interior	The building is associated with recent and less significant development on the site. This building does not represent a pinnacle of an architectural movement, nor a turning point.
	The Marks Pavilion	Exterior and Interior	The building is associated with recent and less significant development on the site. This building does not represent a pinnacle of an architectural movement, nor a turning point.
	Blackwell Grandstand and Pods	All fabric and spaces	These structures are associated with recent and less significant development on the site. These structures

			do not represent a pinnacle of an architectural movement, nor a turning point.
	Rosewood Centre	Exterior and Interior	The building is associated with recent and less significant development on the site.
Intrusive	None	None	No fabric or spaces within the site meet the criteria for Intrusive significance.

4.5.3 SIGNIFICANCE GRADINGS DIAGRAM

The following diagram indicates the relative significance of individual elements and spaces of the site and buildings, and is to be understood in conjunction with the table and explanations of the grading categories above.



Building
Number

Building Name

Construction Date

1	'The House' / Stokesleigh	1895 - 96
2	Careers Counselling Centre / 'Telopea' / 'Kia Ora'	Built c.1908, transferred to Barker College 1926
3	Carter House	1920
4	War Memorial Oval	1924
5	Mothers' War Memorial Pavilion	1925
6	Main Reception and Administration	1925
7	Health Centre / Former Staff Quarters	1928
8	Plume House	1929
9	Dining Hall	1935-37
10	No. 2 Playing Fields / Bowman Field	1936-38
11	Boyce Hall / Assembly Hall	1937 - 38
12	West Wing	1947
13	No. 3 and No. 4 Playing Fields / Phipps and Peter Taylor Fields	1947-50
14	Junior School Classrooms and Enrichment Centre	1954 - 55
15	War Memorial Chapel	1956-57
16	Leslie Hall	1965
17	C Block / Science Building Stage 2	1967
18	C Block (extension)	1971
19	Rosewood Playing Fields	1968 - 75
20	Senior School Office Centre / Science Building	1975
21	Physical Education Centre / David Gamson Centre	1975
22	Classroom extension to Senior School / Science Building	1980
23	McCaskill Music Centre	1986 - 87
24	Centenary Design Centre	1991
25	Foundation Aquatic Centre	1994
26	Hornsby Hundred Building	1995
27	OBA Outdoor Stage	1996
28	Foundation Science Centre	2000
29	Secondary School Library / Library Theatre	2002
30	The Marks Pavilion	2002
31	Tennis courts with underground carparking	2007
32	R. E. Kefford Building	2010
33	John Griffiths Courtyard	2010
34	Junior School Multi-Purpose Hall	2011
35	E. W. Copeland Wing	2013
36	Blackwell Grandstand and Pods	2017
37	Kurrajong	2017 - 18
38	Rosewood	2018 - 20
39	Middle School Quadrangle	2019
40	Copeland Wing Extension	2020 - 21
41	Maths and Student Hub	2021 - 22 (under construction)
42	"The Mint" Gates	Relocated to Barker site in 1975 (had originally been constructed for the Sydney Mint in 1855)

Figure 170: Significance Grading Diagram. (Source: NBRS, 2022)

5.0 THE PROPOSAL

The proposed development, designed by Neeson Murcutt + Neille as well as 360 Degrees Landscape Architecture, includes the following:

- Alterations and additions to C Block and Leslie Hall, including:
 - Demolition of existing external landscape features directly to the south of C Block, Leslie Hall and Science Building, including retaining walls, walkways and awnings;
 - Removal of a number of windows and doors along the southern elevations of C Block and Leslie Hall;
 - Addition of a new raised walkway to levels 1 and 2 along the entire length of the southern elevations of C Block and Leslie Hall;
 - Addition of a new awning structure over the new raised walkway to the south of C Block and Leslie Hall;
 - Addition of a new lift within a space located to the southeast corner of the Science Building, and to the southwest corner of C Block, in the place of one of the removed stairs;
 - Addition of a new stair in the place of a removed stair located between C Block and Leslie Hall;
 - Addition of a bridge connection and new stair in the place of a removed stair, providing access to the raised walkway from Chapel Drive;
 - Addition of a new lift to the southeast corner of Leslie Hall;
 - Addition of new doors and windows located along the southern elevations of C Block and Leslie Hall;
 - Addition of new mechanical plant in re-purposed plant room and addition of toilets within an existing internal room located with Leslie Hall;
 - Addition of a new accessible WC within Leslie Hall;
 - Addition of a new walkway providing DDA access to the existing, northern elevation of the C Block walkway;
 - Addition of a new code compliant surface to the existing walkway along the western elevation of Leslie Hall;
 - Extension of existing stair to the northwest of Leslie Hall, involving the addition of an additional tread and landing with associated compliant stair nosings, tactiles, and handrails.
- Addition of a new Aquatics Centre in the place of the existing open air tennis courts to the southeast corner of the main school campus site;
- Addition of a new Maintenance Building and Co-Curricular Performing Arts and Exam Centre to the south of Clarke Road and to the west of Unwin Road, in the place of the existing Former Barker College Pre-School building, Maintenance Facility building, Prep School Carpark as well as the existing dwellings located at no.'s 1, 3, 5, 7 and 9 Clarke Road.
- Addition of new landscaping to the north of Bowman Field and to the south of C Block and Leslie Hall, including re-surfacing of existing walkways, new plantings, new outdoor seating and a new ramp connection from the walkway located to the south of C Block to Bowman Field
- Addition of new landscaping to the south of the Centenary Design Centre, McCaskill Music Centre, including the addition of new seating, paving and plantings;
- Addition of new landscaping surrounding the Phipps Taylor Field, including the addition of new plantings, pathways, as well as benches and timber platforms for spectator seating;
- Addition of new landscaping surrounding the new Aquatics and Tennis Centre including new shot put and discus throw court, pathways, pedestrian entry with gates from Clarke Road, vehicular entry, garden beds and plantings; and
- Addition of new landscaping surrounding the new Co-Curricular Performing Arts and Exam Centre, including pedestrian pathways, entry gate to Clarke Road, paved forecourt, vehicular entries and plantings.

The aim of the proposal is to expand and improve existing classroom facilities as well as provide better access throughout the site in order to meet current code requirements in relation to access.



Figure 171: Site plan, showing the areas of proposed works highlighted in yellow and blue. (Source: Neeson Murcutt + Neille)



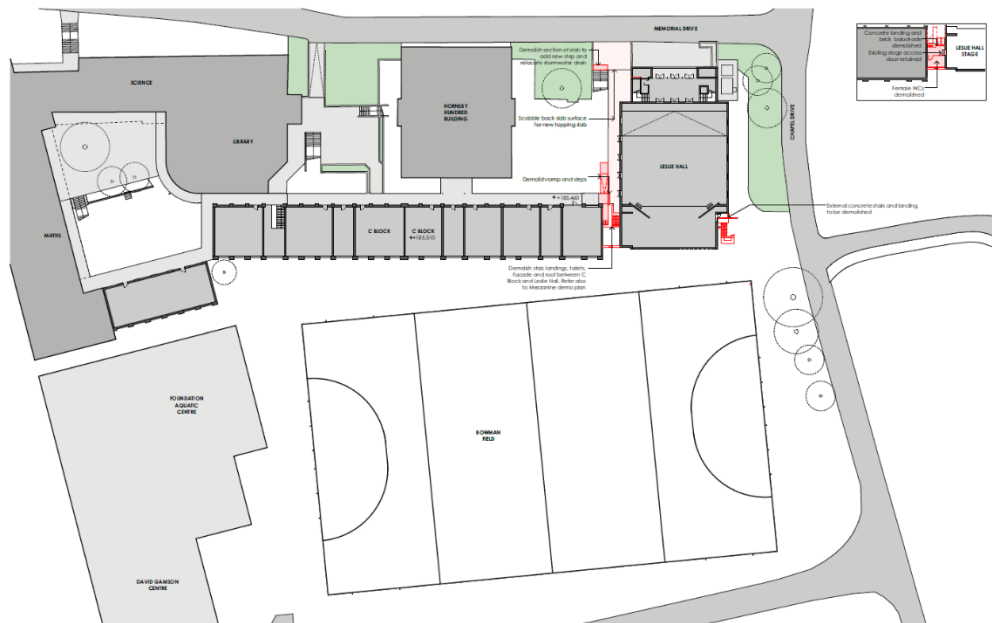


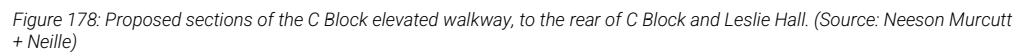
Figure 174: Level 3 demolition plan, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)



Figure 175: Proposed Level 1 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)

Figure 176: Proposed Level 2 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)

Figure 177: Proposed Level 3 of the C Block elevated walkway, to the rear of C Block and Leslie Hall. (Source: Neeson Murcutt + Neille)



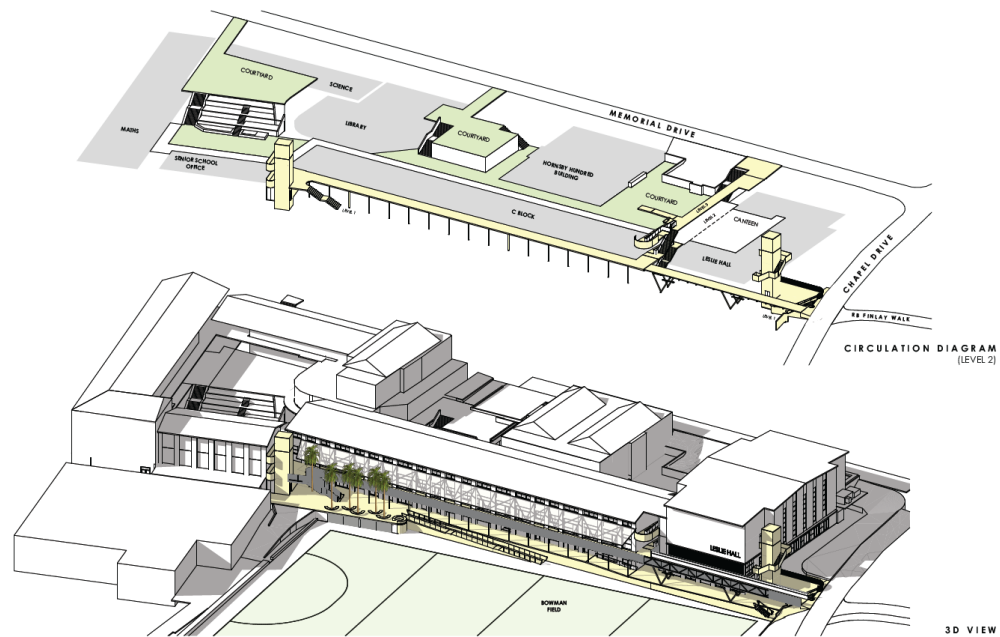


Figure 180: Proposed perspective of the C-Block Elevated Walkway. (Source: Neeson Murcutt + Neille)

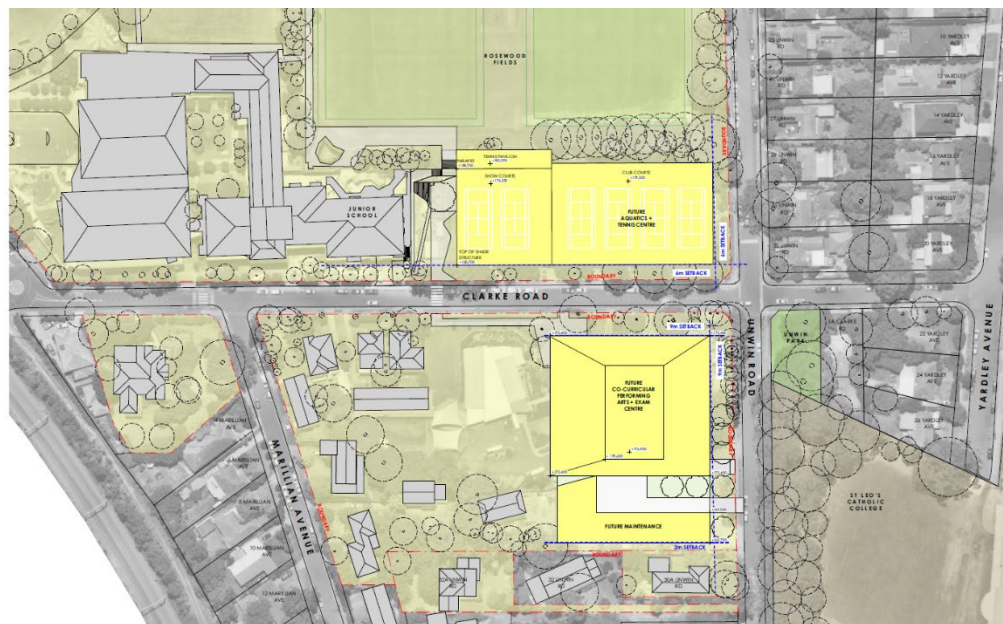


Figure 181: Proposed site plan, showing the location of the future Aquatics and Tennis Centre, Future Co-Curricular Performing Arts and Exam Centre and Future Maintenance. (Source: Neeson Murcutt + Neille)

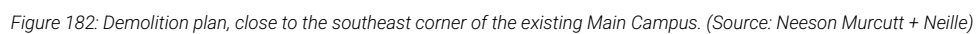




Figure 184: Proposed elevations of the proposed new Aquatics and Tennis Centre at the southeast corner of the main campus site. (Source: Neeson Murcutt + Neille)

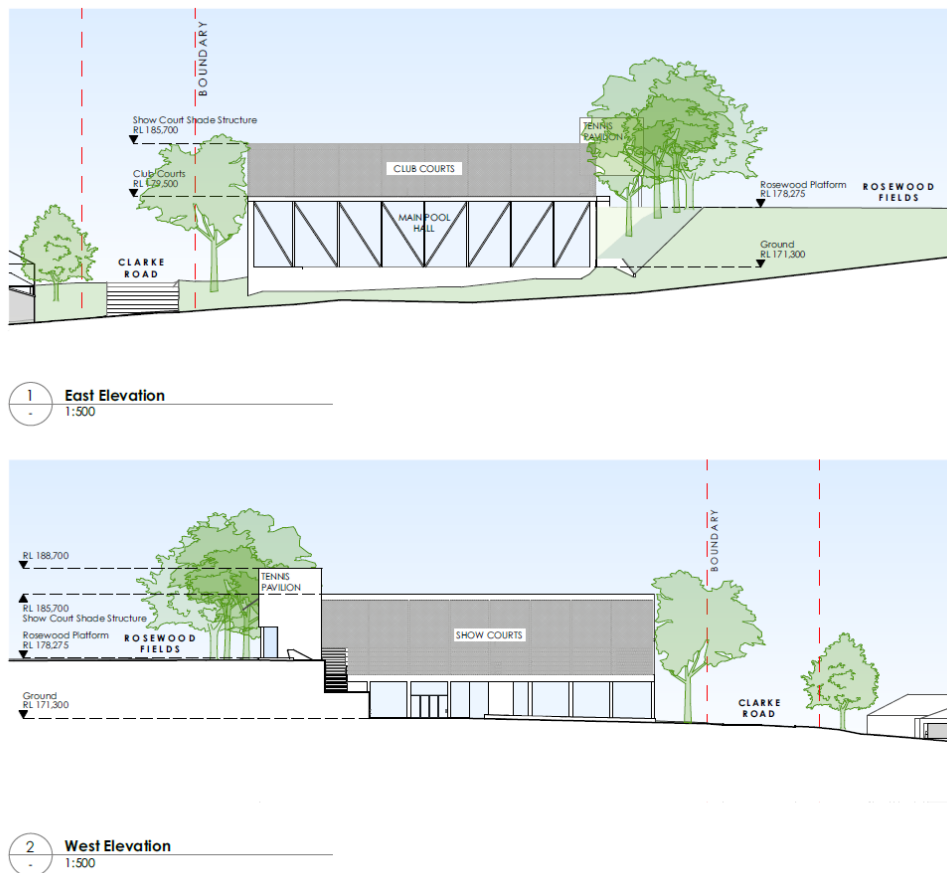


Figure 185: Proposed elevations of the proposed new Aquatics and Tennis Centre at the southeast corner of the main campus site. (Source: Neeson Murcutt + Neille)

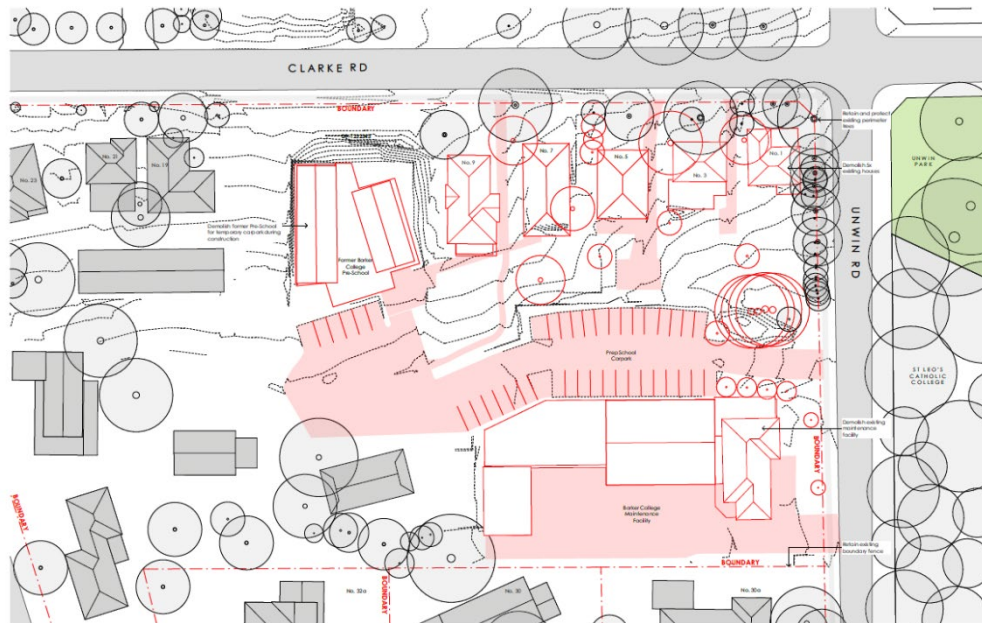


Figure 186: Plan showing the proposed demolition to the south of Clarke Road. (Source: Neeson Murcutt + Neille)

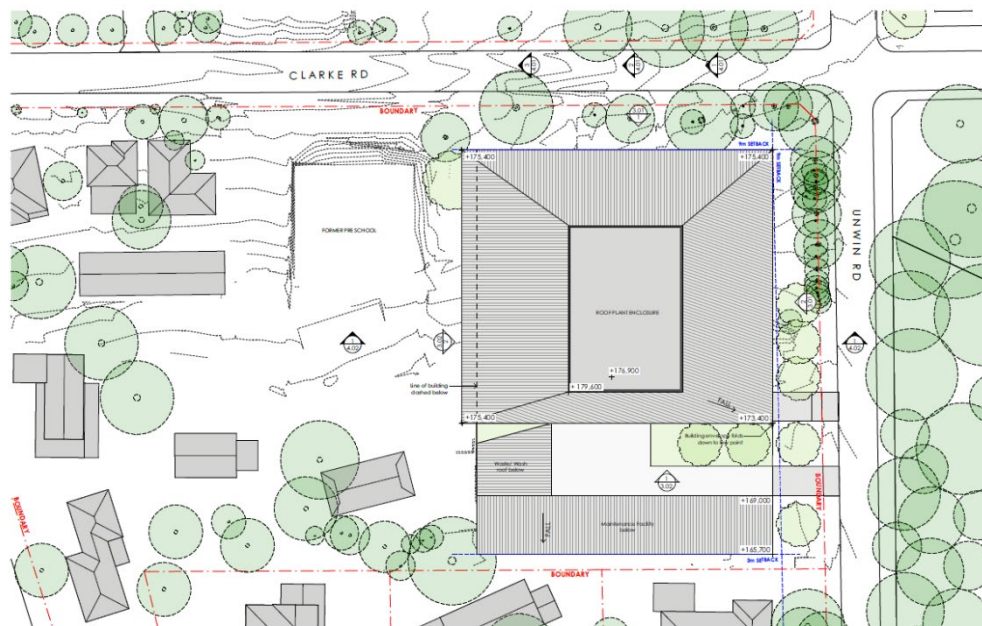


Figure 187: Plan showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille)

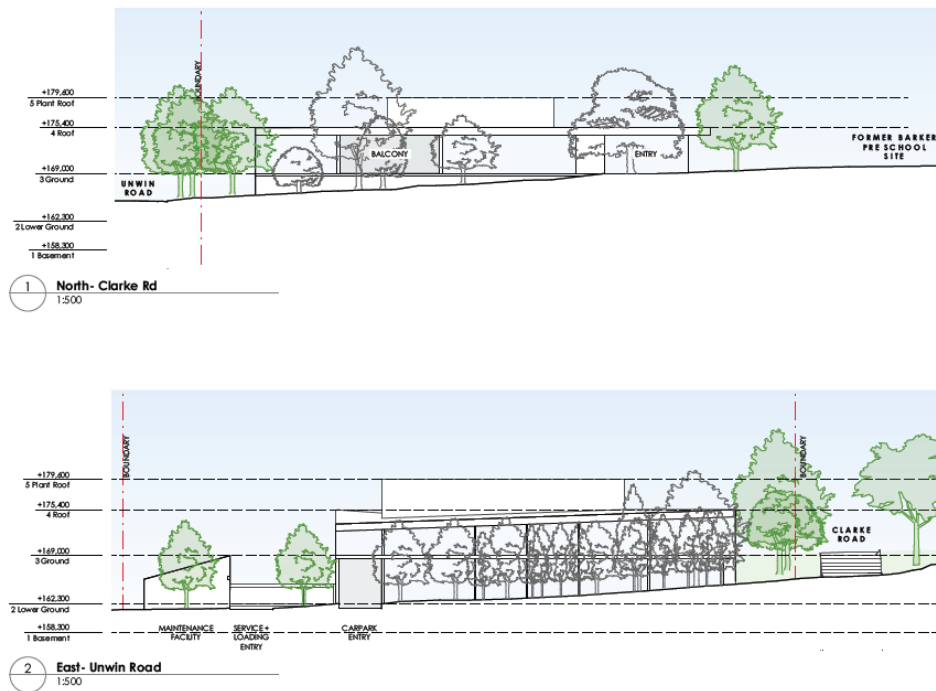


Figure 188: Elevations showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille)

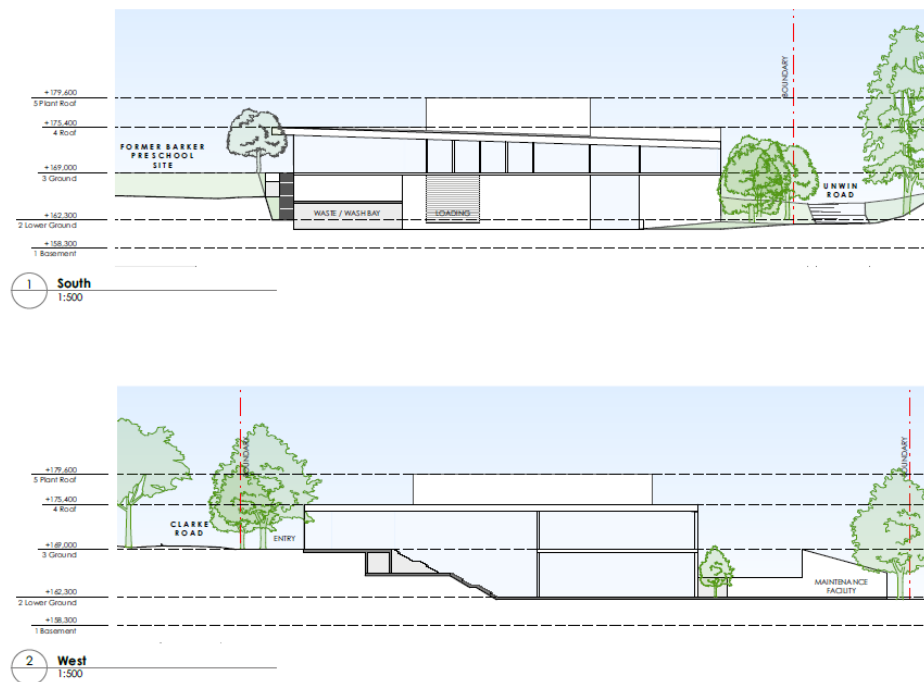


Figure 189: Elevations showing proposed additions to the south of Clarke Road. (Source: Neeson Murcutt + Neille)



Figure 190: Proposed landscape works to the north of Bowman Field. (Source: 360 Degrees Landscape Architecture)

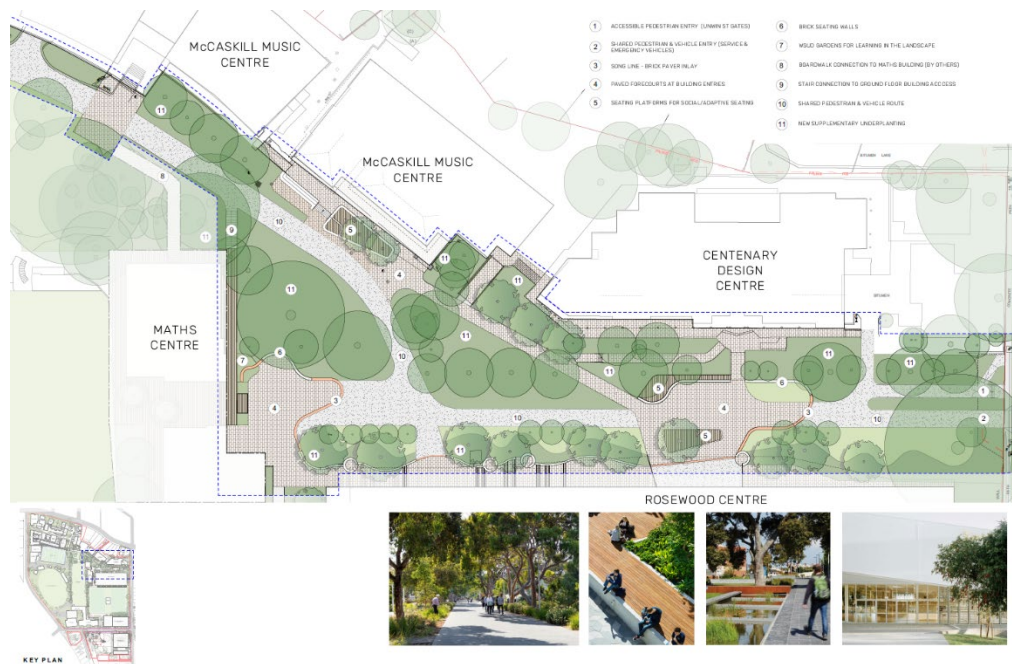


Figure 191: Proposed landscape works to the south of the Centenary Design Centre. (Source: 360 Degrees Landscape Architecture)

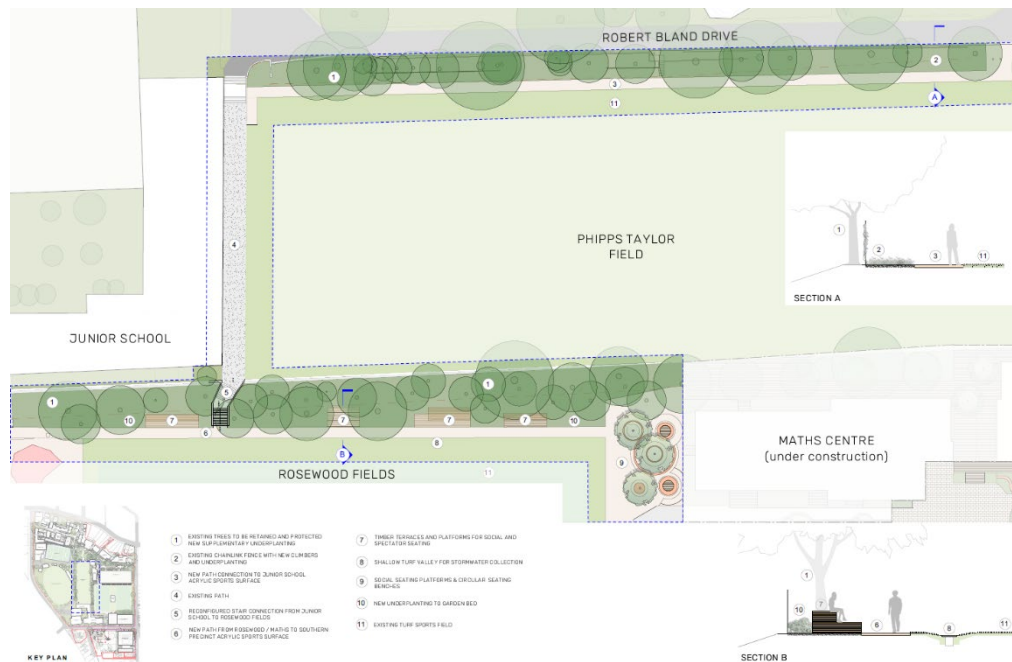


Figure 192: Proposed landscape works surrounding the Phipps Taylor Field. (Source: 360 Degrees Landscape Architecture)



Figure 193: Proposed landscape works surrounding the proposed new Aquatics and Tennis Centre. (Source: 360 Degrees Landscape Architecture)

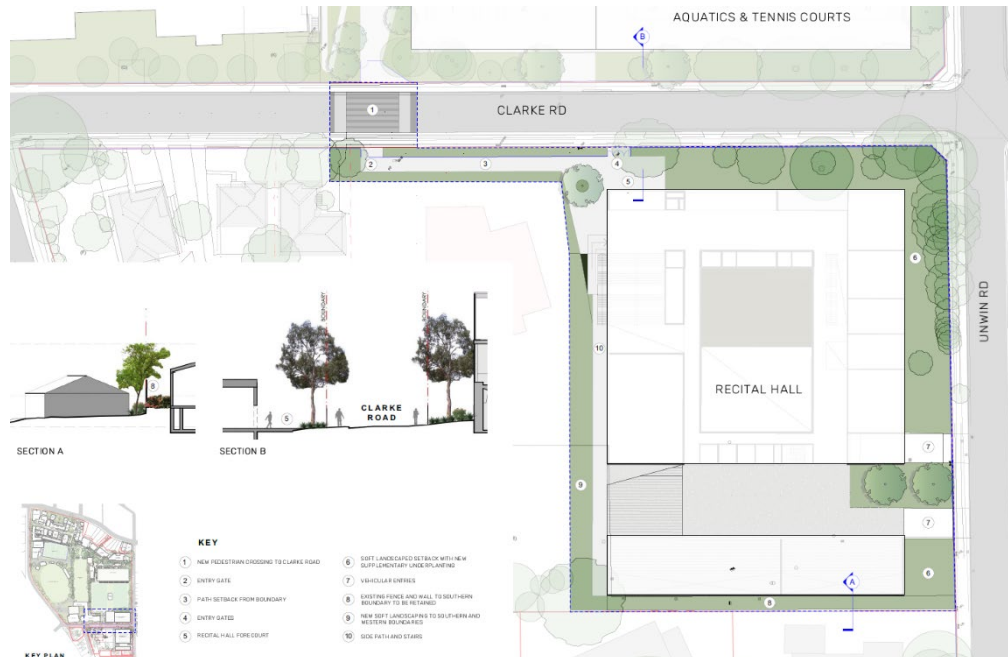


Figure 194: Proposed landscape works surrounding the proposed new Co-Curricular Performing Arts and Exam Centre to the south of Clarke Road. (Source: 360 Degrees Landscape Architecture)

5.1 DOCUMENTATION EVALUATED

The architectural drawings, prepared by Neeson Murcutt + Neille, which were included as part of the drawing package titled, "Barker College: SSDA Projects" dated 25th May 2022, were reviewed as part of the preparation of this report:

The landscape drawings, prepared by 360 Degrees Landscape Architecture, which were included as part of the drawing package titled, "Barker College, 91 Pacific Hwy Hornsby NSW, Landscape Documentation" dated 13th May 2022, were reviewed as part of the preparation of this report:

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 *Hornsby Local Environmental Plan (LEP) 2013*, the *Hornsby Development Control Plan (DCP) 2013* 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. This report also assesses the proposal against the policies established in the draft Conservation Management Plan (CMP) for the site, prepared by NBRS, dated May 2022.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

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

18. Environmental Heritage

- Where there is potential for direct or indirect impacts as a result of the concept development on the heritage significance of items of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.

Note that this report does not include an Archaeological Assessment.

PROPOSED WORKS	HERITAGE IMPACT
Retention of the exterior form of all of the buildings identified as being of High significance in the draft CMP, prepared by NBRS in 2022, including Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, Leslie Hall, the War Memorial Chapel and the Mothers' War Memorial Pavilion.	<ul style="list-style-type: none"> • Positive heritage impact <p>The retention of the form of all the buildings identified as being of high significance, supports the protection of historically and aesthetically significant fabric of the buildings which contribute to an understanding of the heritage items on the site, as well as the surrounding Conservation Area.</p>
<p>Alterations and Additions to later, non-significant fabric, including:</p> <ul style="list-style-type: none"> - Demolition of existing external landscape features directly to the south of C Block, Leslie Hall and Science Building, including retaining walls, walkways and awnings; - Addition of new landscaping to the north of Bowman Field and to the south of C Block and Leslie Hall, including re-surfacing of existing walkways, new plantings, new outdoor seating and a new ramp connection from the walkway located to the south of C Block to Bowman Field; 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The removal of later landscape features is acceptable as these works involve the removal of later, non-significant fabric and landscape features of the site, or spaces which have already undergone change.</p> <p>None of these works involve changes to the form or facades of the buildings which have been identified as high significance in the draft CMP, to ensure their historical significance continues to be understood and their aesthetic significance appreciated.</p>

<ul style="list-style-type: none"> - Addition of new landscaping to the south of the Centenary Design Centre, McCaskill Music Centre, including the addition of new seating, paving and plantings; - Addition of new landscaping surrounding the Phipps Taylor Field, including the addition of new plantings, pathways, as well as benches and timber platforms for spectator seating; - Addition of new landscaping surrounding the new Aquatics and Tennis Centre including new shot put and discus throw court, pathways, pedestrian entry with gates from Clarke Road, vehicular entry, garden beds and plantings; - Addition of new landscaping surrounding the new Co-Curricular Performing Arts and Exam Centre, including pedestrian pathways, entry gate to Clarke Road, paved forecourt, vehicular entries and plantings; - Extension of existing stair to the northwest of Leslie Hall, involving the addition of an additional tread and landing with associated compliant stair nosings, tactiles, and handrails; and - Addition of a new walkway providing DDA access to the existing, northern elevation of the C Block walkway. 	<p>The addition of new surfaces to existing surfaces will not alter the form and design of early landscape features of the site.</p> <p>The addition of new landscaping surrounding the new Aquatics and Tennis Centre as well as the new Co-Curricular Performing Arts and Exam Centre are located in areas of the site which are located well away from any significant built or landscape features and will therefore not affect any features which have been identified as being of high significance in the draft CMP. All other new plantings and landscape features will add to the landscaped setting of the site. New landscape features and new walkways will be of an appropriate size and footprint, to ensure views to, from and throughout the site are retained. Thus, the contribution the site makes to the surrounding Conservation Area, and the relationship the site has with heritage items in the vicinity, will also be retained.</p>
<ul style="list-style-type: none"> - Addition of a new stair in the place of a removed stair located between C Block and Leslie Hall; and - Addition of a new lift within a space located to the southeast corner of the Science Building, and to the southwest corner of C Block, in the place of one of the removed stairs. 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>These changes are necessary in order to meet compliance requirements associated with access.</p> <p>The removal of the existing sets of stairs is acceptable as it involves the removal of non-significant fabric.</p> <p>The new stair in the place of the removed stair between C Block and Leslie Hall will be located in the same location as the existing stair, and will be of a similar design. The stair be designed in a such a manner as to be identifiably new, yet, it will not detract from an understanding of the historical significance of Leslie Hall, nor the appreciation of the aesthetic qualities of the Hall.</p>

	<p>The addition of a new lift within a space located to the southeast corner of the Science building and to the southwest corner of C Block, will be located in an area which does not contain any fabric of high significance. The new lift will be of an appropriate scale and height to ensure it does not overpower the reading of significant features on the site. It will be designed and detailed to be identifiably contemporary, to ensure original and early significant features of the College remain legible. The contribution this part of the site makes to the surrounding Conservation Area, and the site's relationship with heritage items in the vicinity, will also therefore be retained.</p>
<ul style="list-style-type: none"> - Removal of of a number of windows and doors along the southern elevations of C Block and Leslie Hall; - Addition of new doors and windows located along the southern elevations of C Block and Leslie Hall; - Addition of new mechanical plant in re-purposed plant room and addition of toilets within an existing internal room located with Leslie Hall; and - Addition of a new accessible WC within Leslie Hall. 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>C Block is identified as being of Little significance and as such, any alterations to the building will not involve the changes to early or original significant features. New windows and doors along the southern elevation of C Block will be identifiably new and will be of an appropriate scale and height that they do not overpower the reading of adjacent significant fabric, such as the exterior facades of Leslie Hall.</p> <p>Leslie Hall is identified as being of High significance. The addition of a new accessible WC in the northwest corner of level 3 of the Hall is a necessary addition in order to meet code compliance in relation to accessibility. The new bathroom is located in an area of the Hall away from the main throughfare through the internal spaces of the hall. The existing spaces within the southern portion of the lower levels of the Hall, including the plant room and locker room, do not contain any existing fitouts or fixtures which contribute to an understanding of the significance of Leslie Hall. As such, their removal is acceptable from a heritage perspective. The addition of new fitouts to these existing rooms will be identifiably new, to ensure adjacent significant remains legible. Overall, the internal changes to Leslie Hall are minor in scope, and to do alter the original layout and design of the original Hall, particularly the lobby and main auditorium space and stage area. All works to the interior of Leslie Hall will not be visible from the exterior, and as such, will not impact upon the external facades of the Hall, the surrounding</p>

	<p>Conservation Area, nor heritage items in the vicinity.</p> <p>Whilst a small number of windows located towards the southern elevation of Leslie Hall will be altered or removed, these demolition works have been minimised as much as possible and are necessary for the ongoing use of the place. The alterations and additions to Leslie Hall are located away from the significant primary façade of the building to the north, which retains original features such as the significant bas-relief panels. The overall form of Leslie Hall will remain legible. The new windows and doors along the southern façade of Leslie Hall will be identifiably new at close inspection, but will not overpower the reading of the southern façade of the Hall. In turn, the overall significance of the surrounding Conservation Area will be retained, and the site will continue to have a positive relationship with heritage items in the vicinity.</p>
<ul style="list-style-type: none"> - Addition of a new raised walkway to levels 1 and 2 along the entire length of the southern elevations of C Block and Leslie Hall; and - Addition of a new awning structure over the new raised walkway to the south of C Block and Leslie Hall; and - Addition of a new lift to the southeast corner of Leslie Hall. 	<ul style="list-style-type: none"> • Acceptable heritage impact <p>Alterations and additions to C Block are acceptable as they involve changes to fabric of Little significance, which do not contribute to an understanding of the significance of the overall site.</p> <p>Whilst the new raised walkway and lift will be connected to fabric of High significance associated with Leslie Hall, this addition is necessary in order for the site to meet code compliance in relation to access.</p> <p>The new raised walkway and new lift are located away from the "Heritage Precinct" located towards the northwest portion of the site, as well as away from the significant primary (northern) façade of the building, which retains original features such as the significant bas-relief panels. As such, the significant features associated with the College site and Hall, will remain legible.</p> <p>The new raised walkway and lift will be articulated as separate structures, compared to the Hall. The new raised walkway will also be identifiably new through the use of contemporary materials, which will ensure that the original form of Leslie Hall remains legible.</p>

	<p>The new lift and walkway will sit below the height of Leslie Hall, and will therefore, not overpower the reading of the Hall. Views to, from and throughout the site and Conservation Area, as well as to and from heritage items in the vicinity, will be retained.</p>
<p>Addition of a new Aquatics and Tennis Centre in the place of the existing open air tennis courts to the southeast corner of the main school campus site</p>	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The removal of the existing open air tennis courts and surrounding landscape features to the southeast portion of the main school campus involves the removal of non-significant, later fabric.</p> <p>Due to the distance between the 'Heritage Precinct' located within the northwest corner of the main school campus, and the location of the proposed new Aquatics and Tennis Centre towards the southeast corner of the main school campus, there will be no physical or visual impacts which will alter the appreciation of the character and significance of the buildings and landscape features on the site which have been identified as being of High significance within the draft CMP.</p> <p>The new Aquatics and Tennis Centre building will have an articulated form that takes advantage of the topography of the site, and will be built into the existing slope, which will reduce the overall bulk of the new building. This will ensure that the new building does not overpower the reading of more historic dwellings in the surrounding streetscape. The addition of a new school building which is in keeping with the height of other school buildings, particularly those which adjoin the new Aquatics and Tennis Centre directly to the west, will ensure it reads alongside other, contemporary school buildings along Clarke Road. As such, the proposal will not have an adverse impact upon views to and from heritage items in the vicinity, and the overall significance and character of the surrounding Conservation Area will be retained.</p>
<p>Addition of a new Maintenance Building and Co-Curricular Performing Arts and Exam Centre to the south of Clarke Road and to the west of Unwin Road, in the place of the existing Former Barker College Pre-School building, Maintenance Facility building, Prep School Carpark as</p>	<ul style="list-style-type: none"> • Acceptable heritage impact <p>The removal of the existing Maintenance Facility building, existing Former Barker College Pre-School building and Prep School Carpark, involves the removal of non-significant, later fabric.</p>

<p>well as the existing dwellings located at no.'s 1, 3, 5, 7 and 9 Clarke Road.</p>	<p>Due to the distance between the 'Heritage Precinct' located within the northwest corner of the main school campus, and the location of the proposed new Maintenance Building and Co-Curricular Performing Arts and Exam Centre to the south of Clarke Road, there will be no physical or visual impacts which will alter the appreciation of the character and significance of the buildings and landscape features on the site which have been identified as being of High significance within the draft CMP.</p> <p>The new Maintenance Building and Co-Curricular Performing Arts and Exam Centre buildings will each have an articulated form that takes advantage of the topography of the site, and will be built into the existing slope, which will reduce the overall bulk of the new building. This will also reduce the height of the proposed buildings, particularly those which will front Clarke Road. In particular, the new buildings will present as just over one-storey towards Clarke Road. This will ensure that the new building does not overpower the reading of more historic dwellings in the surrounding streetscape. The addition of a new school building which is in keeping with the height of other school buildings, particularly those directly to the north on the opposite side of Clarke Road, as well as the height of the existing Maintenance Facility building, existing Former Barker College Pre-School building, will ensure it reads alongside other, contemporary school buildings along Clarke Road and Unwin Road. As such, the proposal will not have an adverse impact upon views to and from heritage items in the vicinity, and the overall significance and character of the surrounding Conservation Area will be retained.</p>
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6.3 EVALUATION AGAINST CMP POLICIES

The proposal is assessed below against the relevant policies set out in the draft Conservation Management Plan (CMP) for the site, prepared by NBRS, dated May 2022, and included in italics below:

CMP Policies		Comment
Policy Number	Policy	
4	<i>Retention of Place</i> <i>The buildings on the site should be retained and conserved in such a way as retains the established cultural significance of the place.</i>	The buildings which are of high significance, which make an important contribution to an understanding of the significance of the place, will be retained.
13	<i>Existing Structures</i> <i>The existing structures on the site, including Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion, should be retained.</i>	Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion, will be retained.
14	<i>New Structures</i> <i>New structures on the site should be sited and designed so that the visual prominence of Stokesleigh, the Careers and Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion, are retained. Siting, form, size and orientation of new structures should ensure that the significant elevations of the buildings of high significance remain visible.</i>	New buildings proposed to the site are located to the southeast corner of the main school campus site and to the south of Clarke Road, well away from Stokesleigh, the Careers and Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion. As such, due to the distance between these buildings of high significance and the new buildings on the site, as well as due to the height of the new buildings, the significant elevations of the buildings of high significance, will remain visible.
15	<i>Views</i> <i>Changes to the site, including additions, alterations, new structures and landscaping, should not obscure views to and from Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion.</i>	Views to and from buildings of high significance will be retained. The proposal does not include the addition of any structures or landscape features which will alter views to or from the building.

16	<p><i>Landscaped Areas</i> <i>Significant landscape elements including the landscaped space in front of the Main Reception building, the open landscaped area between Stokesleigh, Carter House, the Dining Hall and West Wing, and the open nature of the Middle School Quadrangle to the south of the Main Reception and Administration building, should be retained.</i></p>	Significant landscape areas will be retained, and new landscape works have been located within other, less significant areas of the site.
18	<p><i>New Fences</i> <i>If new fences are required, they should be designed to ensure minimal visual impact on the character of the place, and should be constructed in sympathetic materials. These should be designed in consultation with a heritage consultant.</i></p>	New fences are located well away from buildings and landscape features on the site which are of high significance.
21	<p><i>Fabric of High Significance</i> <i>Fabric of High Significance should be retained and conserved. Adaptation in order to preserve fabric, carried out in accordance with the Burra Charter guidelines, may also be acceptable, provided the change is compatible with retaining the overall significance of the place.</i></p>	Minor changes to Leslie Hall are acceptable, as the changes ensure the overall significance of the School site, is retained. All other fabric of high significance will be retained and conserved.
22	<p><i>Fabric of Moderate Significance</i> <i>Fabric of Moderate Significance may be preserved, restored, reconstructed or adapted to assist in ensuring the continual use and security of the building, provided that no adverse effect is created to more significant fabric. Work involving the reduction or removal of a particular element may be acceptable where it is necessary for the proper function of the place and does not reduce the overall significance of the place.</i></p>	The proposal includes the adaptation of fabric and spaces of moderate significance, in order to allow for the ongoing use of the place. All fabric of High significance will be retained where possible. Whilst a small number of windows and a stair located towards the southern elevation of Leslie Hall will be altered or removed, these demolition works have been minimised as much as possible and are necessary in order to make way for a new walkway, which will allow the school to achieve access requirements. The alterations and additions to Leslie Hall are located away from the significant primary façade of the building to the north, which retains original features such as the significant bas-relief panels. The overall form of Leslie Hall will remain legible.
23	<p><i>Fabric of Little Significance</i></p>	The proposal includes the removal and adaptation of fabric and spaces

	<i>Fabric of Little Significance may be retained or removed, provided that no adverse effect is created to more significant fabric. Where fabric is proposed for removal, the aim of this removal should be to enhance the established values of the place, and to ensure its continual use, amenity and security.</i>	of little significance. New additions in the place of the removed or altered fabric of little significance will ensure the continued use, amenity and security of the place. The overall significance of the place will not be diminished as a result of removing fabric of little significance.
24	<i>Removal of Significant Fabric</i> <i>Fabric of High significance shall only be considered for removal or alteration where there is no alternative which would ensure the ongoing conservation of the place. Decisions regarding this action should take into account the use and significance of the place as a whole in evaluating alternative action and such evaluation should always involve appropriate input from conservation professionals experienced in the relevant area of expertise.</i>	All fabric of High significance will be retained where possible. Whilst a small number of windows and a stair located towards the southern elevation of Leslie Hall with be altered or removed, these demolition works have been minimised as much as possible and are necessary in order to make way for a new walkway, which will allow the school to achieve access requirements. The alterations and additions to Leslie Hall are located away from the significant primary façade of the building to the north, which retains original features such as the significant bas-relief panels. The overall form of Leslie Hall will remain legible. The advice of NBRS Heritage Consultants were sought during the concept design process.
25	<i>Removal of Moderate Fabric</i> <i>Surviving building fabric and original contents of the building nominated in this Conservation Management Plan as being of moderate significance shall only be considered for removal or alteration where there is no appropriate alternative. Decisions regarding this action should take into consideration the use and significance of the place as a whole in evaluating alternative action and such evaluation will always involve appropriate input from conservation professionals experienced in the relevant area of expertise.</i>	The proposal involves alterations to fabric of moderate significance, in order to ensure the ongoing use of the place. The overall significance of the place will not be diminished by these alterations. The advice of NBRS Heritage Consultants were sought during the concept design process.
28	<i>Retention of Form</i> <i>Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial</i>	The overall form of Stokesleigh, the Careers Counselling Centre, Carter House, the Main Reception and Administration, the Health Centre, Plume House, the Dining Hall, Boyce Hall, the West Wing, the War Memorial Chapel, Leslie Hall and the Mothers' War Memorial Pavilion, will

	<i>Pavilion, should retain their overall form and external works should be restricted to preservation, restoration and reconstruction. Proposed work which may have an adverse impact on the exterior form and qualities of the buildings is unacceptable.</i>	be retained as part of the proposed works, and will therefore remain legible.
29	<i>New Openings</i> <i>No new external openings shall be permitted in fabric identified as being of High significance, except as part of reconstructive works to re-establish former openings where they have been blocked up. This also applies to formerly external walls which are now internal. In the case of these reconstructive works, sufficient evidence of the former opening and its configuration must be available. In all other cases, modification of openings in fabric of Exceptional or High significance, or any fabric contained within these openings, should be limited to maintenance and repair works.</i>	The addition of new, external openings to fabric identified as being of high significance, has been limited as much as possible. The addition of new openings to Leslie Hall, are limited to the removal of a small number of windows, and the removal of a small portion of fabric of high significance to create new openings and to convert existing window openings into door openings. These works are essential in order to ensure the ongoing use of the place. The overall significance of the place will be retained.
30	<i>Adaptation</i> <i>Limited adaptation that does not adversely affect the character or significance of the place as a whole may be permitted in areas of lowest significance. External adaptation to areas of High or Moderate significance is not acceptable.</i>	Works to the site have been located in areas of little significance as much as possible. The proposal involves minimal adaptation that will not have a negative impact upon the character of overall significance of the place.
49	<i>Spaces of High Significance</i> <i>Spaces of High Significance should be retained in their existing configuration. Minor alterations may be acceptable, provided that the overall configuration of the space is retained and its character and value preserved. If spaces of High significance have been affected by previous Intrusive alterations and additions, Intrusive elements should be removed. Excepting this, proposed works to these spaces should be limited to maintenance and repair of damaged fabric.</i>	Spaces of high significance will be retained, ensuring they continue to be understood and appreciated. New additions will be designed and detailed in a contemporary way in order to ensure fabric of high significance remains legible.
49	<i>Spaces of Moderate Significance</i> <i>Spaces of Moderate Significance may be altered, provided that alterations do</i>	The proposal involves changes to spaces of Moderate Significance, and are necessary in order to ensure the

	<i>not reduce the overall significance of the place. Additions to these spaces may be acceptable, provided that their construction does not result in damage to fabric of Exceptional or High significance, and does not detract from the character, value and significance of spaces of Exceptional or High significance. Alterations and additions to spaces of Moderate significance should be aimed at preserving the significance of the place and ensuring its continual use, amenity and security.</i>	continual use and amenity of the place. The alterations and additions to spaces of Moderate Significance will not result in damage to fabric of High significance, and the overall character and significance of spaces of High significance, will be retained.
51	<i>Spaces of Little Significance</i> <i>Spaces of Little Significance may be altered and additions to them constructed in order to ensure the continual use, amenity and security of the place. Alterations and additions to these spaces should not result in damage to fabric of Exceptional or High significance, and should not detract from the character, value and significance of spaces of Exceptional or High significance.</i>	The proposal involves alterations and additions to spaces of little significance, and are necessary in order to ensure the continued use and amenity of the place. These changes to spaces of little significance will not result in damage to fabric or spaces of high significance.
66	<i>New Work</i> <i>New work should be identifiable as new, either through a differentiation of design and detailing or, in the case of reconstructed works, date stamping.</i>	New additions to the site will be identifiable as new construction through the use of contemporary materials and detailing.
68	<i>Siting of New Structures</i> <i>New structures on the site should not be conceived as extensions or additions to the existing buildings and should be designed as separate elements, distanced from the existing buildings and physically unattached to them.</i>	New structures on the site will be designed as separate elements from existing buildings of high significance, or will be located well away from any buildings identified as being of high significance.
69	<i>Siting of New Structures – Views</i> <i>New structures on the site should be sited so that they do not disrupt or obscure the significant views identified in Section 4.12 of this report.</i>	The location of the new buildings on the site have been determined in order to ensure important views to and from, as well as throughout, the site are retained. This includes views identified in Section 4.12 of this report.
70	<i>Height of New Structures</i> <i>The total height of new structures should not exceed the height of adjacent buildings of high significance on the site.</i>	Due to the location of new structures, and due to the slope of the land, new structures will not exceed the height of existing buildings on the site which have been identified as being of high significance.

71	<p><i>Materiality of New Structures</i> <i>The materiality of new structures externally should be selected in order to both differentiate new structures from existing buildings and to achieve a harmonised material palette across the site. New materials should be of a high quality to reflect the quality of the existing buildings.</i></p>	<p>The materiality of new structures will be contemporary in order to ensure they are differentiated from the historic fabric associated with buildings of high significance on the site. New materials will be detailed in an appropriate manner, and utilise appropriate colours, in order to ensure that new materials do not overpower the reading of the historic fabric. New materials will also be of a high quality to reflect the quality of the existing buildings.</p>
72	<p><i>Design of New Structures</i> <i>The design of new structures on the site should be of high architectural quality, and should utilise high quality materials, to meet the high architectural standard set by the design of the existing buildings.</i></p>	<p>The design of the new buildings on the site have been developed by Neeson Murcutt + Neille, and are of a high architectural quality to meet the high architectural standard set by the design of the existing buildings.</p>
73	<p><i>Design of New Elements</i> <i>New internal and external additions should be designed in a style contemporary to their era, such that they are readily identifiable as new and to make easily legible the various phases of construction on the site.</i></p>	<p>New additions will be contemporary in materiality and detailing, to ensure they remain legible as new construction, compared to the earlier buildings on the site.</p>
74	<p><i>External Additions</i> <i>Where external additions are required for code compliance, for example balustrades, their design should be prepared by a suitably qualified architect with demonstrated experience in architectural heritage and conservation, and should be developed with close reference to this Conservation Management Plan. It is preferable that the design of such elements be contemporary in style and materiality, however the suitability of this solution should be assessed on a case-by-case basis.</i></p>	<p>The proposal involves the construction of external additions in order to meet code compliance and equitable access requirements. They will be designed and detailed in a contemporary manner yet, will not overpower the reading of adjacent significant fabric. This has been achieved through the design of external additions which are of an appropriate height, scale, form, materiality.</p>
75	<p><i>Internal Additions</i> <i>The preferred location for internal additions is within those spaces identified as being of Moderate or Low significance, or Intrusive spaces. Internal additions located in spaces of Exceptional significance are not acceptable.</i></p>	<p>Internal works are minor in scope and are limited to the addition of a new accessible WC towards the northwest corner of Level 3 of Leslie Hall, as well as the addition of a new mechanical plant in the repurposed plant room, the addition of new toilets and the addition of a new lockers to the existing locker area within Level 1 of the southeast corner of Leslie Hall. This addition is</p>

		necessary in order to meet equitable access code compliance. Whilst Leslie Hall is of High significance, the bathroom has been located in an area of the Hall away from the main throughfare through the internal spaces of the hall. This will also ensure that the original layout and design of the interior spaces of the Hall, remain legible.
76	Internal Additions <i>Internal additions should have no physical or visual impact on buildings of high significance, externally. To achieve this, all internal additions should be located away from windows.</i>	Minor internal additions will be designed and detailed in such a way as to ensure the overall form and important external features of the buildings identified as being of high significance, are retained.
77	Fixing of New Elements <i>Internal additions should not be fixed to original fabric or fabric of High significance. Proposals which require the fixing of new elements should utilise the input of a heritage consultant. Where possible, internal additions should be free-standing and should be constructed in a reversible manner, such that they can be removed in future without irreversible damage to significant fabric.</i>	Internal additions will be constructed in a reversible manner, to ensure they can be removed in the future without irreversible damage to significant fabric.
97	Compliance <i>Alterations required for code compliance should, where possible, be designed in order to minimise adverse impact to significant spaces and fabric.</i>	Alterations and additions required for code compliance, including new ramps, walkways and lifts, have been designed in order to minimise adverse impacts to significant fabric and spaces.
100	Accessibility <i>Any changes to the site required to improve access should also be made in accordance with the other policies in this Conservation Management Plan.</i>	Alterations and additions required for code compliance, including new ramps, walkways and lifts, have been designed in order to minimise adverse impacts to significant fabric and spaces, and have been designed in accordance with other policies in this CMP.
101	DDA Compliance <i>Where compliance with the DDA is likely to have an adverse heritage impact on significant fabric, formal advice on alternative means of compliance shall be sought from expert consultants as well as a suitably qualified heritage consultant.</i>	New additions which are required in order to meet compliance with the DDA will not have an adverse impact on significant fabric. Advice from NBRS Heritage Consultants have been sought during the design of new additions to the site.

6.4 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:

- The proposal will support the ongoing use and conservation of the site.
- The proposed alterations and additions have been designed to retain the significant architectural features of the Barker College site.
- The proposal retains the original scale, form and character of buildings identified as being of high significance in the Conservation Management Plan.

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 of the subject site, heritage items in the vicinity, or the surrounding Conservation Area.

6.4.1 DEMOLITION OF A BUILDING OR STRUCTURE

- *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 open air tennis courts and surrounding landscape features to the southeast portion of the main school campus as well as the removal of the existing Maintenance Facility building, existing Former Barker College Pre-School building and Prep School Carpark to the south of Clarke Road. These structures are not part of the original design for the site, and are identified as being of Little heritage significance in the draft CMP. As such, the demolition will not involve the removal of any original or significant fabric. The demolition works are necessary in order to make way for the new proposal, and to improve the condition of the existing property.

The demolition works are located well away from the 'Heritage Precinct' located towards the northwest corner of the main College campus, and as such, all buildings located within the Heritage Precinct, especially those which have been identified as being of High significance, will be retained unaltered.

For these reasons, the removal of later, non-significant buildings on the site is acceptable from a heritage perspective, as significant heritage fabric associated with the subject site, will be retained and conserved.

6.4.2 MINOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (eg fireplaces in buildings)?*

- *Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?*
- *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Comment:

The demolition works are essential in order to support the ongoing and future use of the place. The overall form and character of the buildings identified as being of High significance in the draft CMP for the site will be retained. This includes their external facades and original external features, which will continue to be appreciated. Significant original and early features have been retained where possible, and significant, adjacent fabric will be protected. The removal of later elements will have no impact on significant fabric.

6.4.3 MINOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions visually dominate the heritage item?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

New additions will be identifiably contemporary to ensure the significant features associated with the original and early significant buildings on the site, remain legible. The form, scale, height and footprint of new additions have been carefully considered to ensure new additions do not visually dominate significant features of the heritage items associated with the Barker College site. No new additions will be proposed which will alter the overall form, height or character of the original and early significant buildings on the College site. As such, the character and significance of heritage items on the site, as well as the surrounding Conservation Area, will be retained.

This report is limited to the assessment of the potential impacts on the European cultural heritage values of the site and does not include archaeological assessment. As such, no archaeological assessments of the site were undertaken.

6.4.4 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (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 located in the vicinity of a number of heritage listed items, including:

- House and garden, 27-31 Clarke Road, Hornsby, item number 779; and

- House, 1A Clarke Road, Waitara, item number 778.

The proposal does not involve any changes to any fabric associated with the heritage items in the vicinity. The physical fabric, overall form and significant fabric associated with the heritage items in the vicinity, will therefore be retained. The proposed addition of a new raised walkway along the southern elevation of C Block and Leslie Hall, will not be visible from the heritage items in the vicinity, due to distance.

The proposed new Aquatic and Tennis Centre as well as the new Co-Curricular Performing Arts & Exam Centre and Maintenance Facility, will be partially visible from the identified heritage items in the vicinity. The proposal aims to maintain a positive visual relationship between the new buildings and existing heritage items in the vicinity.

The new Aquatics and Tennis Centre building will have an articulated form that takes advantage of the topography of the site, and will be built into the existing slope, which will reduce the overall bulk of the new building. This will ensure that the new building does not overpower the reading of more historic dwellings in the surrounding streetscape. The addition of a new school building which is in keeping with the height of other school buildings, particularly those which adjoin the new Aquatics and Tennis Centre directly to the west, will ensure it reads alongside other, contemporary school buildings along Clarke Road. As such, the proposal will not have an adverse impact upon views to and from heritage items in the vicinity, and the overall significance and character of the surrounding Conservation Area will be retained.

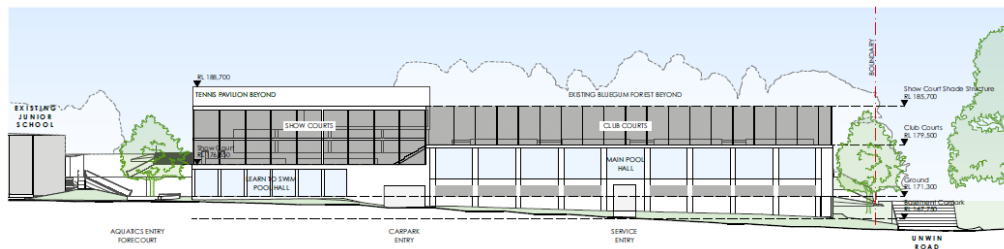


Figure 195: Proposed south elevation for the new Aquatics and Tennis Centre, looking north from Clarke Road. flag. (Source: Neeson Murcutt + Neille)

The new Maintenance Building and Co-Curricular Performing Arts and Exam Centre buildings will each have an articulated form that takes advantage of the topography of the site, and will be built into the existing slope, which will reduce the overall bulk of the new building. This will also reduce the height of the proposed buildings, particularly those which will front Clarke Road. In particular, the new buildings will present as just over one-storey towards Clarke Road. This will ensure that the new building does not overpower the reading of more historic dwellings in the surrounding streetscape. The addition of a new school building which is in keeping with the height of other school buildings, particularly those directly to the north on the opposite side of Clarke Road, as well as the height of the existing Maintenance Facility building, existing Former Barker College Pre-School building, will ensure it reads alongside other, contemporary school buildings along Clarke Road and Unwin Road. As such, the proposal will not have an adverse impact upon views to and from heritage items in the vicinity, and the overall significance and character of the surrounding Conservation Area will be retained.

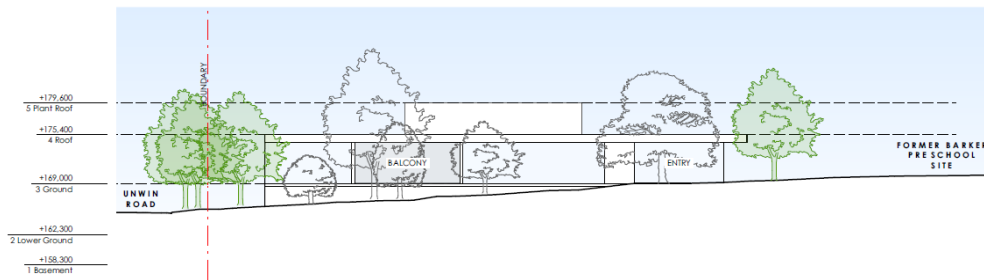


Figure 196: Proposed north elevation for the new Co-Curricular Performing Arts and Exam Centre building, looking south from Clarke Road. flag. (Source: Neeson Murcutt + Neille)

A Visual Impact Assessment (VIA) has been prepared by Urbis, which has considered any potential impacts that may result within the surrounding landscape from the public domain as a result of the proposed works. The VIA concludes that:

- [The] proposed works create generally low visual effect on the base line factors such as visual character, scenic quality, and view place sensitivity from public domain views.
- Of the eight views analysed, the overall visual impacts are rated from nil to low (six viewpoints) with two viewpoints having a medium visual impact.
- The scale, height and character of the proposed built-form is not dissimilar to existing examples in the surrounding landscape including the Rosewood Centre to the north and buildings associated with St Leo's Catholic College to the east.
- The surrounding topography and level of mature vegetation in the adjacent streetscapes highly filters or entirely obstructs views of the proposed works, generally limiting the visual catchment to immediately adjacent streets and within close proximity.
- Considering the likely view impacts to the immediate and wider area based on the representative modelled views and the overall low view impact ratings, in our opinion the view impacts are considered acceptable.



Figure 197: Aerial map showing locations of where viewpoints were taken for VIA. The heritage items in the vicinity are outlined in purple. (Source: Urbis)



Figure 198: View 1 (Source: Urbis)



Figure 199: View 2 (Source: Urbis)



Figure 200: View 3 (Source: Urbis)



Figure 201: View 4 (Source: Urbis)



Figure 202: View 5 (Source: Urbis)



Figure 203: View 6 (Source: Urbis)



Figure 204: View 7 (Source: Urbis)



Figure 205: View 8 (Source: Urbis)

Overall, the proposed new buildings at the main Barker College School campus, as well as the Barker-owned site directly to the south of Clarke Road, are acceptable from a heritage perspective, as the established heritage significance and character of the heritage items in the vicinity will be retained and the public and users of these items will still be able to view and appreciate their significance.

This report is limited to the assessment of the potential impacts on the European cultural heritage values of the site and does not include archaeological assessment. As such, no archaeological assessments of the site were undertaken.

6.4.5 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

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

Comment:

The proposal involves alterations and additions to landscape features. These works will be limited to the addition of new landscape features such as fencing, pathways, ramps, driveways, retaining walls and plantings, or the alteration of existing, later, non-significant landscape features. Early and original significant landscape, particularly those identified as being of high significance in the Draft CMP, will be retained unaltered as part of the proposal. The addition of new planting surrounding new buildings will help soften their appearance and provide a landscaped setting between the new buildings and their surrounding context. Views to and from the main school campus as well as to and from the school site to the south of Clarke Road, will be retained as a result of these landscape works. In turn, the character and significance of the surrounding Conservation Area, will also be retained.

This report is limited to the assessment of the potential impacts on the European cultural heritage values of the site and does not include archaeological assessment. As such, no archaeological assessments of the site were undertaken.

6.5 HERITAGE OBJECTIVES OF THE HORNSBY LEP 2013

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

- Retains the overall form of the buildings identified as being of high significance in the Draft CMP.
- Views to and from, and throughout the site, will be retained.
- There will be no adverse impact on the established heritage significance of the subject site or on the significance of the heritage items in the vicinity or surrounding Conservation Area.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Hornsby LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

6.6 HERITAGE GUIDELINES OF THE HORNSBY DCP 2013

The *Hornsby DCP 2013* supports the *Hornsby LEP 2013* by providing additional objectives and development standards for heritage listed properties and properties within Heritage Conservation Areas.

6.6.1 GENERAL HERITAGE PROVISIONS

The proposed development is generally consistent with the objectives of the *Hornsby DCP 2013* that relate to heritage and are set out in the following DCP Sections:

9.0 Heritage

9.2 Heritage Items

9.2.1 General Design Requirements

Prescriptive Measures

Form, massing and scale

- i. New work should be designed to complement the heritage item in terms of scale, proportion, bulk, massing and detail.*
- j. Additions and extensions at the front of heritage items should be avoided. Additions should be located away from the principal elevation and significant features of the heritage item, and behind and below the main roof ridge.*
- k. Alterations and additions should be smaller in scale and length than the existing building.*
- l. Large second storey additions should be avoided. Additions should be located to the rear or side. Depending on the form and style of the building it may be possible to design new levels within the existing roof space or below the gutter line of the main building.*
- m. Extensive blank or unarticulated walls are discouraged. Articulation should be achieved through the use of materials or design elements such as soldier/string courses, windows, fibro/timber inserts or the like.*

Materials, colours, finishes

- p. Materials should be selected to complement the period and style of the building. Compatible, but not necessarily matching materials i.e. modern materials, may be used where appropriate*

6.6.2 HERITAGE CONSERVATION AREAS

The subject property is located within the Barker College Heritage Conservation Area, for which the *Hornsby DCP 2013* contains the following guidelines:

9 Heritage

9.3 Heritage Conservation Areas

9.3.1 General Design Provisions

Prescriptive Measures

Form, massing, scale, setbacks – streetscape character

d. New work should be designed to complement the existing streetscape in terms of the following elements (refer to Character Statements for details):

- Building elements - scale, height, bulk, massing, roof form, orientation, façade treatments, setbacks and spaces between buildings, verandah and window placement, balance of solid walls and openings, materials, colours and textures; and*
- Landscape elements – landscaping and gardens, height and design of fences, garages, driveways and existing street trees.*

Contemporary design

j. Contemporary design should be sympathetic to the characteristic built form of the conservation area, particularly in terms of bulk, scale, height, form or materials.

9.3.4 Demolition

Prescriptive Measures

General

- a. Demolition of buildings that are characteristic of the heritage conservation area and are intact, or easily capable of having characteristic details reinstated, should be avoided (refer to Character Statements for details).*
- b. Demolition of a building that is compatible with the characteristic built form as described in the Character Statement, should only be considered where it is not reasonable to alter and*

extend to meet contemporary amenity and living standards.

c. Replacement buildings and associated landscaping elements should be sympathetic to the characteristic features of the Heritage Conservation Area.

Comment:

Due to the form, massing, scale, proportions, bulk, massing and detailing of the new buildings and structures on the site, this will ensure that they do not overpower the reading of significant buildings on the site. No additions or extensions will be located along the front, primary facades of significant buildings, and new buildings have been located in non-significant areas of the site. Significant features associated with buildings of high significance, will be retained and remain legible. Additions will be positioned lower in height than the existing buildings on the site. New structures will be identifiably new through their contemporary materiality and detailing yet, will not overpower the reading of significant buildings.

Demolition of significant fabric has been avoided where possible, and the overall form and significant features of all of the buildings identified as being of high significance will be retained.

9.3.11 Barker College Heritage Conservation Area

Prescriptive Measures

a. Development within the Barker Heritage Conservation Area should be in accordance with the general controls within Part 9.3 and the additional prescriptive measures in Table 9.3.11(a).

Table 9.3.11(a): Additional Prescriptive Measures – Barker HCA Provisions		Comment
Element	Additional Prescriptive Measures	
Demolition	Buildings ranked as high significance should be retained. Investigate options to retain buildings ranked as moderate significance.	Buildings of high and moderate significance will be retained.
Streetscape Character	The predominant building scale of two storeys should be retained. Major views within the school precinct along the school streets and across the grounds from north to south and from east to west should be retained.	New buildings on the site will not stand any higher than existing buildings on the site, to ensure views to, from and throughout the site are retained.
Materials and finishes	Red/brown bricks should be used as the dominant material of walls. Sandstone should be used for small retaining walls and edgings to gardens and paths.	Materials will be contemporary, in order to ensure historic and early fabric remains legible yet, will not overpower the reading of historic features of the place, such as the red/brown brickwork of significant buildings.

7.0 CONCLUSION

The subject property contains a number of items listed as being of local heritage significance on Schedule 5 of the *Hornsby Local Environmental Plan (LEP) 2013*, including:

- Barker College - group of buildings, grounds and gate, 91 Pacific Highway, Hornsby, item number 501;
- Barker College Junior School, College Crescent, Hornsby, item number 465; and
- Barker College - Centenary Design Centre, McCaskill Music Centre and Development Office, 91 Pacific Highway, Hornsby (2, 4, 6 and 8-10 The Avenue and 2-6 Unwin Road, Hornsby), item number 782.

The subject site is also located within the "Barker College Heritage Conservation Area" (heritage item C1). It is also located in the vicinity of a number of other listed items, including:

- House and garden, 27-31 Clarke Road, Hornsby, item number 779; and
- House, 1A Clarke Road, Waitara, item number 778.

The proposed addition of a new walkway located along the southern elevations of C Block and Leslie Hall, a new Aquatics and Tennis Centre building located towards the southeast corner of the main School campus site as well as a new Co-Curricular Performing Arts & Exam Centre and Maintenance Facility, located to the south of the main school campus, fronting Clarke Road, will have an acceptable impact upon the significance of the heritage items on the site. The legibility, visibility and amenity of the surrounding Conservation Area and heritage items in the vicinity, will also be retained.

The proposed minor alterations are consistent with the heritage objectives of the *Hornsby LEP 2013* and the *Hornsby DCP 2013*.

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



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