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# HERITAGE IMPACT STATEMENT

The King's School, 87-129 Pennant Hills  
Road, North Parramatta

Prepared for  
**THE KING'S SCHOOL**  
29 September 2023

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# EXECUTIVE SUMMARY

Urbis have been engaged by The King's School to prepare this Heritage Impact Statement to accompany a SSDA application for the staged redevelopment of The King's School. This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including Concept Proposal for the provision of new and upgraded facilities, including new Sports Pavilion, a new Boarding House and new Day Boy House.

The SSDA also seeks consent for detailed Stage 1 works including the construction of a new vehicular entrance into the site from the west (through land owned by Tara Anglican School for Girls), as well as the construction of new and upgraded internal roads, footpaths and parking, the construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building'), the construction of new buildings required to upgrade the Preparatory School and the construction of 9 new attached townhouses for Staff Residences, as well as associated landscaping and private parking.

Further details of the proposed works are included in Section 1.5. This HIS has been prepared to determine the potential heritage impact of the proposed works on The King's School/ Gowan Brae Group.

The subject site is identified as item 292, "Gowan Brae Group, comprising Gowan Brae House, King's School Chapel, gatehouse and fence, aviary, fountain, rotunda, The Cedars, grave, 19<sup>th</sup> century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway" under the *Parramatta Local Environmental Plan, 2023*.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no significant impact on the heritage listed school. Key aspects of the proposal assessment are listed below:

- The SSDA does not include works to identified significant components of the heritage item notably the Gowan Brae Group" King's School Chapel, gatehouse and fence, aviary, fountain, rotunda, "The Cedars", grave, and stables, iron palisade fence, horseshoe bridge/dam and roadway.
- Much of the extant development was undertaken for the school and comprises the preparatory School (Pre-K to Year 6) and Senior School (Years 7 – 12) spread across the generous campus and set within park-like grounds. The post 1950s school buildings are not assessed to be of heritage significance.
- Proposed demolition, including Select Prep School buildings K-2, staffrooms and classrooms as well as ancillary agriculture sheds; Demountable sheds and amenities block, as well as a modified early 20th century cottage for the new Sports Pavilion; the c.1980s Angliss and Hawkesbury cottages, and late 20th century tennis courts, does not impact significant fabric. Proposed demolition facilitates further development and expansion of the school, and all of the above structures are assessed to be of little or no heritage significance. Therefore, demolition is supported in principle.
- The proposed Day Boy House, Boarding House and Sports Pavilion proposed for the concept masterplan will not impact on the setting of the significant buildings, as these works are considerably distanced from the core heritage items. The works will form part of a contemporary overlay of development and facilitate the ongoing use and expansion of the school consistent with the post 1950s development. Similarly, the proposed STEAM building, and attached townhouses proposed as part of the detailed works are distanced from the heritage items and will not impact on their setting.
- The proposed GLU is located to the north of Cedars. The GLU is sympathetically sited to the rear of the Cedars and is modestly scaled (2 storeys). Having regard for the dominant roof form of the Cedars and the setback to the proposed GLU, the GLU will not be apparent in primary vistas to the Cedars or on approach from the main drive from the south and therefore will not significantly impact the setting of the heritage dwelling. The proposed GLU is of a high quality design and materiality.
- The proposed Performing Arts building is located to the east of the Cedars and attaches to the existing Horrocks Hall on the western side of the Prep School, and replacing the existing performing arts building. The building is presently separated from the Cedars by the single storey K-2 building, however the Masterplan anticipates demolition of this non-significant K-2 building. The proposed building is sufficiently distanced from the Cedars, and a landscape buffer is provided between the sites. Designed by BVN, the Performing Arts building similarly is of a high quality design and materiality and modest two storey scale. It is consistent with the scale of Horrocks Hall, noting that the site slopes down to the west, allowing for the second storey. It will have no further impact on the setting of the Cedars and replaces like development in the Preparatory School.

- The proposal maintains the significant original drive (Hake Road) to the Cedars and although it is bisected by the new access road to the new car parking facility, the original drive remains able to be interpreted. The Cedars is located on a prominent position atop a flat knoll with the drive leading up to the house and terminating at the circular carriage loop. The new road and intersection has been sited to the south, below the main rise of the slope to minimise cut and fill and is set below the house and the knoll, distanced from the carriage loop to mitigate potential visual impacts on the immediate setting of the Cedars.
- The proposed access road is located along the western site boundary and is distanced from the Cedars and screened by site landscaping.
- The proposal includes extending the existing car parking facility doubling the capacity. The car park is located in front of the Preparatory School between the Cedars and Gowan Brae but distanced from both heritage buildings. While the car parking does involve new areas of hard stand and extended roads the potential visual impact is softened by the broader park-like setting of the school grounds, set within an undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items. The proposed car parking will not impact on primary vistas to the respective heritage items, with site landscaping creating a visual buffer to the road and car parking.
- Primary views to Gowan Brae are from the southeast and include the cleared lawn area in front of the house and the water feature, and mature tree plantings. Proposed car parking is distanced from Gowan Brae, located to the west/ southwest of Gowan Brae and as detailed for the Cedars, the site landscaping, topography and meandering roads screen the views to the Preparatory School and existing car parking from this location.
- The dense bushland to the north of the campus contains significant native vegetation that forms part of a broader area of remnant bushland and includes Sydney Turpentine Ironbark Forest. The dense bushland and existing riparian corridors are intended to be retained as it forms part of the stewardship and ethos of The King's School community.
- While the landscape and specific tree plantings are not referenced in the established statement of significance, the landscaping certainly contributes to the setting of the heritage item and includes cultural plantings and remnant species consistent with Sydney Turpentine Ironbark Forest. The proposed works and concept masterplan will necessitate some tree removal and earthworks to facilitate the respective developments, however new works include associated landscaping and new tree plantings to maintain the general park-like character of the school site and screen new development in proximity to heritage items.

There are no works to identified significant tree avenues, such as the Cedar Avenue and there is no removal of significant mature trees in the immediate vicinity of Gowan Brae

## RECOMMENDATIONS

- An Archival Recording should be prepared prior to any demolition or works at the site. The Archival Recording should be prepared by a suitably qualified heritage consultant in accordance with HNSW Guidelines and should be retained by the School Archives as a record of works to the place.

# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis have been engaged by The King's School to prepare this Heritage Impact Statement to accompany a SSDA application for the staged redevelopment of The King's School. This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including Concept Proposal for the provision of new and upgraded facilities, new Sports Pavilion, a new Boarding House and new Day Boy House.

The SSDA also seeks consent for detailed Stage 1 works including the construction of a new vehicular entrance into the site from the west (through land owned by Tara Anglican School for Girls), as well as the construction of new and upgraded internal roads, footpaths and parking, the construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building'), the construction of new buildings required to upgrade the Preparatory School and the construction of 9 new attached townhouses for Staff Residences, as well as associated landscaping and private parking.

The subject site is identified as item 292, "Gowan Brae Group, comprising Gowan Brae House, King's School Chapel, gatehouse and fence, aviary, fountain, rotunda, The Cedars, grave, 19<sup>th</sup> century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway" under the *Parramatta Local Environmental Plan, 2023*.

## 1.2. SITE LOCATION

The King's School is located at 87-129 Pennant Hills Road, North Parramatta, legally referred to as Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772 ('the subject site'). The subject site is located within the City of Parramatta on the traditional lands of the Dharug and falls under the catchment of the Metropolitan Local Aboriginal Land Council (LALC).



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**LOCATION OF THE SUBJECT AREA**  
**The Kings School SSDA (TKS SSDA)**  
**TSA Management on behalf of The Kings School**

Project No: P0034369  
 Project Manager: Meggan Walker

■ Subject Area   
 — Contours   
■ Hydrology   
- - Ephemeral

Figure 1 Locality map with the subject site outlined in red.

## 1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Parramatta Local Environmental Plan (LEP) 2023 and the Parramatta Development Control Plan (DCP), 2023.

### 1.3.1. Heritage Assessment

This report also draws on information and the Assessment completed in the following report.

- Urbis, *Heritage Assessment, Gowan Brae Group, The King's School, 87-129 Pennant Hills Road, North Parramatta NSW 2151*, November 2020.

### 1.3.2. Visual Impact Assessment

This report also refers to the following assessment to inform the assessment of significant views:

- Urbis, *The King's School Redevelopment Visual Impact Assessment SSD-48497708*, August 2023.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Bernice Burke (Senior Heritage Consultant) and Fiona Binns (Associate Director).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. THE PROPOSAL

This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King's School, including:

- Concept Proposal for the provision of new and upgraded facilities, including:
  - Building envelope for a new Sports Pavilion within the western sports field precinct (subject to further detailed approval).
  - Building envelope for a new Boarding House within the northern residential precinct to the north of the Doyle Sports Fields and adjacent building envelope for Staff Quarters (subject to further detailed approval).
  - Building envelope for a new Day Boy House between Dalmas House and Burkitt House, including the associated relocation of Ryrie Road (subject to further detailed approval).
  - Earthworks and the associated demolition of existing buildings and structures, and removal of trees and landscaping.
  - Staged increase in staff and student numbers.
  - Detailed Stage 1 works (as outlined below).
- Detailed Stage 1 works, including:
  - Earthworks and the associated demolition and existing buildings and structures.
  - Traffic upgrade works including the construction of a new vehicular entrance into the site from Masons Drive, new drop-off pick up facilities, internal access roads and increased car parking and bus parking.
  - The construction of a new Staff Residence Building comprising residences for staff and their families within the Senior School Boarding Precinct.
  - The construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building') within the Senior School and associated landscaping.

- The staged construction of new buildings required to upgrade the Preparatory School, including:
  - Construction of a new Performing Arts and Music Centre comprising a dedicated performance space and music practice rooms to the northwest of Horrocks Road.
  - Construction of a new General Learning Unit building comprising additional classrooms / general learning spaces adjacent to the existing dam.
  - Upgrades to pedestrian access throughout the school.
  - Staged increase in staff and student numbers.
- The removal and replacement of trees and associated landscaping.

The following plans show the proposed stage 1 works including the new vehicle access and location of the proposed new buildings. These plans have been prepared by BVN.



Figure 2 The King's School Masterplan, Demolition Plan

Source: BVN, "Masterplan Phase 1 – Demolition", 21/7/2023, version 9.



Figure 3 The King's School Masterplan, Demolition Plan and Stage 1 Projects.

Source: BVN, "Masterplan Phase 2 – Demolition", 21/7/2023, version 9.

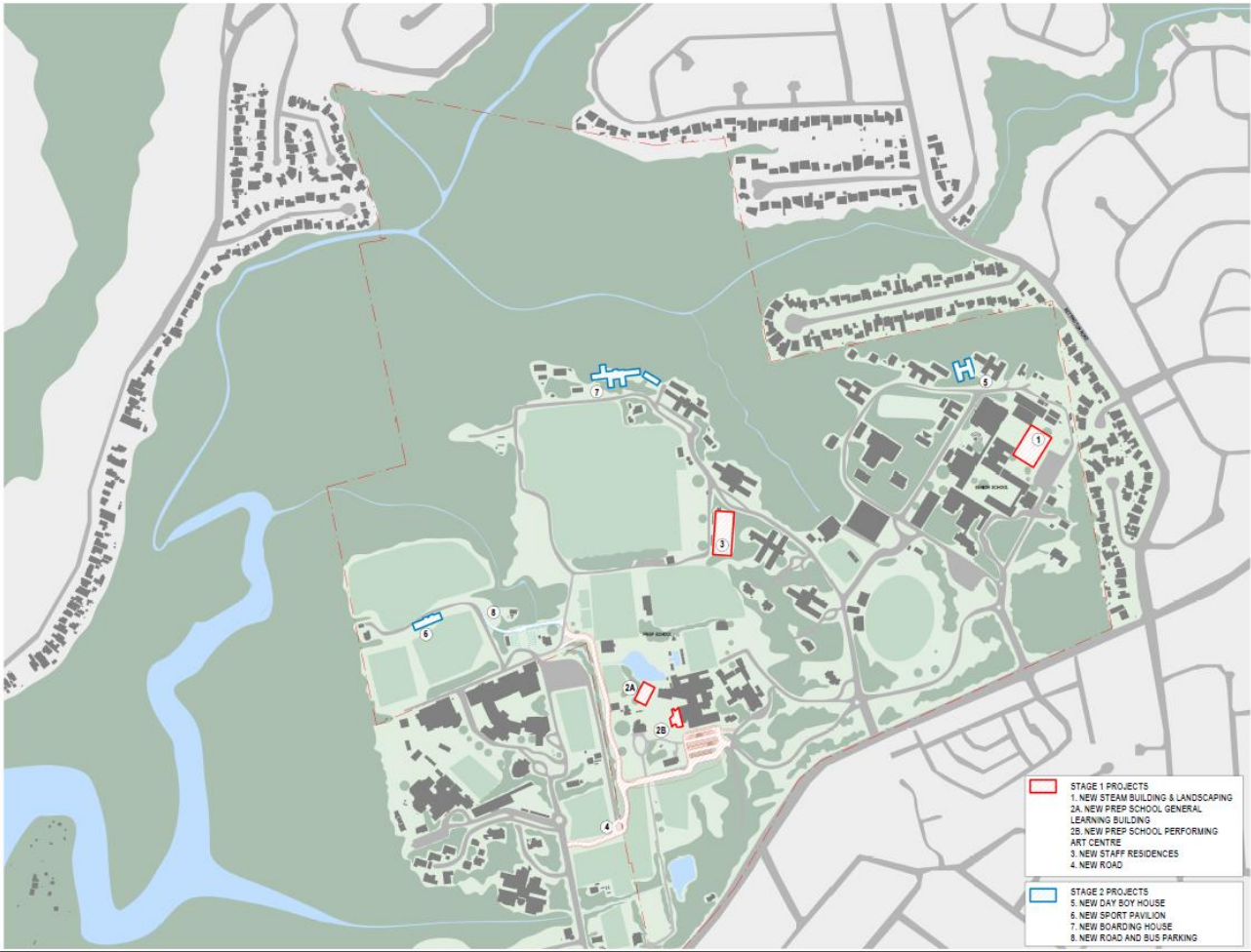


Figure 4 The King's School Masterplan, staging plans, showing new entry and areas for work across both Stage 1 and Stage 2. The current assessment is focused on the Stage 1 projects, for which the current SSDA includes detailed design.

Source: BVN, "Masterplan Phase 2 – Proposed" 21/7/2023, Version 9.

Urbis has been provided with drawing documentation prepared by BVN and Leaf Architecture for the proposed new buildings. This HIS has relied on these plans for the impact assessment include in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

### 1.5.1. Stage 2 – Concept Proposals Only

#### New Sports Pavilion

This submission seeks approval for the building envelope for a new Sports Pavilion within the western sports field precinct. The plans below have informed the impact assessment detailed at section 5.

Table 1 Provided Plans – Sports Pavilion envelope and concept

Author	Drawing No.	Drawing Name	Revision	Date
Leaf Architecture	PVA-DA-A000	Coversheet	4	21.07.23
Leaf Architecture	PVA-DA-A101	Existing Site Plan	4	21.07.23
Leaf Architecture	PVA-DA-A102	Demolition Site Plan	4	21.07.23

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Leaf Architecture	PVA-DA-A105	Proposed Building Envelope	4	21.07.23
Leaf Architecture	PVA-DA-A200	Site Elevations & Sections	4	21.07.23
Leaf Architecture	PVA-DA-A300	Overall 3D view – Existing	4	21.07.23
Leaf Architecture	PVA-DA-A310	Overall 3D view - Proposed	4	21.07.23
Leaf Architecture	PVA-DA-A900	Shadow Diagrams – Winter Solstice 9am-11am	4	21.07.23
Leaf Architecture	PVA-DA-A901	Shadow Diagrams – Winter Solstice 12Noon-2pm	2	21.07.23
Leaf Architecture	PVA-DA-A902	Shadow Diagrams – Winter Solstice 3pm	3	21.07.23
Leaf Architecture	PVA-DA-A905	Shadow Diagrams – Summer Solstice 9am-11am	3	21.07.23
Leaf Architecture	PVA-DA-A906	Shadow Diagrams – Summer Solstice 12noon -2pm	3	21.07.23
Leaf Architecture	PVA-DA-A907	Shadow Diagrams – Summer Solstice 3pm	3	21.07.23
Leaf Architecture	PVA-DA-A9010	Shadow Diagrams – Equinox 9am-11am	3	21.07.23
Leaf Architecture	PVA-DA-A911	Shadow Diagrams – Equinox 12noon-2pm	3	21.07.23
Leaf Architecture	PVA-DA-A912	Shadow Diagrams – Equinox 3pm	3	21.07.23

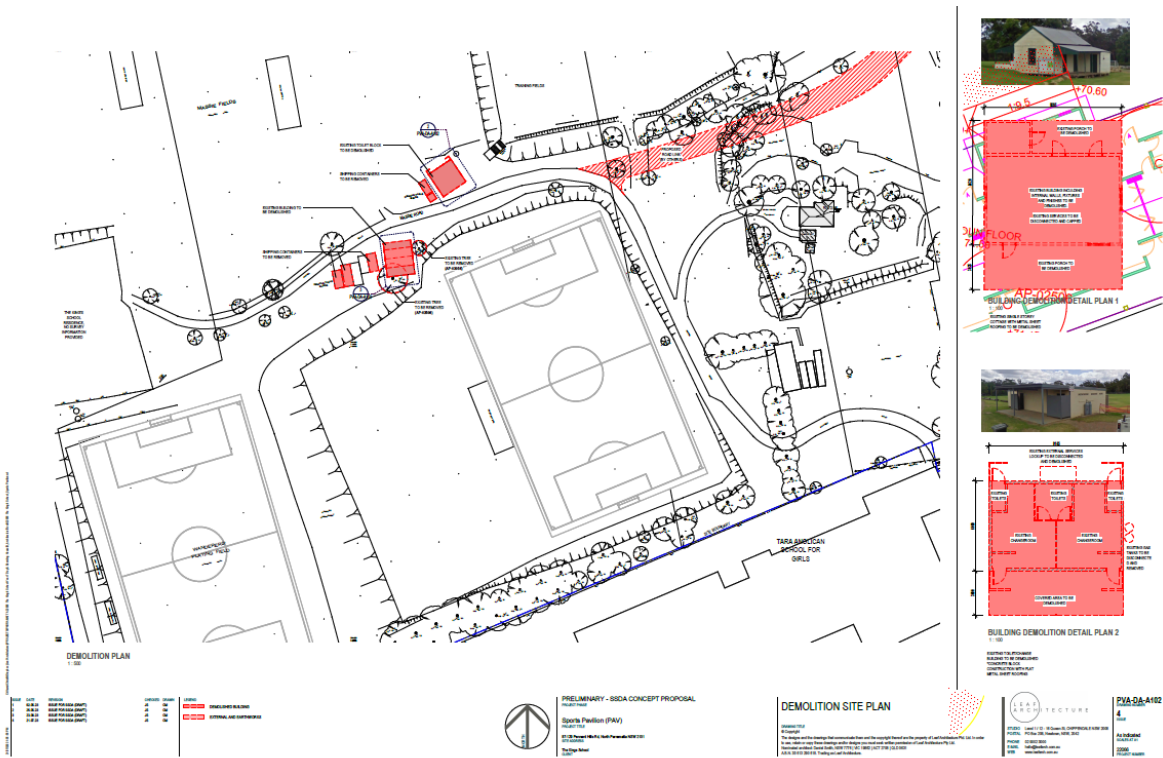


Figure 5 – Demolition site plan to facilitate proposed concept for the Sports Pavilion.

Source: Leaf Architecture, "Demolition Site Plan", PVA-DA-A102, Issue 4, 21.07.23.

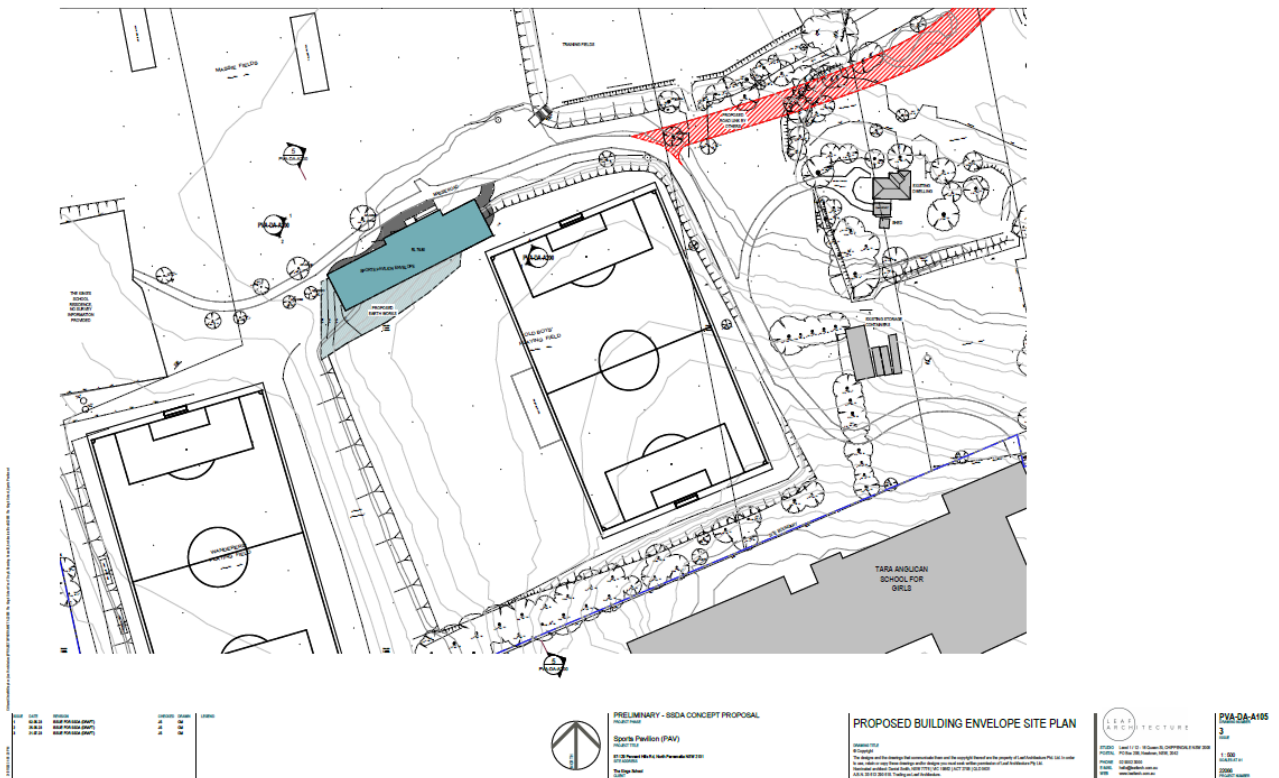


Figure 6 – Proposed building envelope of the Sports Pavilion (concept and envelope only).

Source: Leaf Architecture, "Proposed building envelope site plan", PVA-DA-A105, Issue 3, 21.07.23.

## New Boarding House

This submission seeks approval for the building envelope for a new boarding house within the northern residential precinct to the north of the Doyle Sports Fields and adjacent building envelope for Staff Quarters. The plans below have informed the impact assessment detailed at Section 5.

Table 2 Provided Plans – New boarding house envelope and concept

Author	Drawing No.	Drawing Name	Revision	Date
Leaf Architecture	BRD-DA-A000	Coversheet	4	21.07.23
Leaf Architecture	BRD-DA-A101	Existing Site Plan	3	21.07.23
Leaf Architecture	BRD-DA-A102	Demolition Site Plan	4	21.07.23
Leaf Architecture	BRD-DA-A103	Detailed Demolition Plan	1	23.06.23
Leaf Architecture	BRD-DA-A105	Proposed Building Envelope Site Plan	3	21.07.23
Leaf Architecture	BRD-DA-A200	Site Elevations & Sections	3	21.07.23
Leaf Architecture	BRD-DA-A300	Overall 3D view – Existing	3	21.07.23
Leaf Architecture	BRD-DA-A310	Overall 3D view - Proposed	3	21.07.23
Leaf Architecture	BRD-DA-A900	Shadow Diagrams – Winter Solstice 9am-11am	3	21.07.23
Leaf Architecture	BRD-DA-A901	Shadow Diagrams – Winter Solstice 12Noon-2pm	2	21.07.23
Leaf Architecture	BRD-DA-A902	Shadow Diagrams – Winter Solstice 3pm	3	21.07.23
Leaf Architecture	BRD-DA-A905	Shadow Diagrams – Summer Solstice 9am-11am	3	21.07.23
Leaf Architecture	BRD-DA-A906	Shadow Diagrams – Summer Solstice 12noon -2pm	3	21.07.23
Leaf Architecture	BRD-DA-A907	Shadow Diagrams – Summer Solstice 3pm	3	21.07.23
Leaf Architecture	BRD-DA-A9010	Shadow Diagrams – Equinox 9am-11am	3	21.07.23
Leaf Architecture	BRD-DA-A911	Shadow Diagrams – Equinox 12noon-2pm	3	21.07.23
Leaf Architecture	BRD-DA-A912	Shadow Diagrams – Equinox 3pm	3	21.07.23



## Day Boy House

This submission seeks approval for the building envelope for a new Day Boy House between Dalmas House and Burkitt House, including the associated relocation of Rynie Road. The plans below have informed the impact assessment detailed at section 5.

Table 3 Proposed Plans

Author	Drawing No.	Drawing Name	Revision	Date
Leaf Architecture	DBH-DA-A000	Coversheet	3	24.07.23
Leaf Architecture	DBH -DA-A101	Existing Site Plan	3	24.07.23
Leaf Architecture	DBH -DA-A102	Demolition Site Plan	3	24.07.23
Leaf Architecture	DBH -DA-A105	Proposed Building Envelope	3	24.07.23
Leaf Architecture	DBH -DA-A200	Site Elevations & Sections	3	24.07.23
Leaf Architecture	DBH -DA-A300	Overall 3D view – Existing	3	24.07.23
Leaf Architecture	DBH -DA-A310	Overall 3D view - Proposed	3	24.07.23
Leaf Architecture	DBH -DA-A900	Shadow Diagrams – Winter Solstice 9am-11am	3	24.07.23
Leaf Architecture	DBH -DA-A901	Shadow Diagrams – Winter Solstice 12Noon-2pm	3	24.07.23
Leaf Architecture	DBH -DA-A902	Shadow Diagrams – Winter Solstice 3pm	3	24.07.23
Leaf Architecture	DBH -DA-A905	Shadow Diagrams – Summer Solstice 9am-11am	3	24.07.23
Leaf Architecture	DBH -DA-A906	Shadow Diagrams – Summer Solstice 12noon -2pm	3	24.07.23
Leaf Architecture	DBH -DA-A907	Shadow Diagrams – Summer Solstice 3pm	3	24.07.23
Leaf Architecture	DBH -DA-A9010	Shadow Diagrams – Equinox 9am-11am	3	24.07.23
Leaf Architecture	DBH -DA-A911	Shadow Diagrams – Equinox 12noon-2pm	3	24.07.23

Author	Drawing No.	Drawing Name	Revision	Date
Leaf Architecture	DBH -DA- A912	Shadow Diagrams – Equinox 3pm	3	24.07.23



Figure 9 – Demolition Plan to facilitate the proposed concept and envelope of the new day boy house.

Source: Leaf Architecture, “Demolition Site Plan”, BRD-DA-A102, Issue 3, 21.07.23.



Figure 10 – Proposed building envelope for the concept of the new boarding house.

Source: Leaf Architecture, “Proposed Building Envelope Site Plan”, BRD-DA-A105, Issue 3, 21.07.23.

## 1.5.2. Stage 1 – Proposed New Buildings and Structures

### STEM Building

Table 4 Provided Plans – STEAM Building

Author	Drawing No.	Drawing Name	Revision	Date
BVN	STM – AR – DA – 10B – 00-00	General Arrangement Plan – Level 00	4	21.07.23
BVN	STM – AR – DA – 10B – 01-00	General Arrangement Plan – Level 01	4	21.07.23
BVN	STM – AR – DA – 10B – 02-00	General Arrangement Plan – Level 02	4	21.07.23
BVN	STM – AR – DA – 10B – 03-00	General Arrangement Plan – Roof Level	4	21.07.23
BVN	STM – AR – DA -10C – XX- 01	Elevation - Sheet 1	4	21.07.23
BVN	STM – AR – DA -10C – XX- 02	Elevation - Sheet 2	4	21.07.23
BVN	STM – AR – DA -10D – XX- 01	Cross Sections	4	21.07.23
BVN	STM – AR – DA -10D – XX- 02	Long Sections	4	21.07.23
BVN	STM – AR – DA – 10Y – XX – 00	Materiality and Finishes	2	21.07.23

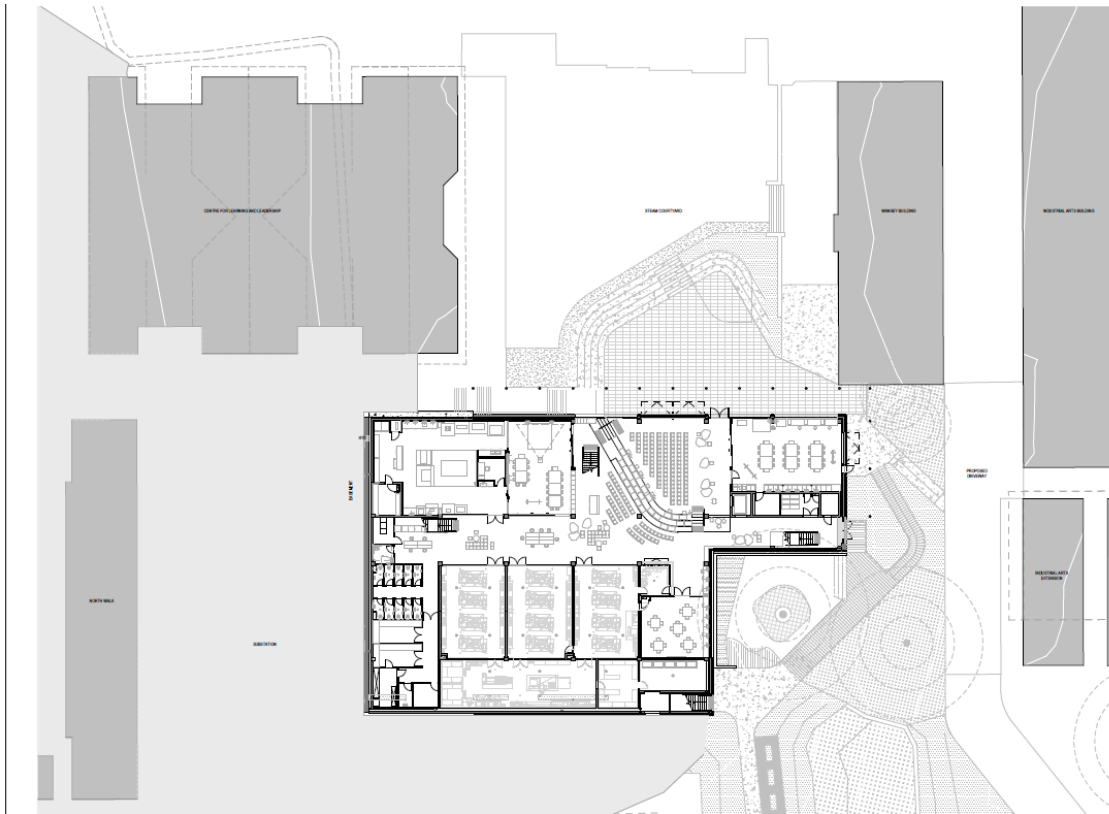


Figure 11 – General arrangement plan, STEAM building.

Source: BVN, "General Arrangement Plan – Level 00" STM – AR – DA – 106-00-00, 21/7/2023, revision 4.



Figure 12 – North and South elevations, STEAM Building. -West Sections, STEAM Building.

Source: BVN, "Elevation – Sheet 2", STM- AR-DA-10C-XX-02, 21/7/2023, revision 4.



Figure 13 – East and West elevations, STEM Building. -West Sections, STEAM Building.

Source: BVN, “Elevation – Sheet 1”, STM- AR-DA-10C-XX-01, 21/7/2023, revision 4.

## Prep School – General Learning Unity and Performance Art Centre

Table 5 Provided Plans – General Learning Unity

Author	Drawing No.	Drawing Name	Revision	Date
BVN	GLU - AR – DA – 10B- 00-00	General Arrangement Plan – Level 00	05	27/7/2023
BVN	GLU - AR – DA – 10B- 01-00	General Arrangement Plan – Level 01	05	27/7/2023
BVN	GLU - AR – DA – 10B- 02-00	General Arrangement Plan – Level Roof	05	27/7/2023
BVN	GLU - AR – DA – 10C- XX-01	Elevations	05	27/7/2023
BVN	GLU - AR – DA – 10D- XX-01	Sections	05	27/7/2023
BVN	GLU - AR – DA – 10Y- XX-00	Materials and Finishes	02	27/7/2023

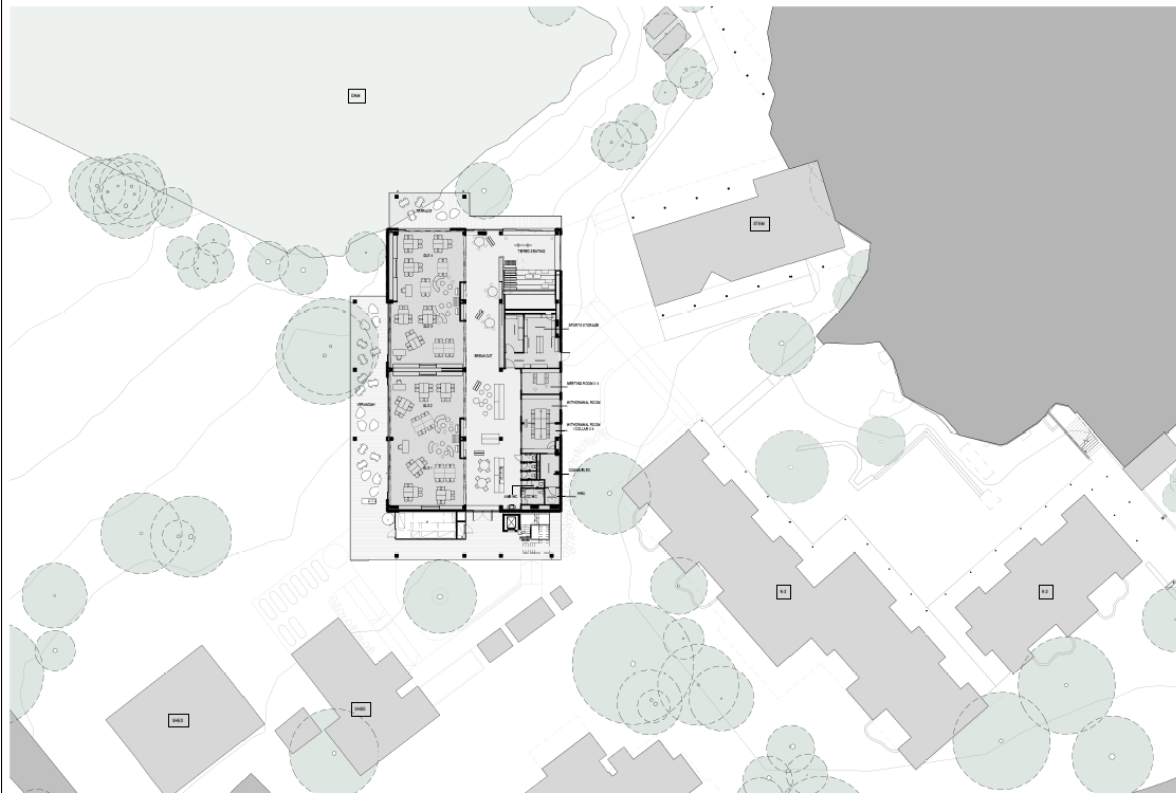


Figure 14 – General Learning Unit – General Arrangement, Ground floor plan.

Source: BVN, “General Arrangement Plan – Level 00,” GLU-AR-DA-10B-00-00, 27/7/2023, Revision 5.

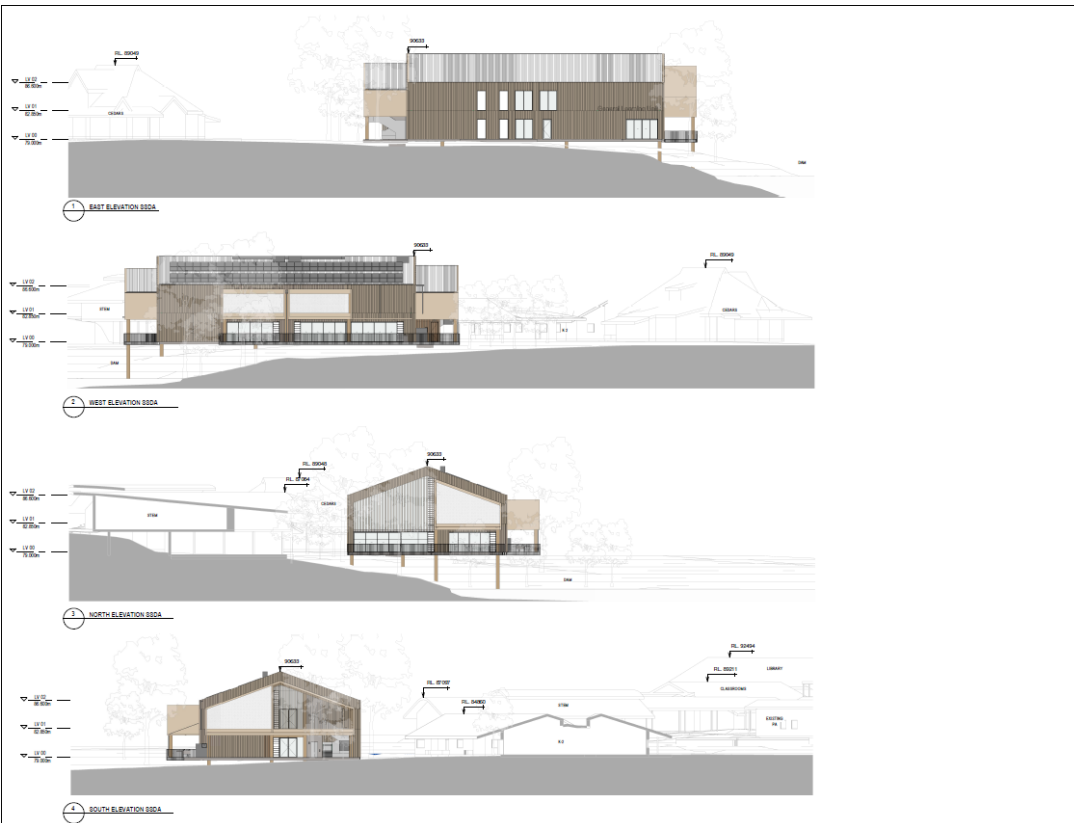


Figure 15 – General Learning Unit -Elevations.

Source: BVN, “Elevations”, GLU\_AR\_DA\_10C\_XX\_01, 27/7/2023, revision 5.

Table 6 Provided Plans – Performing Arts Centre.

Author	Drawing No.	Drawing Name	Revision	Date
BVN	PAB-AR-DA-10B-00-00	GA Plan – Level 00	04	21.7.2023
BVN	PAB-AR-DA-10B-01-00	GA Plan – Level 01	04	21.7.2023
BVN	PAB-AR-DA-10B-02-00	GA Plan – Roof Level	03	21.7.2023
BVN	PAB-AR-DA-10C-XX-01	Elevations – Sheet 1	04	21.7.2023
BVN	PAB-AR-DA-10D-XX-01	Sections – Sheet 1	03	21.7.2023
BVN	PAB-AR-DA-10Y-XX-00	Materiality & Finishes	01	21.7.2023
BVN	PAB-AR-DA-21B-XX-01	Demolition Plan – Sheet 1	02	21.7.2023
BVN	PAB-AR-DA-21B-XX-02	Demolition Plan – Sheet 2	02	21.7.2023
BVN	PAB -AR-DA-21B -XX-03	Demolition Plan – Sheet 3	02	21.7.2023
BVN	PAB-AR-DA-21B-XX-04	Demolition Plan – Sheet 4	02	21.7.2023

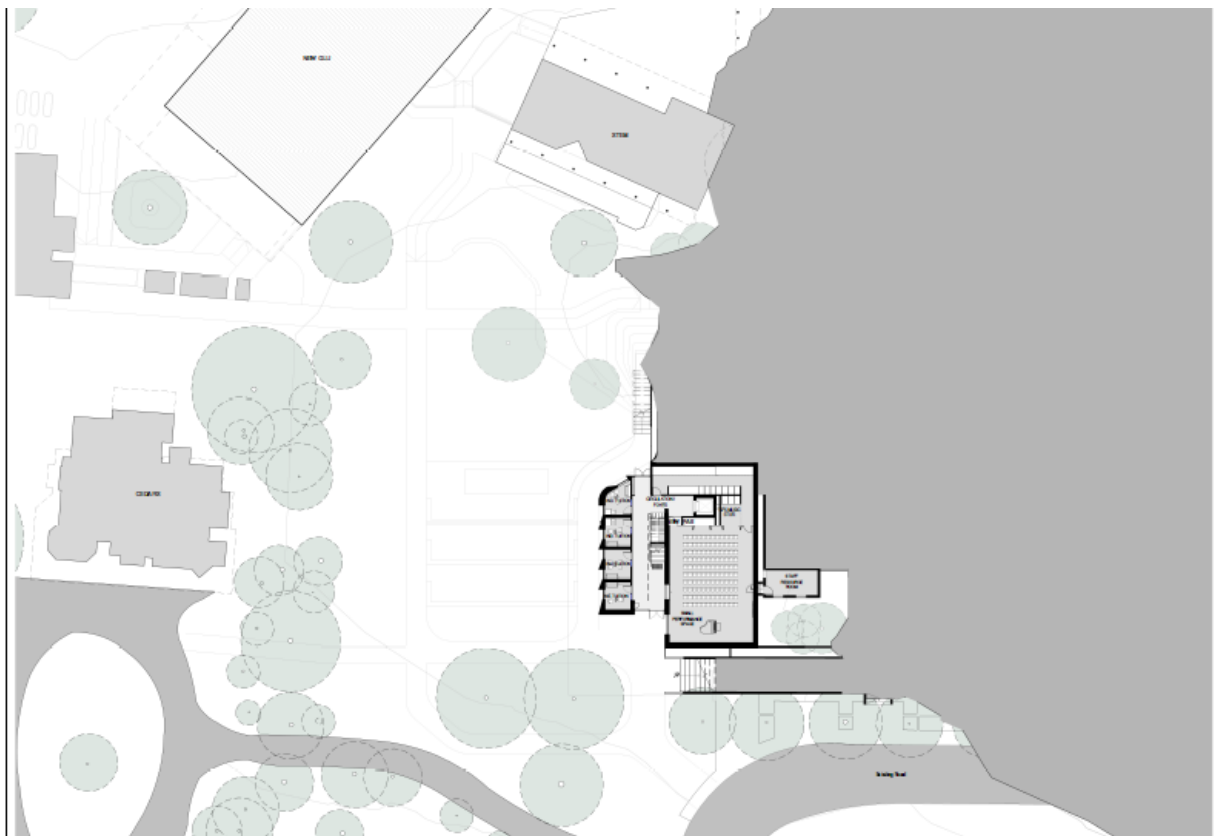


Figure 16 – Performing Arts Centre – General Arrangement Plan. .

Source: BVN, "GA Plan – Level 00", PAB AR-DA-10B-00-00, 21/7/2023, revision 4.



**MATERIALITY & FINISHES LEGEND**



Figure 17 – Performing Arts Centre – Montage and materials and finishes. .

Source: BVN, “Materials & Finishes”, PAB AR-DA-10Y-XX-00, 21/7/2023, revision 1. .

## Staff Residences

Table 7 Provided Plans – Staff Residences.

Author	Drawing No.	Drawing Name	Revision	Date
Kennedy Associates Architects	DA00	Cover Page	-	2.7.2023
Kennedy Associates Architects	DA01	Introduction	-	2.7.2023
Kennedy Associates Architects	DA02	Site Analysis	-	2.7.2023
Kennedy Associates Architects	DA03	Cover Page	-	2.7.2023
Kennedy Associates Architects	DA04	Demolition Plan	-	9.3.2023

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Kennedy Associates Architects	DA05	Cut and Fill plan	-	21.4.2023
Kennedy Associates Architects	DA06	Proposed Site Plan	-	2.7.2023
Kennedy Associates Architects	DA07	Proposed External Works Plan	-	2.7.2023
Kennedy Associates Architects	DA08	Proposed Lower Ground Floor Plan	-	2.7.2023
Kennedy Associates Architects	DA09	Proposed Ground Floor Plan	-	2.7.2023
Kennedy Associates Architects	DA10	Proposed First Floor Plan	-	2.7.2023
Kennedy Associates Architects	DA11	Proposed Roof Plan	-	2.7.2023
Kennedy Associates Architects	DA12	Elevation Sheet 01	-	2.7.2023
Kennedy Associates Architects	DA13	Elevation Sheet 02	-	2.7.2023
Kennedy Associates Architects	DA15	Section Sheet 01	-	2.7.2023
Kennedy Associates Architects	DA16	Section Sheet 02	-	2.7.2023
Kennedy Associates Architects	DA17	Section Sheer 03	-	2.7.2023

Author	Drawing No.	Drawing Name	Revision	Date
Kennedy Associates Architects	DA19	Summary of Area Counts	-	2.7.2023
Kennedy Associates Architects	DA20	Shadow Diagrams	-	2.7.2023
Kennedy Associates Architects	DA21	Views from Sun Sheet 01	-	2.7.2023
Kennedy Associates Architects	DA22	Views from Sun Sheet 02	-	9.3.2023
Kennedy Associates Architects	DA23	3D Views 01	-	9.3.2023
Kennedy Associates Architects	DA24	3D Views 02	-	9.3.2023



Figure 18 – Demolition plan, Staff Accommodation.

Source: Kennedy Associates Architects, “Demolition Plan”, 2236-DA04-P3, 2/7/2023.





Figure 21 – Section, Staff Residences, north and south elevations.

Source: Kennedy Associates Architects, “Elevations – Sheet 01”, 2236-DA14-P3, 2.7.23.

## New Road

The following table provides the details for drawings that have also been used to inform the impact assessment included in section 5.

Table 8 Provided Plans – New Road and Parking

Author	Drawing No.	Drawing Name	Revision	Date
BVN	SKC07	Site Overall Plan	P1	21.7.23
BVN	SKC02	Road A Plan and Long Section	P1	21.7.23
BVN	SKC03	Road A Cross Sections – Sheet 1	P1	21.7.23
BVN	SKC04	Road A Cross Sections – Sheet 2	P1	21.7.23
BVN	SKC05	Road A Cross Sections – Sheet 3	P1	21.7.23
BVN	SKC06	Cross Sections – Link Road to South Parking	P2	21.7.23
BVN	SKC07	Site #4 – New Road including ongrade carpark and bus park bulk earthworks plan	P2	21.7.23



Figure 22 – New Road and bus and car park – Bulk earthworks Plan.

Source: BVN, "Site #4 New Road including on grade carpark and bus park – bulk earthworks plan", BVN, SKC07, 21.07.23.

### 1.5.3. Proposed Landscaping

The following table provides the details for landscape drawings that have also been used to inform the impact assessment included in section 5.

#### 1.5.3.1. Concept Designs for Landscaping

Table 9 Landscaping Concept to accompany the New Sports Pavilion

Author	Drawing No.	Drawing Name	Revision	Date
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.2023
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.2023
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.2023

Table 10 Landscaping Concept to accompany the Boarding House

Author	Drawing No.	Drawing Name	Revision	Date
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.2023

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.2023
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.2023

Table 11 Landscaping Concept to accompany the Boarding House

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.2023
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.2023
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.2023

### 1.5.3.2. Stage 1 Landscaping

Table 12 Landscaping Concept to accompany the STEM Building

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDD000	Cover Sheet	A	28.07.2023
Taylor Brammer	LDD100	Existing Tree Plan	A	28.07.2023
Taylor Brammer	LDD101	Overall Site Plan	A	28.07.2023
Taylor Brammer	LDD200	Visual Arts Courtyard – Finishes and Grading Plan	A	28.07.2023
Taylor Brammer	LDD201	Visual Arts Courtyard – Planting Plan	A	28.07.2023
Taylor Brammer	LDD202	Visual Arts Courtyard – Cross Sections	A	28.07.2023
Taylor Brammer	LDD203	Visual Arts Courtyard – Cross Sections	A	28.07.2023
Taylor Brammer	LDD300	STEAM Courtyard – Finishes and Grading Plan	A	28.07.2023
Taylor Brammer	LDD301	STEAM Courtyard – Planting Plan	A	28.07.2023

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDD302	STEAM Courtyard – Cross Sections	A	28.07.2023
Taylor Brammer	LDD400	Industrial Arts Courtyard – Finishes and Grading Plan	A	28.07.2023
Taylor Brammer	LDD401	Industrial Arts Courtyard – Planting Plan	A	28.07.2023
Taylor Brammer	LDD402	Industrial Arts Courtyard – Cross Sections	A	28.07.2023
Taylor Brammer	LDD500	Bioretention Basin – Finishes and Grading Plan	A	28.07.2023
Taylor Brammer	LDD501	Bioretention Basin – Planting Plan	A	28.07.2023
Taylor Brammer	LDD502	Bioretention Basin – Cross Sections	A	28.07.2023
Taylor Brammer	LDD600	Site Irrigation Plan	A	28.07.2023
Taylor Brammer	LDD700	Construction Details	A	28.07.2023
Taylor Brammer	LDD701	Construction Details	A	28.07.2023
Taylor Brammer	LDD702	Construction Details	A	28.07.2023
Taylor Brammer	LDD703	Construction Details	A	28.07.2023
Taylor Brammer	LDD704	Construction Details	A	28.07.2023
Taylor Brammer	LDD705	Construction Details	A	28.07.2023
Taylor Brammer	LDD706	Construction Details	A	28.07.2023
Taylor Brammer	LDD707	Construction Details	A	28.07.2023
Taylor Brammer	LDD708	Construction Details	A	28.07.2023

Table 13 Landscaping Concept to accompany the Prep School – General Learning Unit

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.2023
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.2023
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.2023

Table 14 Landscaping Concept to accompany the Prep School – Performance Art Building

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	09.08.23
Taylor Brammer	LDA200	Landscape Concept Plan	A	09.08.23
Taylor Brammer	LDA300	Landscape Cross Section	A	09.08.23

Table 15 Landscaping Concept to accompany the Staff Residences

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.23
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.23
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.23

Table 16 Landscaping Concept to accompany the New Road

<b>Author</b>	<b>Drawing No.</b>	<b>Drawing Name</b>	<b>Revision</b>	<b>Date</b>
Taylor Brammer	LDA100	Landscape Tree Retention/removal plan	A	28.07.23
Taylor Brammer	LDA200	Landscape Concept Plan	A	28.07.23
Taylor Brammer	LDA300	Landscape Cross Section	A	28.07.23

## 2. SITE DESCRIPTION

The site has an area of approximately 129 hectares located at 87-129 Pennant Hills Road, North Parramatta with the City of Parramatta LGA. The site is legally referred to as Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, Local DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772 ('the subject site'). The subject site is located within the City of Parramatta on the traditional lands of the Dharug and falls under the catchment of the Metropolitan Local Aboriginal Land Council (LALC). Taken together, these lots form an irregular-shaped campus, fronting Seville Reserve to the north and Pennant Hills Road to the south.

The King's School is Australia's oldest independent school and has provided education excellence since 1831. The King's School offers education to boys from Pre-Kindergarten through to Year 12 and is one of the largest boarding schools in Australia.

However, the King's School has only been operating from the subject site since 1954 and prior to that were located in Parramatta CBD. Prior to the site being used by the King's School it was a residential property and was first recorded as private land in 1931, with many of the buildings remaining on the site today.

The King's school has two schools, a preparatory School (Pre-K to Year 6) and Senior School (Years 7 – 12) on the site with a total of almost 2000 existing students and 900 existing staff.

Numerous land uses border The King's School. These include low and medium density residential dwellings on the site's northern, eastern and southern boundaries; seniors housing on the southern side of Pennant Hills Road; and numerous service stations and specialised retail premises on Pennant Hills Road. There are also several schools within the immediate vicinity of The King's School, including Tara Anglican School for Girls and Burnside Public School, both of which are accessible from Masons Drive, located to the subject site's south-west.

Extensive bushland and tree canopy coverage shelters The King's School on its north and west sides, beyond the campus' boundary. The subject site also retains a high proportion of the existing natural landscape, focusing most of its development within the southern and eastern areas of the site. Identified elements of heritage significance include, on the campus' west, the Horseshoe Dam/Bridge and, on its east, the graves of Sir James Burns and his family. Further significant elements to the campus' south include the historic Gowan Brae House, Stables Gate House, Cedar Plantings, Boundary Fence, Aviary, Hayshed, Rotunda, Fountain, The Cedars and the King's School Chapel.



## 2.1. PREPARATORY SCHOOL

Catering for boys from Pre-K to Year 6, The King's School, Preparatory has approximately 430 students. The Preparatory School is located on the southern side of the campus and incorporates a collection of later 20<sup>th</sup> century buildings, predominantly constructed after 1980, including the Prep Administration building, Horrocks Hall, K-2 Centre, the Science and Technology Building, the Dalleywater Centre, After School care, Kingsbridge, the Prep Pavilion and Amenities.

A plan of the Preparatory School is shown below and shows the school and immediate context including Gowan Brae and Cedars.



Figure 24 – Plan of the existing Prep School.

Source: BVN

General views of the Prep School are provided below.



Figure 25 – Aerial view of the Prep School

Source: <https://www.kings.edu.au/exploring/the-preparatory-school/#tab2>



Figure 26 – Prep School view



Figure 27 - The Prep Administration Building (left) and Dalleywater Centre (right)



Figure 28 – View towards the rear of the Prep School



Figure 29 – Preparatory School view



Figure 30 – Rear of the Preparatory School

## 2.2. SENIOR SCHOOL

constructed between 1962 and 1982, with some overlay of later 20<sup>th</sup> century development (Futter Hall and the Music Building) and more contemporary development including the Science Centre, Robert Lloyd Memorial Library and the Design and Technology Centre (all constructed post 2000). The Senior School includes approximately 360 boarders and incorporates a number of boarding houses, including the Bishop Barker Harris, Macarthur Waddy, Baker Hake, and Broughton Forrest boarding houses. The historic Gowan Brae (see section 2.4.1) also serves as a Boarding House for the Senior School (Year 7). There is also a large dining hall for the boarding students.



Figure 31 – Baker Hake Boarding House constructed between the 1960s and 1980s, and later refurbished

Source: <https://www.kings.edu.au/exploring/boarding-at-kings/boarding-facilities-in-detail/>



Figure 32 – Macarthur Waddy Boarding House constructed between the 1960s and 1980s, and later refurbished

Source: <https://www.kings.edu.au/exploring/boarding-at-kings/boarding-facilities-in-detail/>



Figure 33 – Later 20<sup>th</sup> century development in the Senior School



Figure 34 – Later 20<sup>th</sup> century development in the Senior School and landscape setting

## 2.3. SPORTING FACILITIES

The school grounds include a number of playgrounds, playing fields (including the Massie Wanderers, Old Boys, Price and Doyle fields) and the JS White Oval, tennis courts, basketball courts, two 25m swimming pools, cricket nets, outdoor education areas, bushland bike trails and a large community pavilion. Senior school sporting facilities include the W.S. Friend Gymnasium and a Sports Centre. The school grounds also include stock yards and agricultural plots.



Figure 35 – View across the Price Fields towards the Hay Shed



Figure 36 – Cricket nets



Figure 37 – The White Oval

Source: <https://www.kings.edu.au/exploring/the-preparatory-school/#tab2>



Figure 38 – Preparatory School swimming pool

Source: <https://www.kings.edu.au/exploring/the-preparatory-school/#tab2>

## 2.4. HERITAGE ITEMS

### 2.4.1. Gowan Brae House (1886-1889)

Gowan Brae House fronts Gowan Brae Way to the south-east. The house is a two-storey Italianate stone mansion with asymmetrical tower room built between 1886-1889 (Figure 39).

Two projecting hexagonal bays with double-hung windows are located on either side of a recessed entrance with a triple-arched porch (Figure 40). The entrance is accessed via a sandstone paved staircase and intricately tiled porch. A decorative parapet and coat of arms sit above the entrance.

The columns supporting the arches are of cast iron. A five-arched portico fronts the garden to the south-west (Figure 41). An asymmetrically situated square tower with portico-style windows is located within the south-western corner of the building.

The north-eastern elevation of Gowan Brae House has a rough-textured sandstone block façade (Figure 42). An enclosed area surrounded by a 2-course sandstone boundary wall extends to the north of the building. Rivet impressions within the exposed sandstone blocks hint at the former rough cut sandstone columns of the Fernery which stood in this location (Figure 43).

A U-shaped building of late-20<sup>th</sup> construction encloses a courtyard at the rear of Gowan Brae House (Figure 44).



Figure 39 – Primary frontage of Gowan Brae House



Figure 40 - Two projecting hexagonal bays with double-hung windows are located on either side of a recessed entrance with a triple-arched porch



Figure 41 – A five-arched portico fronts to the garden to the south-west



Figure 42 - The north-eastern elevation of Gowan Brae has a rough-textured sandstone block façade



Figure 43 - Rivet impressions within the exposed sandstone blocks hint at the former rough cut sandstone columns of the Fernery which stood in this location



Figure 44 - A U-shaped building of late-20<sup>th</sup> construction encloses a courtyard at the rear of Bowan Brae House.

## 2.4.2. Stables (1889)

The former stables building is located immediately to the north of Gowan Brae House. Two bays with pitched roofs and ocular windows sit on either side of a recessed entrance which sits behind three arches supported on Doric columns (Figure 45). A triangular pediment with hay loft door sits above the entrance (Figure 46).

The former stable spaces have been infilled with brick walls, timber doors and windows and the ground paved for the building's current use as the Music Centre (Figure 47).

The floor plan of the stables, which originally contained quarters for stable hands and coachmen, echoes that of Gowan Brae House. The building is today used as the Music Department for the Preparatory School and the northern elevation of the building has been renovated and landscaped due to the enlargement of the adjacent playfields.<sup>1</sup> A plaque commemorates the renovation works.



Figure 45 - Two bays with pitched roofs and ocular windows sit on either side of a recessed entrance which sits behind three arches supported on Doric columns.

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<sup>1</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889 – 1989*, p.22



Figure 46 – A triangular pediment sits above the entrance



Figure 47 - The former stable spaces have been infilled with brick walls, timber doors and windows and the ground paved for the building's current use as the Music Centre.

### 2.4.3. Gatehouse (1890)

The Gatehouse is located within the south-eastern component of the King's School site. The building is a fine-chiselled sandstone Classical structure with large decorative pediment supported on four columns (Figure 48). A timber addition is located at the rear of the Gatehouse (Figure 49).

A wrought iron entrance gate with sandstone posts opens to Pennant Hills Road (Figure 50).



Figure 48 - The Gatehouse is a fine-chiselled sandstone Classical structure with large decorative pediment supported on four columns



Figure 49 - A timber addition is located at the rear of the Gatehouse



Figure 50 – A wrought iron entrance gate with sandstone posts opens to Pennant Hills Road

#### 2.4.4. Aviary

South of Gowan Brae House and adjacent to Pennant Hills Road is the former Aviary. The Aviary consists of Burns kept rare birds in the Aviary, many of which were from the Pacific Islands. The aviary is not currently in use.



Figure 51 – The aviary

### 2.4.5. Hayshed/clocktower

The Rotunda (or clocktower) is located approximately 200 metres north-west of Gowan Brae House. The Hayshed is a Federation-style structure with a steeply pitched slate roof with open eaves. A clock sits at the apex, which was gifted to The King's School in memory of former student Hugh Hamon Massie (1929-1966).

The roof is supported by a timber understructure and 12 rough-cut sandstone block columns. A raised timber floor sits level with the second course of sandstone blocks. A timber staircase on the northern side of the rotunda leads down to the playing fields.

The Hayshed was constructed after the purchase of a 5-acre apple orchard from Mr Gallard, which extended west from the Preparatory football fields to the western edge of the property.<sup>2</sup>

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<sup>2</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.22



Figure 52 – The Federation-style rotunda



Figure 53 View of the roof structure.



Figure 54 View up to the rotunda.

## 2.4.6. King's School Chapel (1887, re-sited 1971)

Approximately 120 metres east of Gowan Brae House is the King's School Chapel, which was re-sited at this location in 1971 (Figure 55). The Chapel was designed by Loweish Moorhouse and Figgis of Melbourne and built by W. P. Noller of Parramatta. The chapel contains three bays, a transept, baptistry and Memorial Tower (Figure 56). Originally the vestry and porch faced south, as was the tradition of English churches (Figure 57). After the church was re-sited, however, the porch and vestry face north-east and the sanctuary north-west.

Windows are recessed to suit the Australian climate, representing a departure from English architectural tradition. Sandstone from North Rocks (Pye's Quarry) was preferred over Parramatta sandstone because it didn't contain the same degree of staining, which was said to cause optical illusions.<sup>3</sup>

The Chapel is entered via a vestibule with sandstone-carved benches within the south-western elevation of the building (Figure 58). A second door is located to the north with ornate cast iron door hinges (Figure 59).



Figure 55 - Approximately 120 metres east of Gowan Brae House is the King's School Chapel, which was re-sited at this location in 1971

<sup>3</sup> *The King's School Chapel*, The King's School

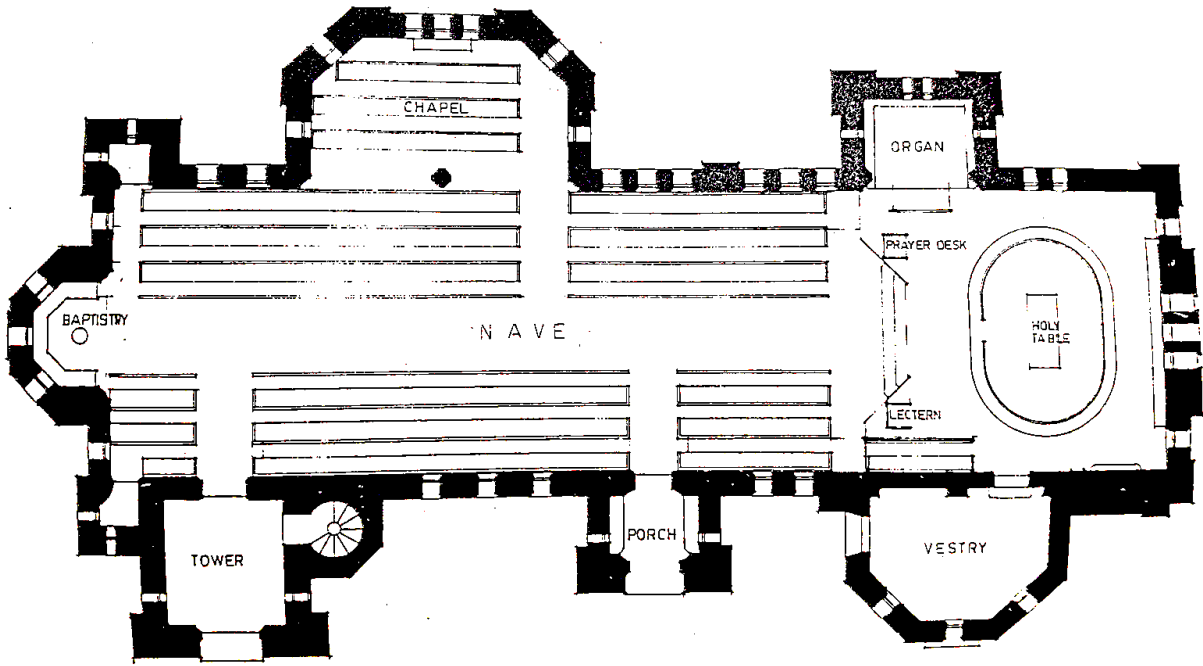


Figure 56 - Floorplan of King's School Chapel  
 Source: *The King's School Chapel, The King's School*



Figure 57 - The chapel contains three bays, a transept, baptistry and Memorial Tower.



Figure 58 – Southern entrance with vestibule and sandstone-carved benches

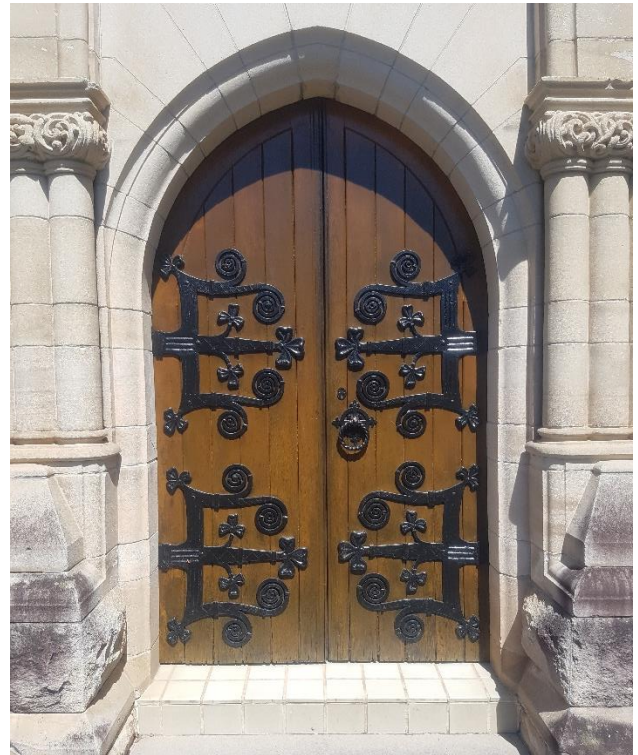


Figure 59 –Northern entrance with ornate cast iron door hinges

### 2.4.7. The Cedars (c.1899)

Approximately 200 metres west of Gowan Brae House, and immediately west of Futter Hall, is the property “The Cedars”. Historically, the property occupied the area which equates to Lot 1 DP 59169, the house being separated from Pennant Hills Road by a quarter of a mile of gardens and grazing fields.

The homestead is a Federation-style (Figure 60). The original face-brick façade has been painted a pale blue and contains a series of narrow double-hung windows. The high-pitched slate roof contains open eaves, Dutch gable and tall chimneys (Figure 61). A large dormer with shingled façade encloses a recessed balcony with an arched opening on the second floor (Figure 62).

30 round supporting columns arranged in pairs support a convex verandah roof (Figure 63). The expansive verandah floors, originally concrete,<sup>4</sup> are timber board.

A turning circle with manicured plantings is located immediately to the south of the homestead (Figure 64).

<sup>4</sup> “The Cedars – a House on a Hilltop”, 26 October 1930, Cumberland Argus and Fruitgrowers Advocate, available at <http://nla.gov.au/nla.news-article104974135>



Figure 60 – Primary elevation of “The Cedars”



Figure 61 – Slate roof of “The Cedars” with Dutch gable and two chimneys



Figure 62 – A large dormer with shingled façade encloses a recessed balcony with arched opening

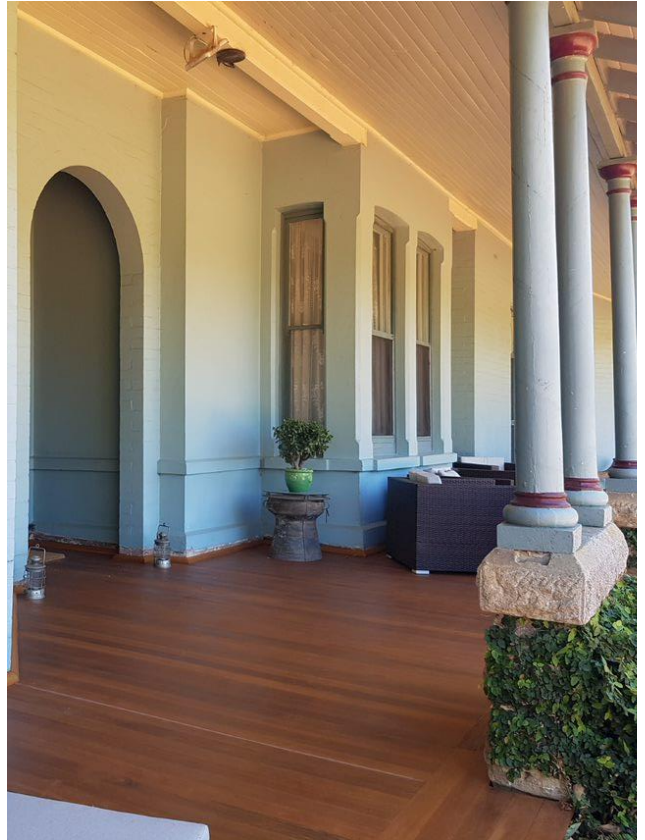


Figure 63 – 30 round supporting columns arranged in pairs support a convex verandah roof



Figure 64 – Turning circle with manicured plantings to the south of the homestead

## 2.4.8. Rotunda

Approximately 300 metres north of Gowan Brae House is the former Rotunda, which originally consisted of a pitched roof supported on 5 rough-cut sandstone columns (Figure 65). The Hayshed is today infilled with rock and concrete walls and a row of single-pane windows.



Figure 65 - Approximately 300 metres north of Gowan Brae House is the former Rotunda, which originally consisted of a pitched roof supported on 5 rough-cut sandstone columns

## 2.4.9. Fountain

To the south-east of Gowan Brae House is a 3-tiered fountain of concrete construction, resembling a grotto (Figure 66). The fountain was constructed in 1893 and was intended as a memorial for the late Mrs Burns.

The fountain was in a state of neglect when The King's School purchased the property and was renovated accurately by the parents of boarders.<sup>5</sup>



Figure 66 - To the south-east of Gowan Brae House is a 3-tiered fountain of concrete construction, resembling a grotto

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<sup>5</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*

## 2.4.10. Graves of Sir James Burns and Family (1904-1969)

The graves of James Burns and his family are located within the grounds of the Senior School. A heritage interpretation plaque provides the following information:

**Sir James Burns:** K.C.M.G. M.L.C., Born Edinburgh 10 February 1846, died at Gowan Brae 22 August 1923 (Figure 67).

**James Burns:** Eldest son of Sir James and James' second wife, Mary Heron Burns. Born in Sydney 30 December 1881, died in Bowral on 5 August 1969 (Figure 67).

**Mary Heron Burns (nee Morris):** Married Burns in Elsterwick, Victoria on 11 March 1890. Had 3 sons and daughters. Died on 25 August 1904.

**Captain John Burns:** Born 1885. Attended The King's School 1895-1900. Worked on the land before joining the 6<sup>th</sup> Light Horse. Commissioned as a Captain, John fought in Palestine before returning to Cootamundra. He contracted tuberculosis whilst in active service and died 25 February 1921.

**Lieutenant Robert David Burns:** Robert attended The King's School from 1899-1900 and was owner of a station at Rockhampton before enlisting in the AIF during World War I. He survived Gallipoli only to lose his life on the battlefield of Pozieres on 20 July 1916 aged 28 years.

**Caroline Heron McFerran:** Born 23 January 1861 to Mary Heron Morris and the wife of Charles who predeceased her. Caroline Heron McFerran died 26 April 1918. Her Daughter, Aileen, died in 1908 and is buried in this cemetery (Figure 69).

**Small Markers:** The small markers honour the memory of James and Ida Burns' children, who died in their infancy- MB 10 June 1917 and JB 19 April 1921.



Figure 67 - Grave of Sir James Burns (left) and eldest son James Burns (right)



Figure 68 View of the graves site



Figure 69 – Grave of Caroline Herron McFerran (left)

### 2.4.11. Horseshoe Dam/Bridge

A sandstone constructed horseshoe dam/ bridge is located at Hunt's Creek on the western boundary of The King's School site (Figure 70). The dam is accessed via a steep dirt path which descends through dense bushland (Figure 72).



Figure 70 - A sandstone constructed horseshoe dam is located at Hunt's Creek on the western boundary of The King's School site.



Figure 71 – Detail of the sandstone constructed horseshoe dam



Figure 72 – The Horseshoe Dam is accessed via a steep dirt path which descends through bushland

## 2.4.12. Boundary Fence

The Pennant Hills Road frontage of the school site is enclosed with an iron palisade fence, with sandstone gate piers. The fence contains two distinct sections, the western section, which runs from the Gatehouse to the Chapel, which is made from Australian iron, while the remainder was constructed with iron imported from Scotland.



Figure 73 Detail of the gate posts at the gate house entry



Figure 74 View of the iron palisade fence and stone hob

## 2.4.13. Cedar Plantings

Mature cedar plantings (Deodar cedars) line the drive from the Gate house to Gowan Brae House.



Figure 75 – Cedars planted along driveway between Gatehouse and Gowan Brae House

## 2.5. VEGETATION AND ENVIRONMENTAL FEATURES

The campus has a large and diverse landscape as well as extensive playing fields and open space. This includes two riparian corridors (Hunts Creek and a smaller waterway) and dense amounts of vegetation within the northern portion of the site.

The dense bushland to the north of the campus contains significant native vegetation that forms part of a broader area of remnant bushland and includes Sydney Turpentine Ironbark Forest. The site is identified as bushfire prone with buildings situated outside the land constrained by vegetation of bushfire hazard. The dense bushland and existing riparian corridors are intended to be retained as it forms part of the stewardship and ethos of The King's School community.

The remainder of the campus is set within a generous park-like landscape setting, with undulating topography. While the landscape and specific tree plantings are not referenced in the established statement of significance, the landscaping certainly contributes to the setting of the heritage item and includes cultural plantings and remnant species consistent with *Sydney Turpentine Ironbark Forest*. Tree species include a variety of exotic, Australian native and locally endemic species as well as a number of weed species. It is acknowledged that an existing Tree Inventory system is in place for the site and is maintained by ArborPlan / Civica.



Figure 76 View towards Gowan Brae showing mature tree plantings



Figure 77 Mature Parramatta Redgum planting near the Preparatory School



Figure 78 View of endemic and native tree plantings in the senior school campus



Figure 79 View of endemic and native tree plantings in the senior school campus



Figure 80 View towards the Chapel including mature tree plantings



Figure 81 Mature Yellowwood tree in proximity to graves



Figure 82 View towards the rear of Gowan Brae and the Prep school, and showing the general grounds and setting including mature Norfolk Island tree plantings, fields and part view of tennis courts

### 3. HISTORICAL ANALYSIS

The following history has been sourced from the Heritage Assessment completed by Urbis.

#### 3.1. THE FIRST LAND GRANTS

The majority of the land which today constitutes the King’s School site was originally granted to discharged soldiers of the Corps by various colonial Governors between 1790-1830s.

These original land grants included the following:

Name	Portion	Grantee	Occupation	Date Granted	Comments
Governor’s Arms	4	Josiah James	Discharged soldier NSW Royal Veteran Corps	1 July 1839	
Arnold Grove	5	James and William Byrnes			Constructed first steam flour mill in Parramatta near the eastern end of George Street in 1841
Northern Farms		Daniel Spencer (later purchased by Joshua Holt)		29 October 1793	Joshua Holt combined the two holdings on 15 September 1803 and named the property Northern Farms
	116	John Randal (later re-granted to Joshua Holt)		29 November 1792	
George Barrington’s Holding	103	George Barrington	Chief Constable and Superintendent of convicts	29 September 1792	Barrington was an Irish convict who was freed by Governor Phillip. Governor Hunter made him Chief Constable and Superintendent of convicts.
Rockcliff	155	William Yates (originally promised to David Nairn)		1 July 1839	Yates built Rockcliff cottage in 1856.
Orange Grove	155	John and Thomas Hackett		19 October 1831	



Figure 83 – Earliest known map of Parramatta area (1789-90) indicating that the land within The King's School site had not been granted at this time

Source: State Library of NSW, Bonwick Transcripts, J. McClymont Map



## 3.2. SIR JAMES BURNS AND GOWAN BRAE (1886-1925)

### 3.2.1. Sir James Burns

The site of Gowan Brae was established by Sir James Burns in 1886. Burns was a businessman, shipowner and philanthropist born on 10 February 1846 in Polmont, Stirlingshire. His father Mr David Burns was a successful merchant.<sup>6</sup>

Burns migrated to Australia in 1862 with his brother after having been inspired by the tales of a sea captain friend of his family. While there he worked as a jackaroo in Queensland and formed Burns and Scott storekeepers in Brisbane. Burns joined the goldrush in Gympie in 1867 and returned to Scotland following the death of his father in 1870.<sup>7</sup>

In 1872 Burns returned to Australia with his mother, sister and two brothers. He opened a wholesale and retail store in Townsville and was engaged in the exploration of goldfields throughout Queensland over the subsequent four years.<sup>8</sup> In 1875 he married his first wife, Mary Susan (nee Ledingham) who died the following year after giving birth to a baby girl.<sup>9</sup>

After the death of his wife, Burns moved to Sydney in 1877, leaving the Townsville business in the hands of business partner Robert Philip of Glasgow.<sup>10</sup> Burns opened his Macquarie Place offices, Burns, Philp and Company Limited, in 1882 and occupied the position of Chariman and Managing Director until his death in 1923. Burns, Philp and Company Limited transported goods between New Guinea, Java, Singapore and a number of Pacific Islands. By 1910 the company owned twelve ocean steamers and almost one hundred pearling luggers.<sup>11</sup> Throughout his career he dealt frequently and personally with a number of Commonwealth Leaders.<sup>12</sup>

Burns married his second wife, Mary Heron Morris, in 1880 and they had three sons and two daughters. His youngest son Robert died in the First World War and son John died of tuberculosis while on the Australian Light Horse campaign in Mesopotamia.<sup>13</sup>

In 1891 Burns joined the Parramatta Squadron of the New South Wales Lancers as a trooper. In July of the same year he was promoted to Captain and by 1897 he had made Lieutenant-Colonel, commanding the Australian Light Horse Brigade for several years.<sup>14</sup> Burns assumed a seat in the New South Wales Legislative Council in 1908 and in 1917 was appointed Knight Commander of the Order of St Michael and St George (K.C.M.G.). He was the president of the Highland Society of New South Wales for twenty-one years.

Burns died at Gowan Brae in 1923 of stomach cancer. His funeral was extremely well-attended, with mourners lining Pennant Hills Road for half a mile, including many hundreds of children in residence at the Burnside Homes.<sup>15</sup> Burns' grave is located today within the site of the King's Senior School.

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<sup>6</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.25

<sup>7</sup> G. J. Abbott and H. J. Gibbney, 1979, Burns, Sir James (1846-1923), *Dictionary of Australian Biography*, available at <http://adb.anu.edu.au/biography/burns-sir-james-177>

<sup>8</sup> Hilliard, B. 1989. *Gowan Brae, the First Hundred Years: 1889-1989*, p.26

<sup>9</sup> *Ibid*, p.28

<sup>10</sup> *Ibid*, p.26

<sup>11</sup> *Ibid*

<sup>12</sup> *Ibid*

<sup>13</sup> *Ibid*, p.28

<sup>14</sup> *Ibid*, p.29

<sup>15</sup> *Ibid*, p.32

# Scot spawned trading empire

by GRAHAM PARKER  
HOLROYD and DISTRICT  
HISTORICAL SOCIETY  
PHONE 9892 2879

TUCKED away in Pen-  
nant Hills Rd, Parramatta,  
is the mansion known as  
Gowan Brae, built in 1887  
by Edinburgh-born  
businessman Sir James  
Burns.

The King's School now  
owns the property.

James Burns, son of a  
Scottish merchant was  
born in 1846 and educated  
at the Newington Acad-  
emy and Edinburgh High  
School.

At age 16, he and his  
elder brother ventured  
from Scotland to Moreton  
Bay, Queensland then on  
to Brisbane during the  
post-Gold rush period.

The talk of gold had  
whetted young James's  
appetite, he was con-  
vinced he should go to the  
"back country" for col-  
onial experience. His  
brother was content to  
remain in Brisbane.

James hoped to strike it  
rich but failed.

Before his father died in  
1870, James had set up  
stores in Gympie, One  
Mile Creek and Kiliyan.

He made a sudden de-



**SNAP  
SHOT**  
*of our past*

cision to sell the stores  
and return to Setoland.

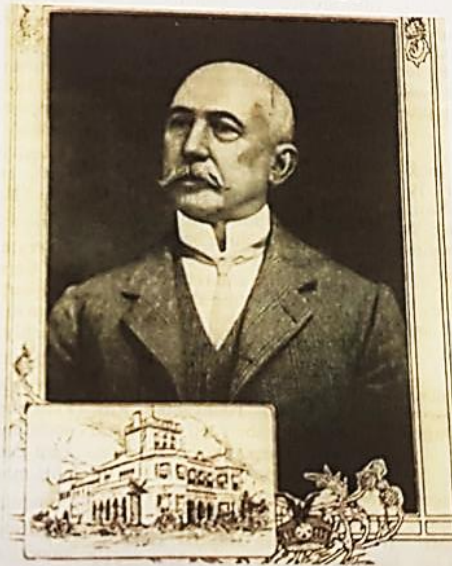
On his way home, he  
stopped off in France to  
help in the relief of Paris  
in the 1871 Commune.

He then decided to re-  
turn to Australia and re-  
establish himself as a  
trader.

This decision was a  
commercial success, lead-  
ing him to establish the  
Burnside Homes, to help  
needy youth.

Burns teamed with  
Robert Philp in 1872 to  
open a store in  
Townsville. That partner-  
ship led to the new Burns  
Philp shipping line.

Burns came to Sydney  
in 1873 to establish the  
developing firm's head-  
quarters, leaving Philp in  
charge in Townsville.



**A portrait circa 1910 of Sir James Burns, with an inset showing his grand home, Gowan Brae. A caption highlights his many achievements including as a merchant, Commander (retired) of the Light Horse and "good Australian".**

In the late 1870s Burns  
visited the Parramatta-  
Hills district in the com-  
pany of some of his busi-  
ness associates.

Their family homes  
were scattered around the  
area.

By that time the com-  
pany's fleet of trading  
ships was steaming be-  
tween Sydney and  
Townsville, later extend-  
ing throughout the Pacific.

While all this was going  
on Burns was enjoying an

happy private life. He had  
married and fathered six  
children.

He bought an estate  
which he called Gowan  
Brae to build the family  
home.

Burns was actively  
interested in the colony's  
military life. He became a  
volunteer of the Lancers,  
progressing to command-  
ing officer in 1897.

He later became the  
commander of the Aust-  
ralian Light Horse 1st  
Brigade, retiring in 1908.

In the that year he  
became a Member of the  
Legislative Assembly.

In 1911 he introduced  
an insurance scheme to  
assist servicemen and  
their families to which he  
contributed \$4000 a year  
from 1914 to 1918.

He was knighted in  
1917.

Burns lost sons John  
and Robert in World War  
I. Sir James himself died  
at Gowan Brae in 1923,  
aged 77.

The Burns clan is  
buried in the family cem-  
etry in the academic pre-  
cinct of The King's  
School.

**Acknowledgement:  
Jenny Pearce, archivist,  
The King's School**

Figure 86 – 2003 newspaper article which celebrates the many achievements of James Burns

Source: Parramatta Advertiser, 20 September 2003, p.28

## 3.2.2. Establishment of Gowan Brae

Burns settled at Gowan Brae in the late 1880s with his wife Margaret Burns, nee Shiress, and son David Burns. Land titles records indicate that Burns purchased Lot 1 DP 57491 (Table 17) and Lot 10 DP 812772 (Table 18) on 13 May 1889.

The site of Gowan Brae was chosen for its impressive views over Parramatta and the river valley. From the tower of Gowan Brae House, the Blue Mountains and the Southern Highlands can be viewed and it was reputed that Burns could receive signals from ships in Sydney Harbour from this location.<sup>16</sup>

Burn's purchase of Gowan Brae also situated him amongst some Sydney's high society. These included the Bettingtons at Oatlands, the Sutherlands at Mount Arcadia, the Daveys at Rubymere and the Boyds at the Cedars<sup>17</sup> (Figure 88).

Over the 35 years in which Burns lived at Gowan Brae, he purchased a total of 304 acres. In 1910 he gave land to the Burnside Presbyterian Homes for children while chairman of the board for ten years.<sup>18</sup>

<sup>16</sup> Ibid, p.8

<sup>17</sup> Hilliard, B. 1989. Gowan Brae, the First Hundred Years: 1889-1989, p.8

<sup>18</sup> Ibid

Burns commenced work on Gowan Brae House in 1886 and finished in 1889. The residence and associated structures which were constructed during this period reflect his passion for Hawkesbury sandstone as a building medium. The sandstone was quarried from Hunt's Creek, which runs through the western component of The King's School site.

Gowan Brae House was designed by renowned architect of the day, Cooper Day (Figure 89). In the first phase of construction the sandstone was clean chiselled. The original plan for Gowan Brae House consisted of a U-shaped structure with an asymmetrically positioned square tower (Figure 90). A Fernery, consisting of large rough-cut sandstone columns, originally extended from the north-west of the residence (Figure 92).

The Stables (Figure 93) and Gatehouse (Figure 94) were constructed shortly after completion of Gowan Brae House.

Table 17 – Lands Titles Records – History of Lot 1 DP 57491

<b>Date</b>	<b>Owner</b>	<b>Land Area</b>	<b>Reference</b>
13 August 1954	The Council of the King's School	236 acres, 3 roods, 18 ¼ perches	Vol. 2707 Fol. 43
27 March 1925	Presbyterian Church of Australia and state of NSW	236 acres, 3 roods, 18 ¼ perches	Vol. 2707 Fol. 43
24 March 1925	James Burns & Robert John Nosworthy	Become joint tenants of 236 acres, 3 roods, 18 ¼ perches	Vol. 2707 Fol. 43
16 October 1916	James Burns	236 acres, 3 roods, 18 ¼ perches	Vol. 2707 Fol. 43
24 April 1914	James Burns	130 acres, 34 ¾ perches (portion 3 originally granted to William Yates, portion 4 originally granted to Joseph James)	Vol. 2466 Fol. 106
4 November 1909	James Burns	24 acres, 32 ½ perches (portion 3 originally granted to William Yates)	Vol. 2012 Fol. 204
19 November 1908	James Burns	19 acres, 2 roods, 28 perches (portion 103 originally granted to George Barrington and Portion 154 originally granted to John and Thomas Hackett)	Vol. 1926 Fol. 98
21 August 1889	James Burns	68 acres, 10 perches (portion 154 originally granted to John and Thomas Hackett and portion 115 originally granted to Joseph Holt)	Vol. 936 Fol. 153
13 May 1889	Mary Heron Burns	3 acres, 4 perches (portion 154 originally granted to John and Thomas Hackett)	Vol. 922 Fol. 171

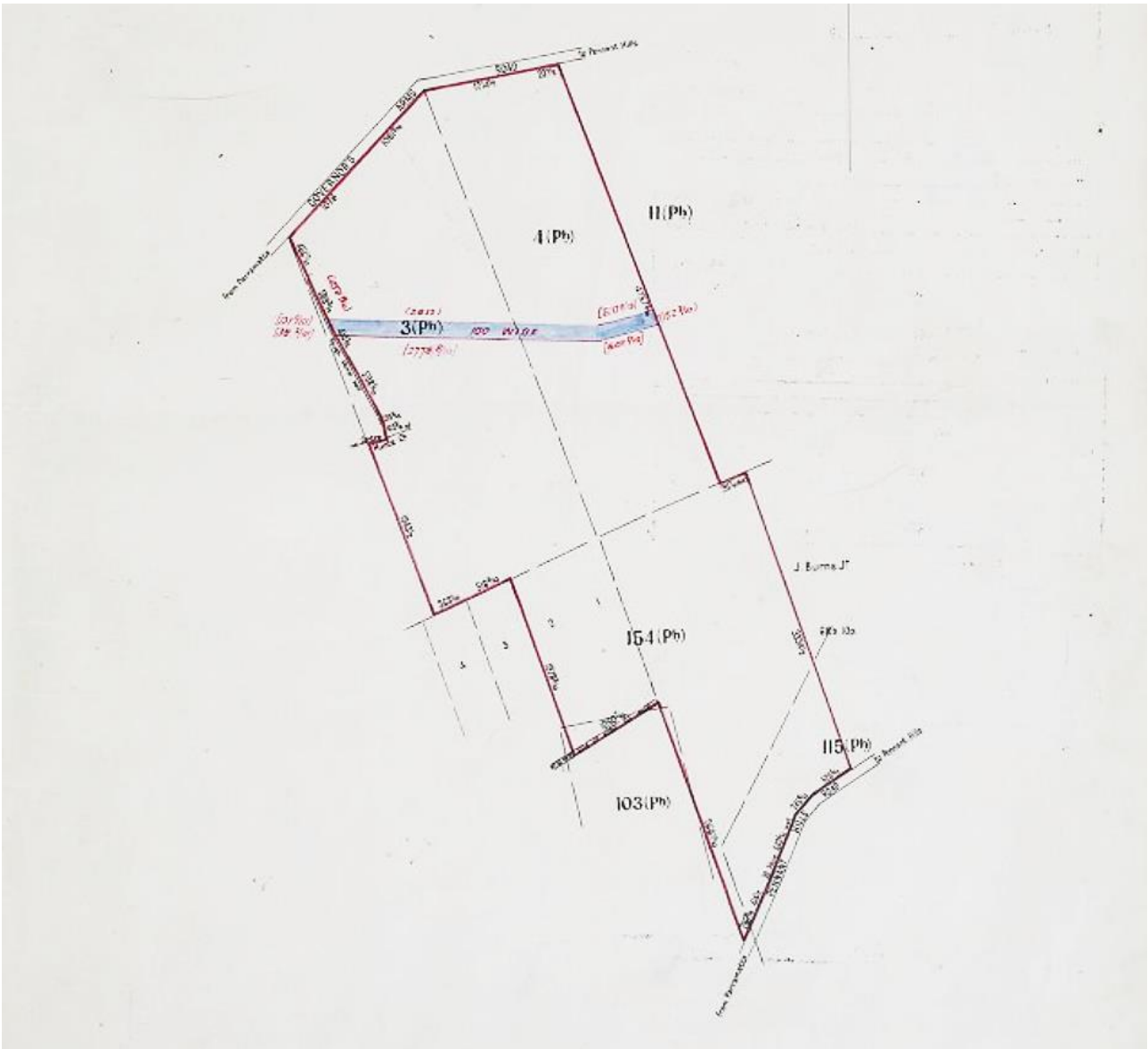


Figure 87 – James Burns’ 1899 purchase of 236 acres, 3 roods, 18 ¼ perches which became Gowan Brae and which roughly equates to Lot 1 DP 57491, Lot 1 DP 64765 and Lot 2 DP 23587

Source: HLRV, Vol. 2747 Fol. 43, 2707\_043\_03.jp2

Table 18 – History of Lot 10 DP 812772

Date	Owner	Land Area	Reference
Council of the King’s School	13 August 1954	68 acres, 10 perches	Vol. 2707 Fol. 37
Trustees of the Presbyterian Church of Australia	19 September 1929	68 acres, 10 perches	Vol. 2707 Fol. 37
16 October 1916	James Burns Junior	68 acres, 10 perches	Vol. 2707 Fol. 37
18 July 1914	James Burns	304 acres, 3 roods, 28 ¼ perches	Vol. 2493 Fol. 169
24 April 1914	James Burns	130 acres, 34 ¾ perches (portion 3 originally granted to William Yates, portion 4	Vol. 2466 Fol. 106

Date	Owner	Land Area	Reference
		originally granted to Joseph James)	
4 November 1909	James Burns	24 acres, 32 ½ perches (portion 3 originally granted to William Yates)	Vol. 2012 Fol. 204
19 November 1908	James Burns	19 acres, 2 roods, 28 perches (portion 103 originally granted to George Barrington and Portion 154 originally granted to John and Thomas Hackett)	Vol. 1926 Fol. 98
21 August 1889	James Burns	68 acres, 10 perches (portion 154 originally granted to John and Thomas Hackett and portion 115 originally granted to Joseph Holt)	Vol. 936 Fol. 153
13 May 1889	Mary Heron Burns	3 acres, 4 perches (portion 154 originally granted to John and Thomas Hackett)	Vol. 922 Fol. 171

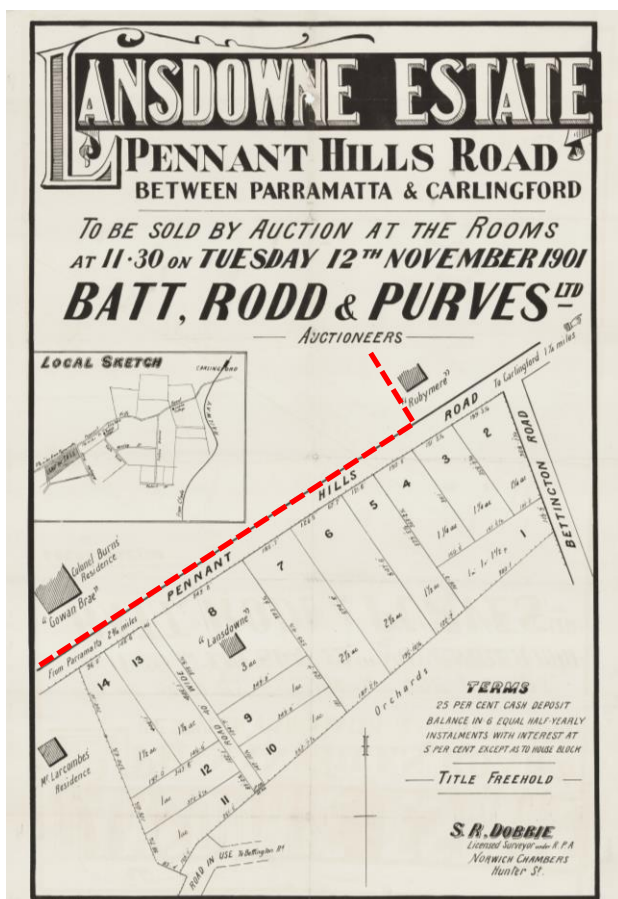


Figure 88 – 1901 subdivision plan with south-eastern boundary of The King's School site indicated in red. Burns had a number of prestigious neighbours at this time, including the Daveys at “Rubymere”, depicted to the east of the site.

Source: NLA, FL6975619



Figure 89 – Undated photograph of Gowan Brae House with the fountain in the foreground, 1893-1923

Source: State Library of NSW, FL1644549

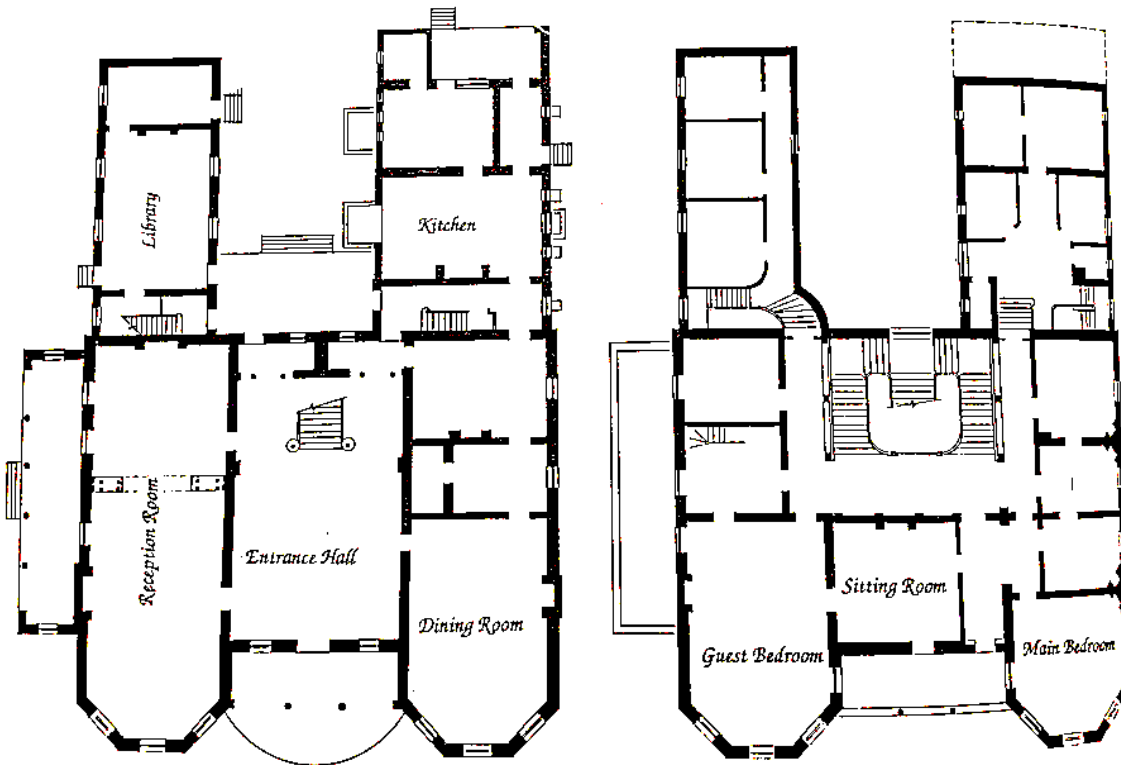


Figure 90 – Original floor plan of Gowan Brae House

Source: Hilliard, B. 1989. *Gowan Brae – the First 100 Years: 1889-1989*, p.64



Figure 91 – Gowan Brae House

Source: Hilliard, B. 1989. *Gowan Brae – the First 100 Years: 1889-1989*, Front Cover



Figure 92 – Western wing of Gowan Brae and the Fernery, c.1895

Source: Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.5

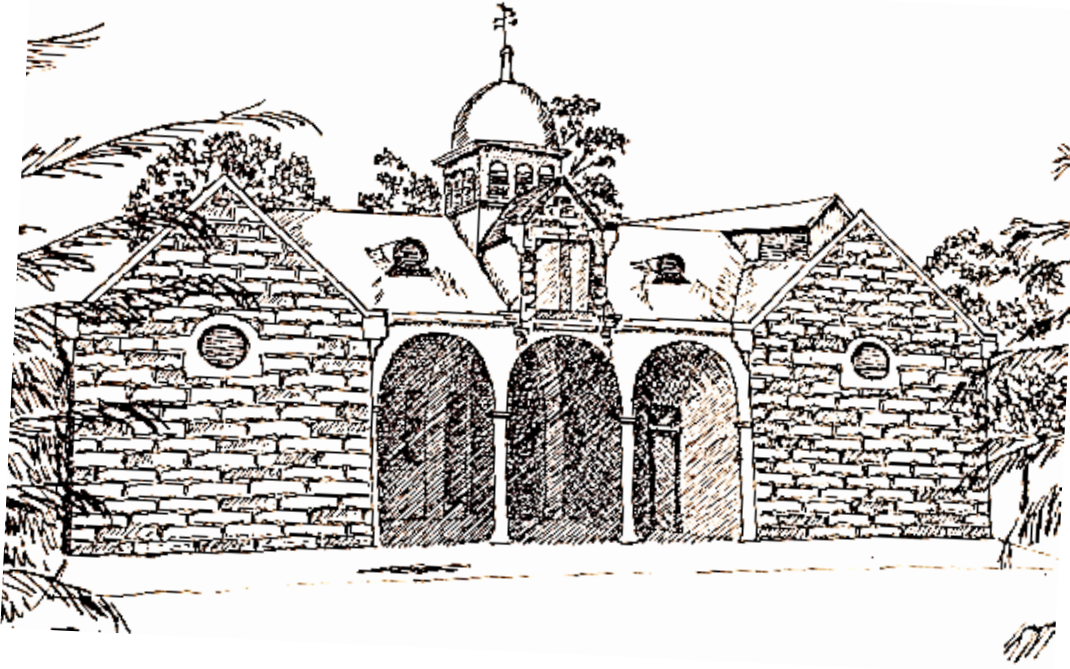


Figure 93 – The Stables, c.1898

Source: Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.21

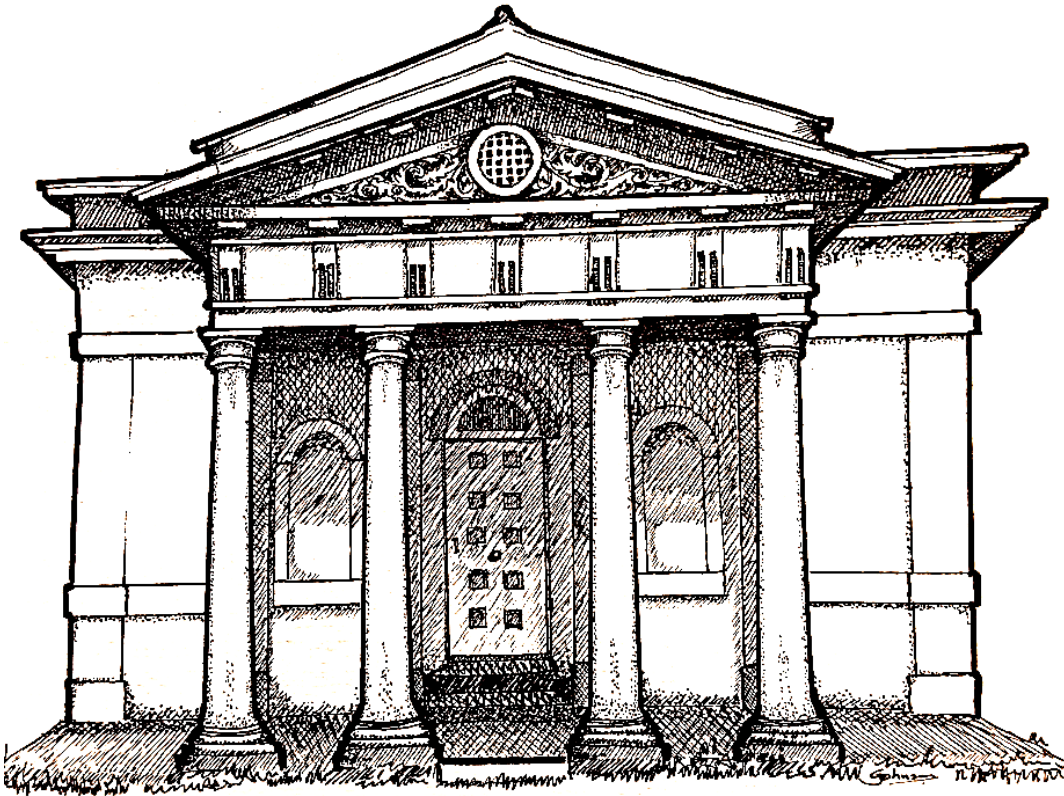


Figure 94 – The Gatehouse

Source: Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.51

### 3.3. 1904 ADDITIONS

After Mrs Burns death in 1904 additions were constructed between the wings of Gowan Brae House. These included a large billiard room and trophy room with enclosed glass skylight (now the meeting room and recreation room respectively) (Figure 95).

The 1904 additions to Gowan Brae House were constructed with rough cut sandstone, which can clearly be differentiated from the clean chiselled sandstone of the original residence (see Figure 42 & Figure 96).

Upon his passing, Burns' estate included bequests to the Burnside homes, the Presbyterian Church, various hospitals, Presbyterian colleges and the Salvation Army.<sup>19</sup>

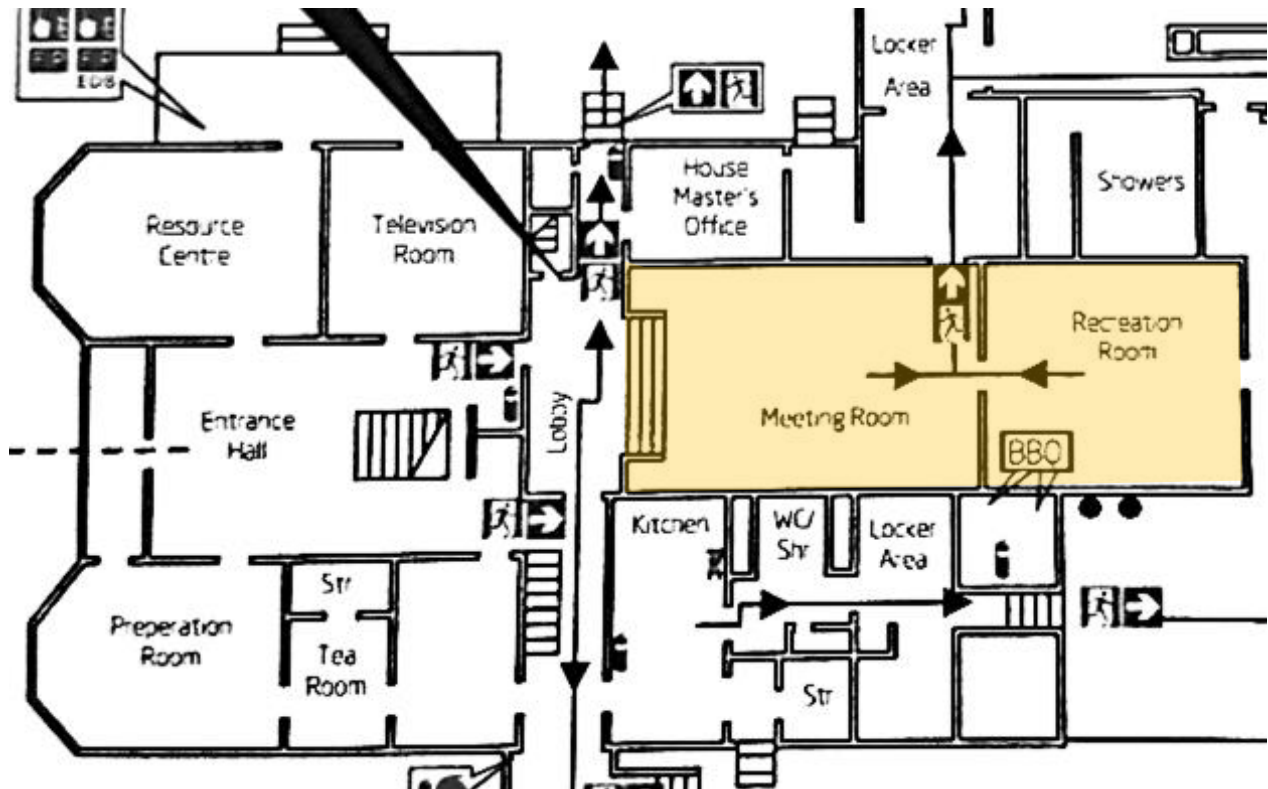


Figure 95 – Floor plan of Gowan Brae House with 1904 additions highlighted

<sup>19</sup> Hilliard, B. 1989. Gowan Brae, the First Hundred Years: 1889-1989, p.8



Figure 96 – Northern door to the trophy room

Source: Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.48

### 3.4. AFTER JAMES BURNS (1923-1956)

From 1925 a number of proposals were put forward for the future use of the Gowan Brae property. These included a retired ladies' home, a rural school and a grammar school.<sup>20</sup> A 1928 subdivision plan shows Gowan Brae to the north of Pennant Hills Road (Figure 97).

For the following seven years the vegetable and cereal crops and dairy were utilised by Burnside to train their young male residents for a life on the land. Most of this activity was, however, centred on the land to the south of Pennant Hills Road. Older boys lived at Gowan Brae between 1932-1940 while pursuing this career.<sup>21</sup> The boys resided in the upstairs bedrooms and were not allowed to access the downstairs front rooms or museum collections.<sup>22</sup>

The house and grounds became difficult for Burnside to maintain and convert for institutional purposes. In 1940 the Australian Army assumed use of Gowan Brae for the Second Australian Division. The Army used it for its Schools and the Divisional Headquarters of Major General H. W. Lloyd and later Lieutenant-General Sir Iven G. Mackay.<sup>23</sup>

During the army's period of occupation substantial maintenance works were undertaken to the property, including roads, services and building repairs. A false wall partition wall was constructed in the reception room and the museum was dismantled and stored. A timber structure was constructed between the main building and stables, which later became the classrooms of The King's Preparatory School.<sup>24</sup> A further two timber structures were erected to the west of Gowan Brae House. These can be seen in the below 1942 (Figure 100 & Figure 99) and 1944 (Figure 98) detail sheets and 1943 aerial of the site (Figure 102).

In 1942 and at the height of WWII the child residents of the Burnside Homes were evacuated to the Blue Mountains for the duration of the war, returning after the war in 1945. Gowan Brae was not, however,

<sup>20</sup> Hilliard, B. 1989. *Gowan Brae, the First Hundred Years: 1889-1989*, p.36

<sup>21</sup> *Ibid*, p.39

<sup>22</sup> *Ibid*, p.40

<sup>23</sup> *Ibid*

<sup>24</sup> *Ibid*, p.42

reopened as accommodation for the Burnside residents after the war owing to a reduction in the number of children who required residential care.<sup>25</sup>

In 1950 the decision was made to sell Gowan Brae owing to the Burnside Home's tenuous financial circumstances.

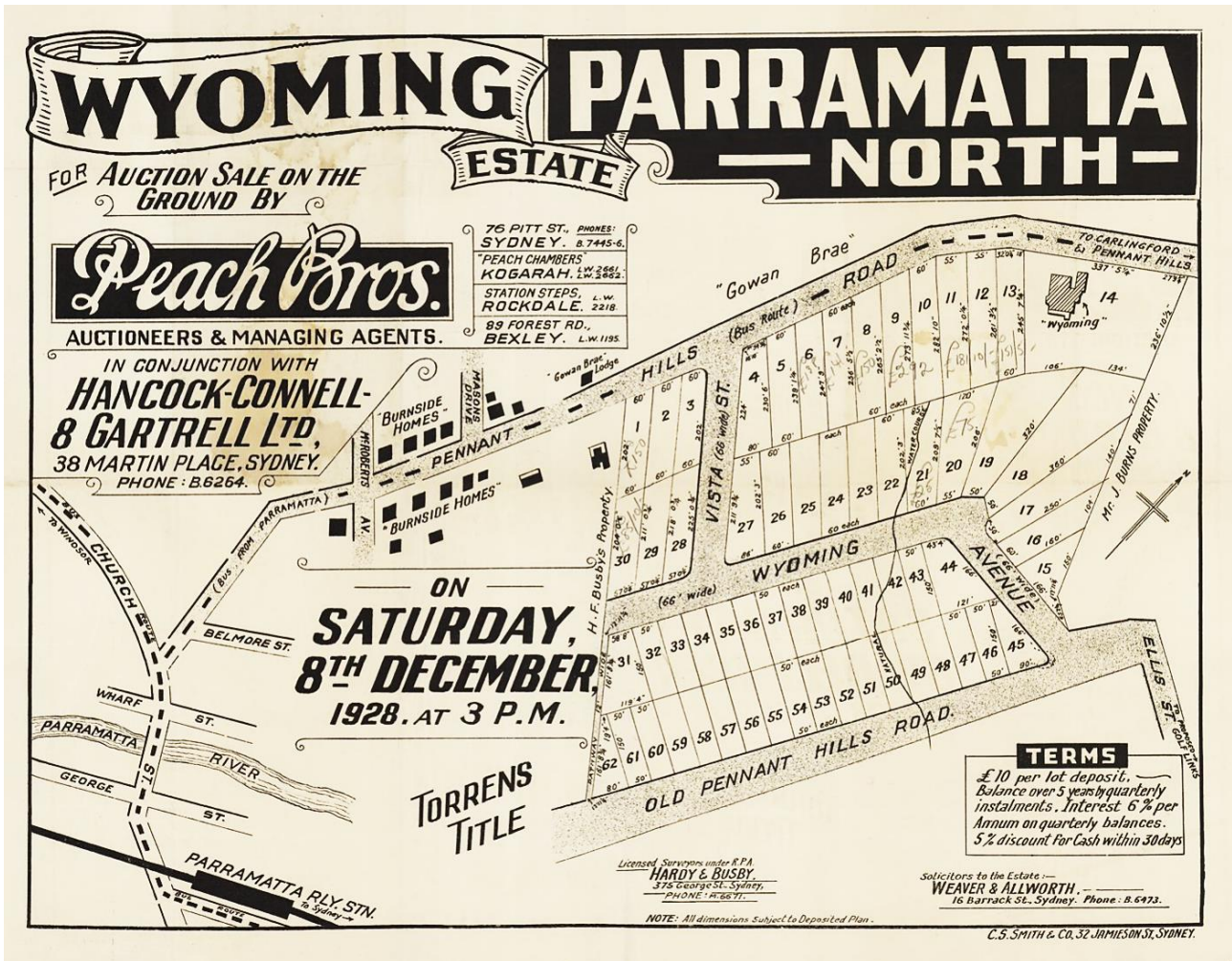


Figure 97 – Wyoming Estate subdivision plan showing location of the Burnside Homes and Gowan Brae, 1928

Source: NLA, IE9139948

<sup>25</sup> Ibid, p.44

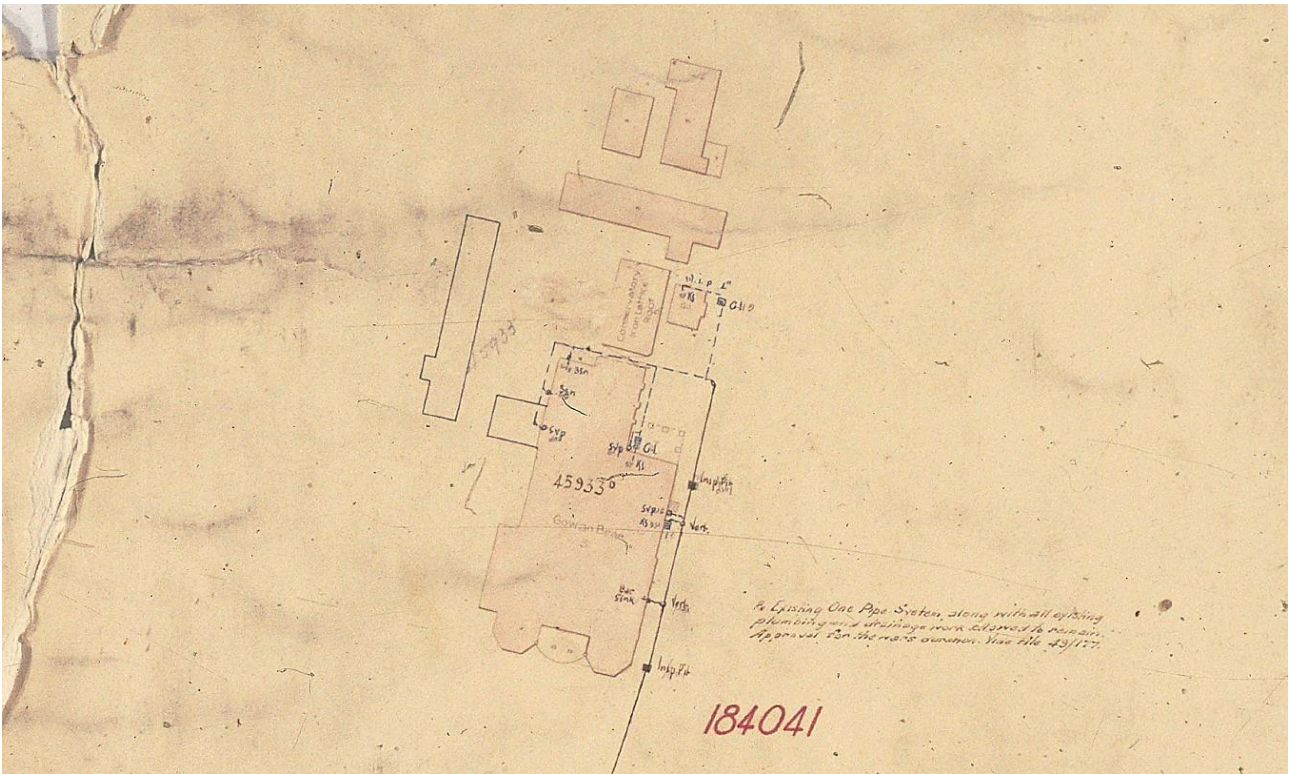


Figure 98 – 1944 detail sheet indicating timber structures erected to north of Gowan Brae House

Source: Sydney Water Archives

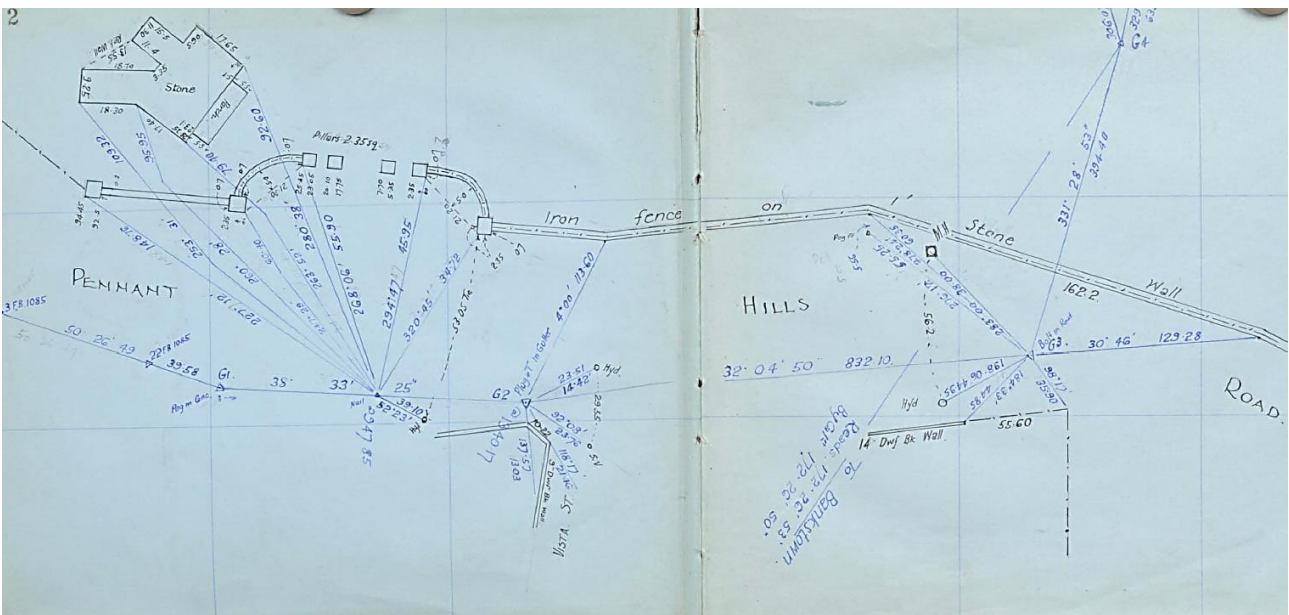


Figure 99 – 1942 detail sheeting indicating sandstone wall with iron fence along Pennant Hills Road and Gatehouse

Source: Sydney Water Archives

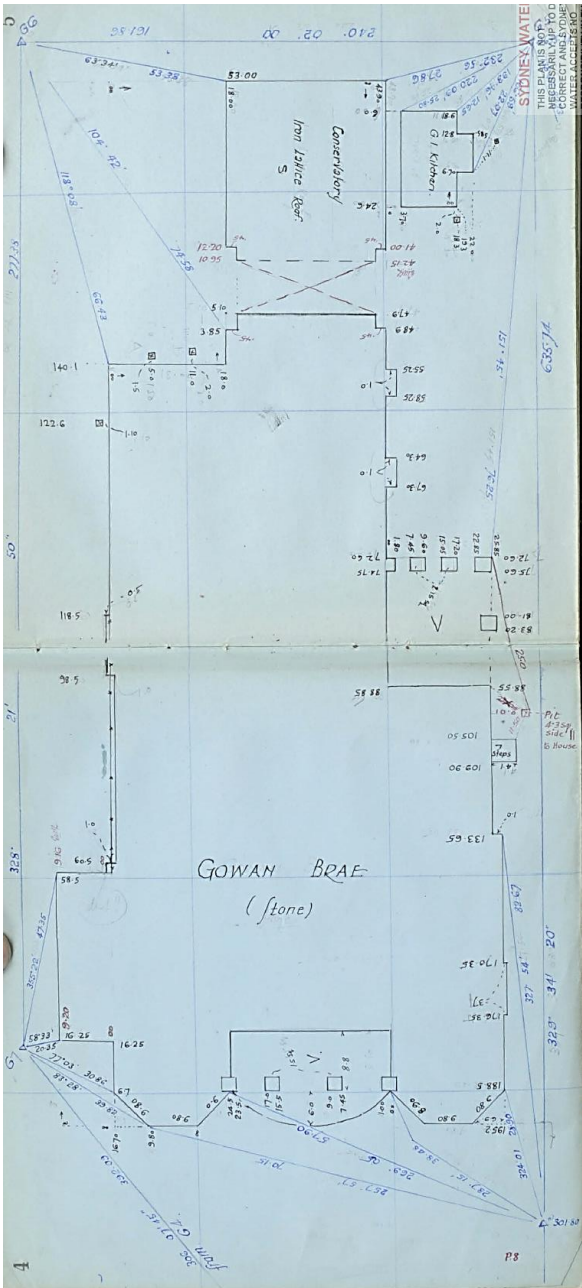


Figure 100 - 1942 detail sheet indicating footprint of Gowan Brae House

Source: Sydney Water Archives

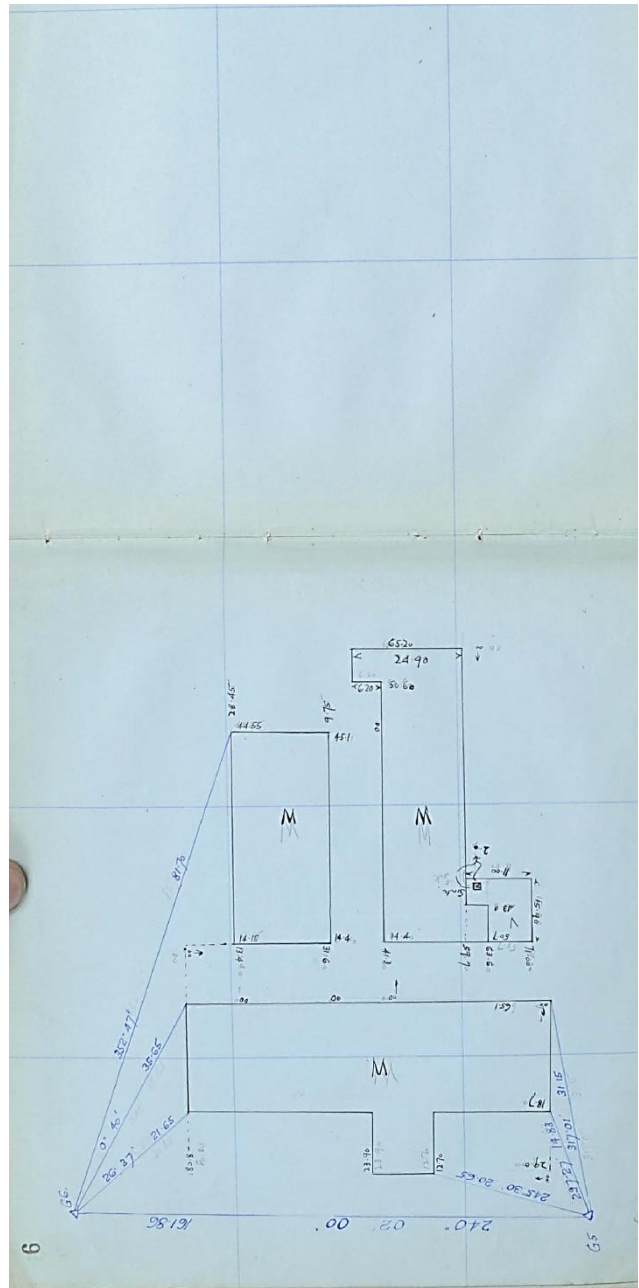


Figure 101 – 1942 detail sheet indicating timber structures which were erected to north of Gowan Brae House

Source: Sydney Water Archives

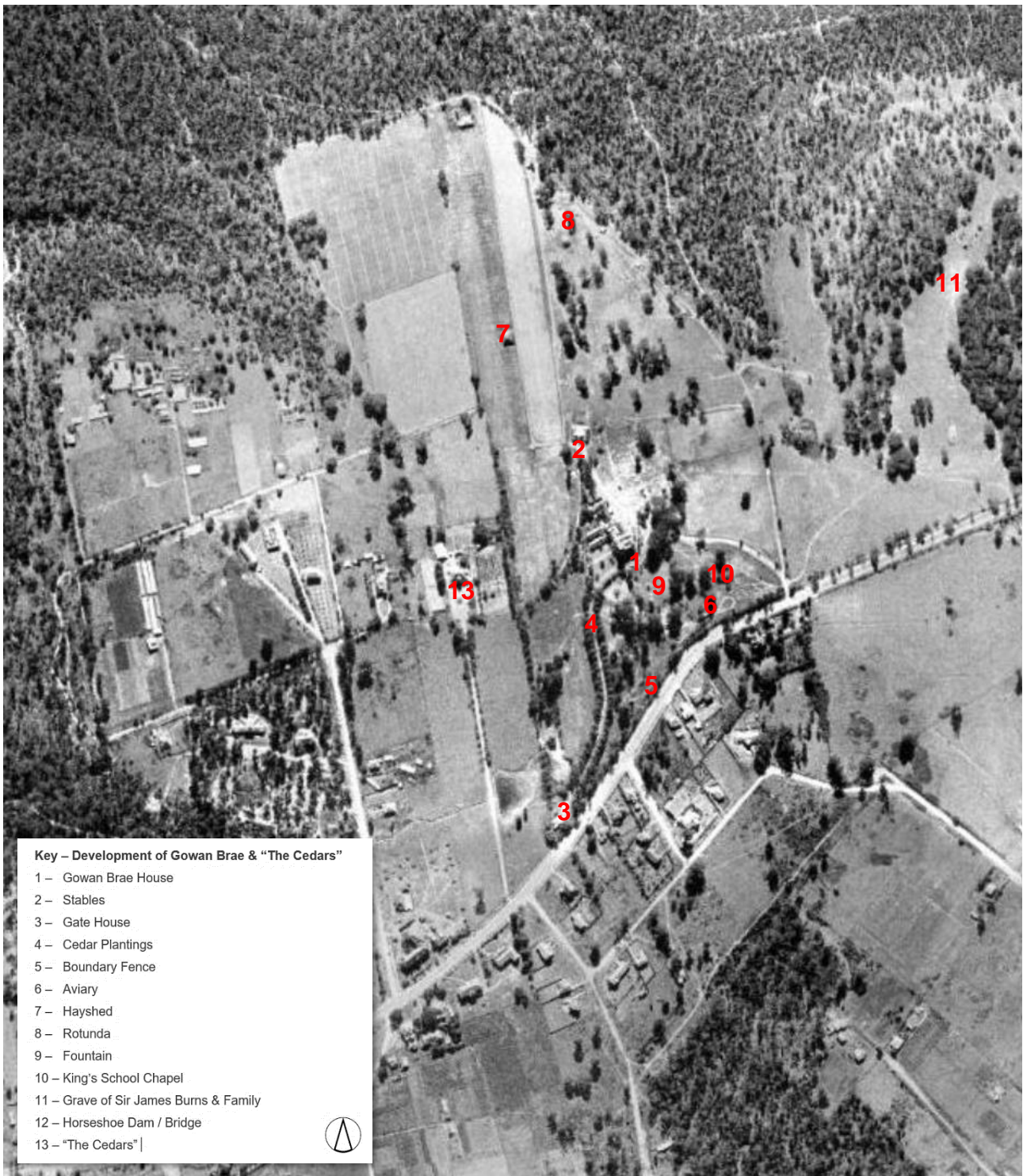


Figure 102 - 1943 aerial of The King's School site existing development itemised.

Source: SIX Maps

### 3.4.1. King's School Purchase of Gowan Brae

The King's School was established in Parramatta in 1831 at Harrisford House on George Street, Parramatta. However, the school soon outgrew this location and was relocated to a site close to Government House where it remained for 130 years.<sup>26</sup>

Burns' son attended The King's School in 1896. Burns was also good friends with then Headmaster Dr Edward Harris. Harris believed that the relocation of The King's School was a matter of necessity. The School Council responded to this by preparing a plan for the expansion of the school on the current site, however, this never eventuated after the financial crash of 1893.<sup>27</sup>

Harris was succeeded by H. C. Blaxland as Headmaster, who remained in this position for the following 30 years. Blaxland also strongly advocated for the relocation of the school. However, it was not until the subsequent Headmaster, Denys Hake, was appointed that relocation of the school was afforded serious consideration. Hake had nominated a site near Wollongong, which had been offered by a Mr and Mrs A. S. Hoskins. This was strongly opposed by the Old Boys who believed that the school belonged in the Parramatta area. A number of alternative options were investigated including Camden, Moss Vale and Campbelltown. Finally, the site of Parklands, a 625 acre property in Penrith was considered, however, in 1952 the Department of Air advised that they required part of the site for the R.A.A.F.<sup>28</sup>

Amidst this period of division and contention, the coincident sale of Gowan Brae was a most fortunate development. A generous bequest by Mrs Violet Macansh, sister of the Futter brothers who attended during the 1880s-90s, facilitated the purchase.<sup>29</sup>

The May 1954 edition of The King's School Magazine reported:

*'The Council has entered into a contract with the Presbyterian Church of Australia for the purchase of Gowan Brae, Pennant Hills Road, Parramatta, as a site for the school. The council has also purchased The Cedars, in Pennant Hills Road and Arnold Grove, in North Rocks Road. The three properties have a total area of 369 acres and for the most part are not more than two miles from the present Main School.*

*The contract in respect of Gowan Brae requires formal consent of the General Assembly of the Presbyterian Church, which will meet in May. However, the Council is already giving consideration to preliminary plans for the use of the properties in the near future.'*<sup>30</sup>

The King's School's purchase of the Gowan Brae site was supported by the Burnside Trust on the grounds that it was consistent with Burns' belief in disciplined Christian education and training.

Gowan Brae House was used from the outset as a Preparatory School; a use which endures to the present day. Initially 48 boarders were housed in Gowan Brae House and the Master-in-Charge was housed in "The Cedars". The timber Army huts at the rear of the house were renovated and converted into classrooms in 1955.<sup>31</sup>

Old boy and parent Mr Tom Wall's building firm undertook refurbishment of Gowan Brae House. The residence was also refurnished and redecorated in a manner which is reflected in the present day. The timber window shutters on the exterior of the building were removed at this time.<sup>32</sup>

Sir James Burns' reception room became a music room and library and his smoking room became the Master's Common Room. The upstairs bedrooms became dormitories.<sup>33</sup>

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<sup>26</sup> A Brief History of the King's School, *The King's School*, accessed 16 October 2020, available at <https://www.kings.edu.au/about/history-towards-gowan-brae.php>

<sup>27</sup> Hilliard, B. 1989. Gowan Brae, the First Hundred Years: 1889-1989, p.45

<sup>28</sup> Ibid, p.46

<sup>29</sup> A Brief History of the King's School, *The King's School*, accessed 16 October 2020, available at <https://www.kings.edu.au/about/history-towards-gowan-brae.php>

<sup>30</sup> King's School Magazine, May 1954, p.

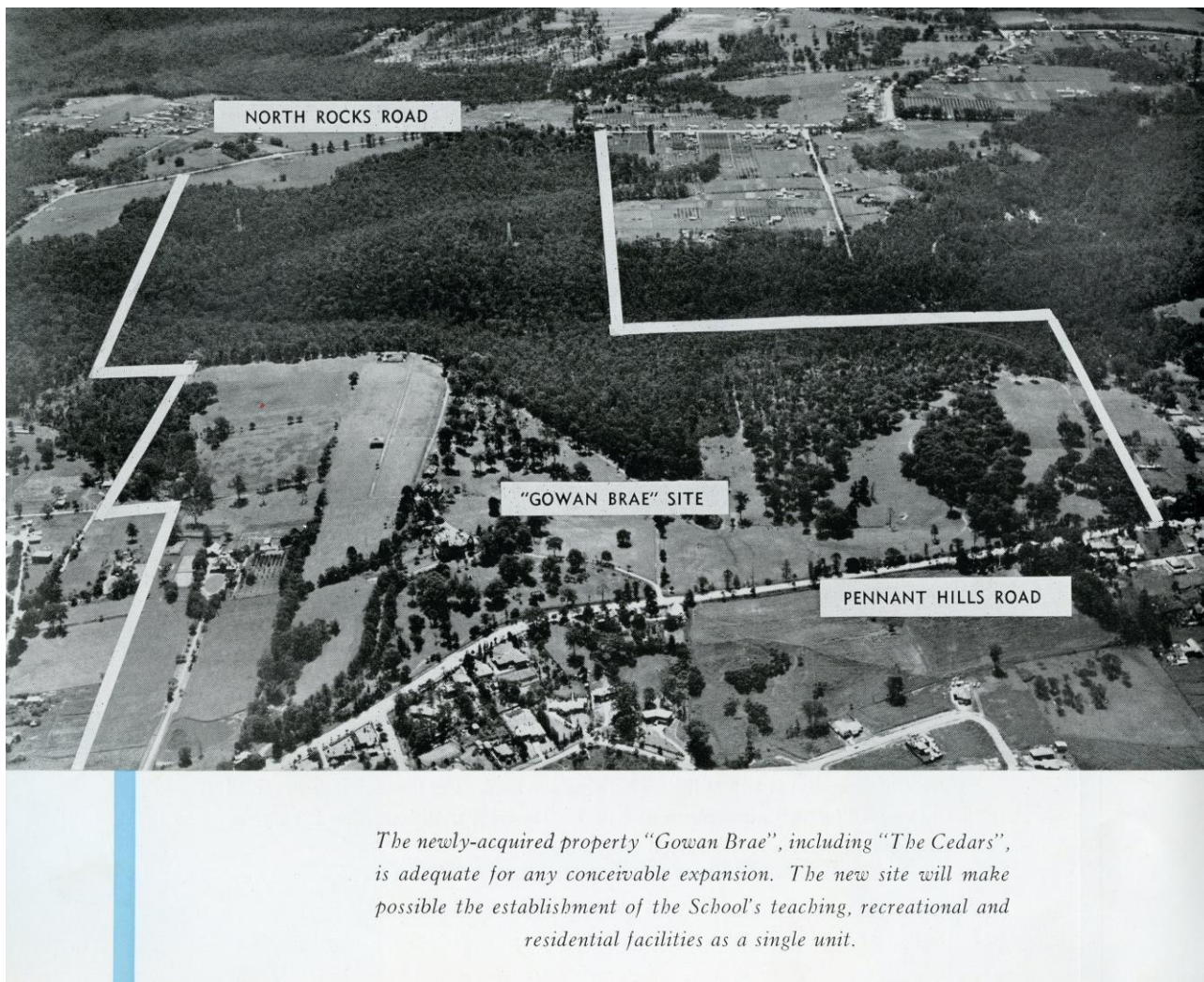
<sup>31</sup> Hilliard, B. 1989, p.49

<sup>32</sup> Ibid, p.50

<sup>33</sup> Ibid

Between 1955-1956 an extra dormitory and dining room were constructed on the site of Gowan Brae House. The dining room was constructed to the east of the kitchen and the new dormitory was located to the north-west of the main building. These buildings were originally intended to be temporary.<sup>34</sup>

On 25 January 1955 the housekeepers, matron and domestic staff moved into an incomplete Gowan Brae, followed by Reverend J. A. Price and his teaching staff two days later. On 3 February 48 boarders took up residence and on 4 February 86 boys attended the first assembly of the Preparatory School at Gowan Brae.<sup>35</sup> The immediate use of the site following its purchase from the Burnside School Trust meant that the school was not liable for land rates.<sup>36</sup>



*The newly-acquired property "Gowan Brae", including "The Cedars", is adequate for any conceivable expansion. The new site will make possible the establishment of the School's teaching, recreational and residential facilities as a single unit.*

Figure 103 – 1955 aerial photograph of Gowan Brae

Source: *The King's School, funding appeal brochure, c. 1955/56*

<sup>34</sup> Ibid, p.53

<sup>35</sup> Waddy, L. 1989. *The King's School: 1831-1981*, p.210

<sup>36</sup> Ibid

# *The King's School is moving house*



*GOWAN BRAE, Victorian mansion on the property which will be the site of the new King's School, is now used as a preparatory school for 75 day-boys and 75 boarders. It was originally the home of Scottish philanthropist-trader Sir James Burns.*

Figure 104 – Women's Weekly article detailing the move of The King's School preparatory school to Gowan Brae

Source: *Australian Women's Weekly*, Wednesday 14 January 1959, p.14

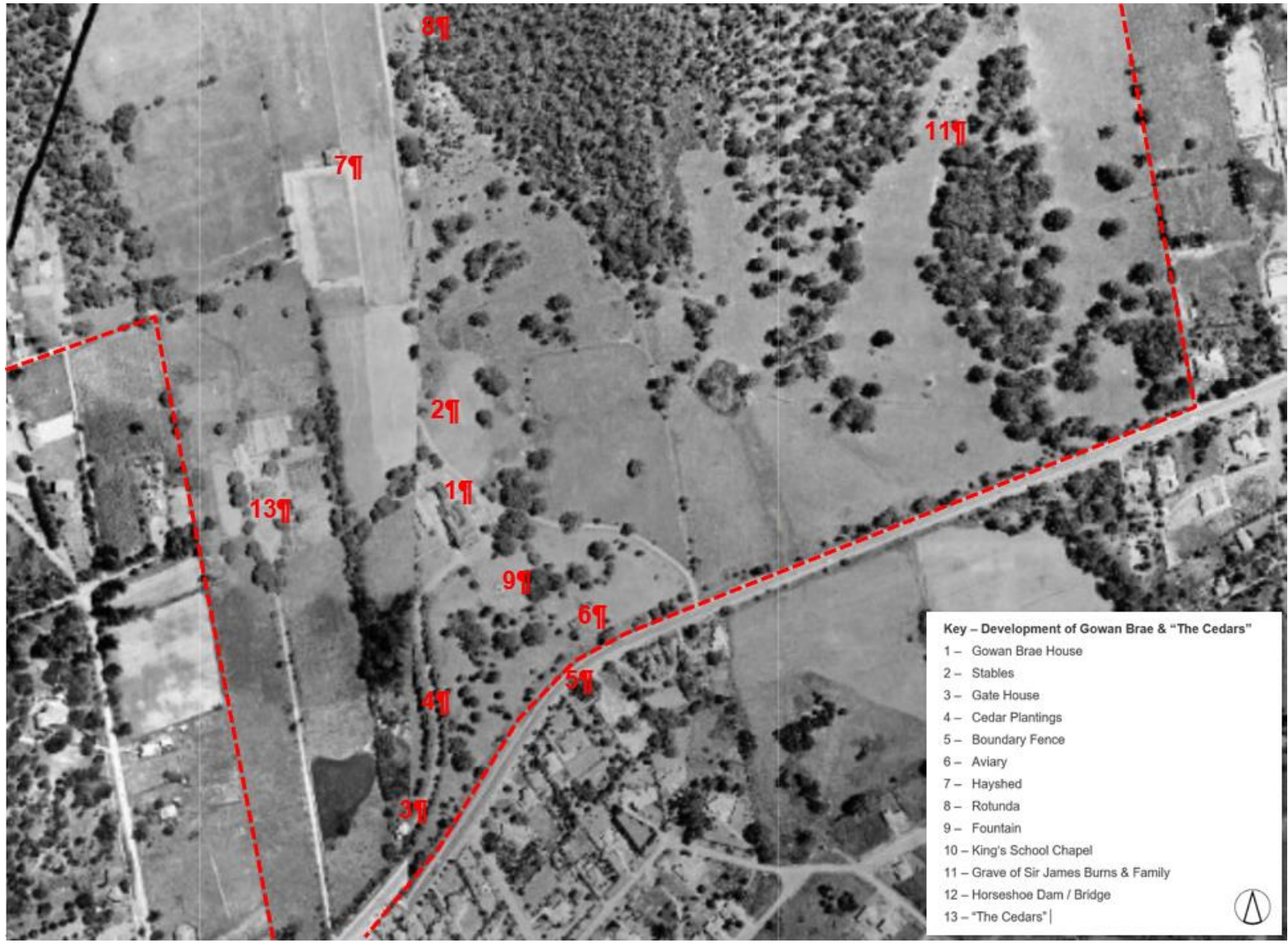


Figure 105 - 1950s aerial photograph of King's School site

### 3.4.2. Opening of the Senior School (1962)

Planning for the expansion of the new school site had become contentious with Council by the late 1950s. Hake was in favour of an open space plan with freestanding buildings connected by uncovered pathways. Another major point of contention was whether to site the school on the western ridge and within proximity of Gowan Brae House or on the eastern ridge. Geoffrey Stuckey, member of the Council's Planning Committee, later resigned over his opposition to the eastern ridge.<sup>37</sup> In 1958 it was decided to construct the new Senior School at the eastern end of the property at the location of the Burns' family gravestones.<sup>38</sup> The new school buildings were to be constructed in four stages, with the first stage costing approximately £350,000.<sup>39</sup>

On 12 October 1960 the contract for Stage 1 of the new School was signed. Stage 1 included site services, classrooms, science laboratories, the administration centre, dining room and changing rooms.<sup>40</sup>

On 14 December 1960 Speech Day was held at the new school site with the Prime Minister, Sir Robert Menzies, in attendance for the purpose of unveiling a tablet. Hake delivered the following speech at this occasion:

*Your Grace, Mr Prime Minister, Ladies and Gentlemen,*

*The unveiling and dedication of a Tablet to commemorate the building anew of the King's School here at Gowan Brae marks the beginning of a new era in the history of the School. But whereas it is comparatively easy for the school to abandon its old site and buildings, it cannot, even if it would, divest itself of the heritage of its past.*

*We look back on our history with gratitude and pride: we owe a great debt to the past. But important as it is to think with gratitude of the past, it is still more important for us to direct our minds to the needs of the future, for we are not only the inheritors of the past; we are also the creators of the future. We are building for posterity exactly as our predecessors have built for us.*

*This school, in the past, has supplied, at least in some degree, the varying needs of Australia. Will it be able to do so to a greater degree in the future?*

*It is our fervent hope and prayer that from The King's School, set in these spacious and beautiful grounds of Gowan Brae will go forth a new influence, refreshing, irresistible and enlightening – through Australia and from Australia into the world.*

*H. D. Hake, 1960*

Stage 2 of the move was financed by the sale of Macarthur House, including eleven acres which were subdivided. Broughton House was also sold and became a convalescent home. The new boarding houses, which were ready for occupation by May, were thus fittingly named after these buildings.<sup>41</sup>

On 7 February 1962 the older boys commenced their studies at the new school while travelling by bus from their boarding house accommodation in Parramatta. On 8 June 1962 the new buildings were dedicated by the Archbishop and opened by the Governor of New South Wales<sup>42</sup> (Figure 106). By 1968 the relocation of the whole school had been completed.

Comparison between the 1950s (Figure 105) and 1960s (Figure 108) aerial photographs indicates that the school underwent a significant transformation during this period. The J.S. White Oval and Senior School had been established to the east of Gowan Brae House and the Doyle Fields to the north. The timber army structures to the north-west of Gowan Brae House can also be observed.

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<sup>37</sup> Waddy, L. 1989. *The King's School: 1831-1981*, p.215

<sup>38</sup> *Ibid*, p.54

<sup>39</sup> "Unique Design for a New King's", Cumberland Argus (Parramatta, NSW: 1950 - 1962), Wednesday 1 June 1960, p.1

<sup>40</sup> *Ibid*, p.216

<sup>41</sup> *Ibid*, p.219

<sup>42</sup> *Ibid*, p.218

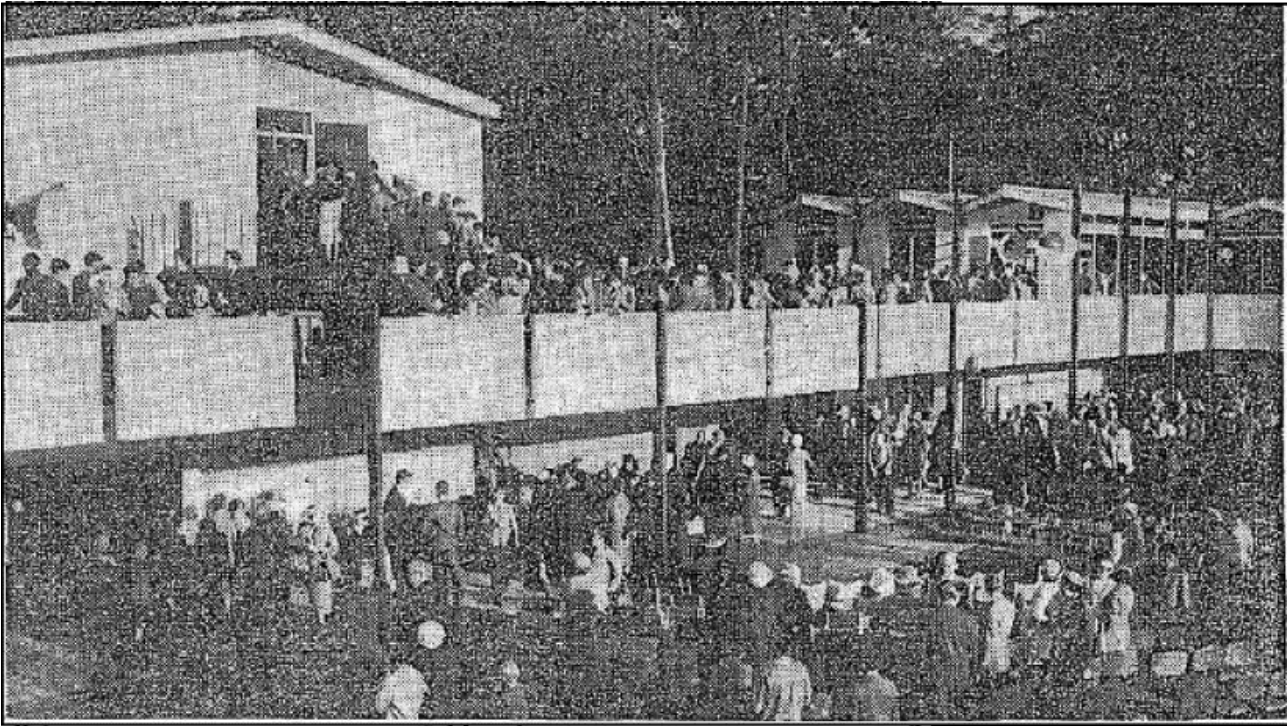


Figure 106 – Opening of new senior school in June 1962

Source: *Cumberland Argus (Parramatta, NSW: 1950 - 1962)*, Wednesday 13 June 1962, p.1



Figure 107 – Work party in the Gowan Brae bush

Source: *Waddy, L. 1989. The King's School: 1831-1981*, p.228

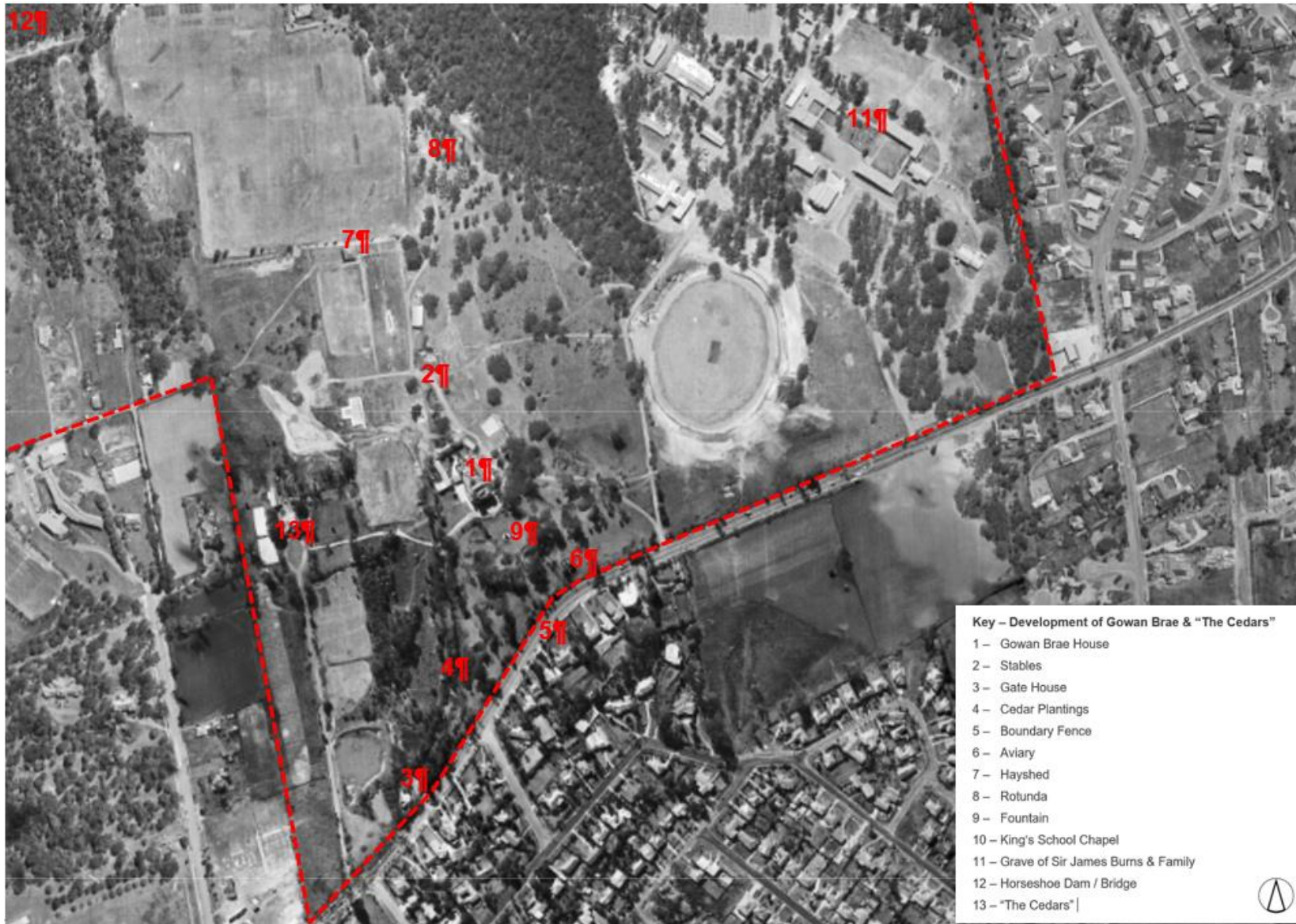


Figure 108 1960 aerial photograph of King’s School site.

### 3.4.3. Headmastership of Stanley Wynton-Kurrle (1965-1982)

On Christmas Eve 1963 a successor to Hake was appointed. During Hake's 26 years as Headmaster the population of the school had doubled from 400 to 800 pupils.<sup>43</sup>

Hake's successor, Reverend Stanley Wynton Kurrle, commenced in 1964. Under Kurrle the school population was further enlarged to 1,100 pupils. New classrooms were constructed as well as a gymnasium, swimming pool and three Houses.<sup>44</sup>

On 26 June 1964 the School Council resolved to move the chapel from the original school site in Parramatta to the new school site at Gowan Brae. Here it would be erected without enlargement or modification on a hill to the west of the White Oval.<sup>45</sup>

In 1971 relocation of the Chapel commenced (Figure 109). The foundation stone for the chapel was laid by Lady Carrington on 21 October 1887. Temporary wooden extensions to the building were constructed in 1908 and the Chapel was dedicated on 10 June 1922 by Archbishop Wright.<sup>46</sup> The relocation was supervised by R. Lindsay, Little and Associates and the reconstruction undertaken by A. W. Edwards Pty Ltd. The reconstructed Chapel retained the same design as the original, however, the interior was rearranged slightly at the suggestion of members of staff, including the enlargement of the chancel and movement of the altar to a free-standing location within the sanctuary.<sup>47</sup>

The land immediately to the west of the Doyle Fields (Lots A & B of Deposited Plan 329288. Lot 1 DP 581960 and Lot A DP 321595) was purchased in 1967 by The King's School.

In 1974 the National Trust heritage listed Gowan Brae. The listing makes mention of Gowan Brae House, the Stables, Gate Houses, Boundary Fence, Aviary, Fountain, Rotunda and Chapel (Figure 110).



Figure 109 – Skilled craftsmen rebuild the Chapel

Source: *The King's Times*, May 1971, p.1

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<sup>43</sup> Ibid, p.230

<sup>44</sup> Waddy, L. 1989. *The King's School: 1831-1981*, p.233

<sup>45</sup> *The King's School Chapel*, The King's School, Parramatta

<sup>46</sup> The National Trust of Australia, 4 December 1975, *Gowan Brae – Gowan Brae House and the King's School Chapel*, nomination to heritage listing

<sup>47</sup> *The King's Chapel*, The King's School, Parramatta

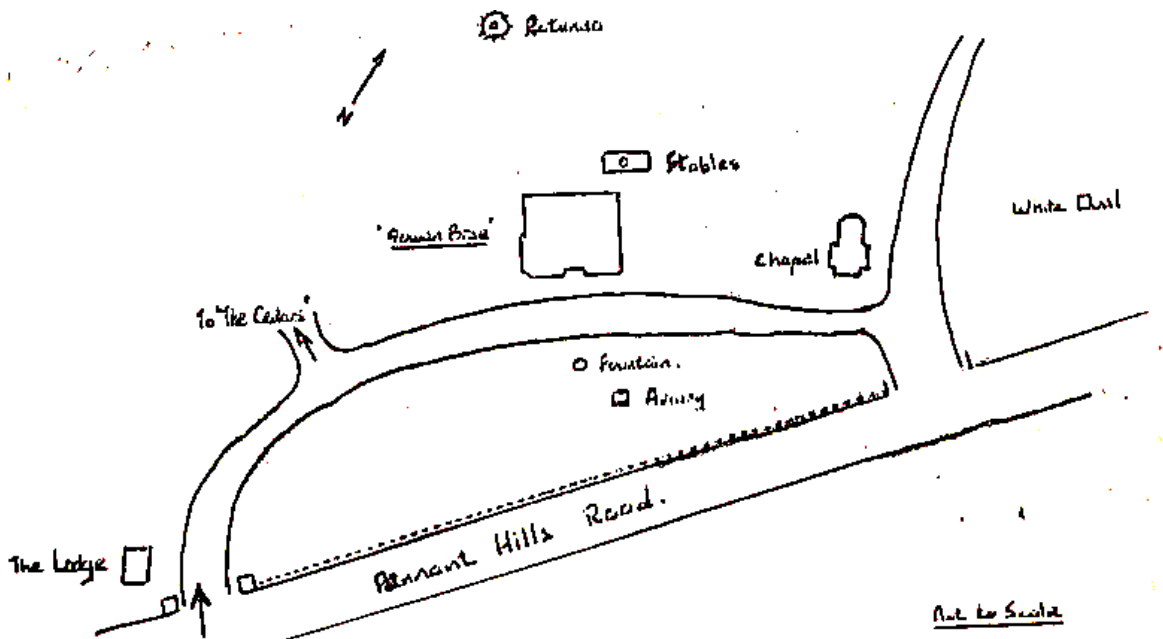


Figure 110 – Sketch map of Gowan Brae site included in National Trust listing, 4 December 1975

Source: Gowan Brae Group – Gowan Brae House and the King's School Chapel, The National Trust of Australia nomination for heritage listing, 4 December 1975

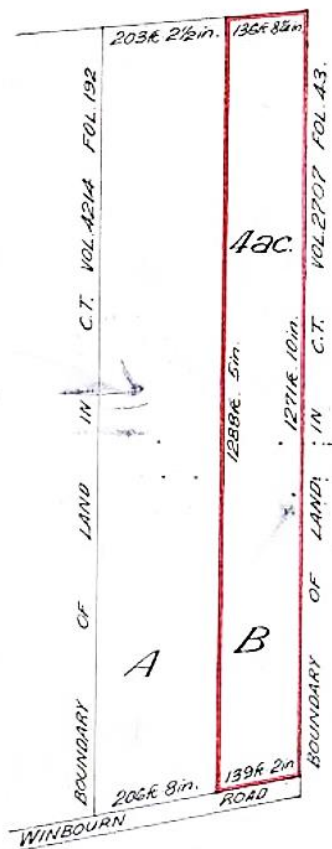


Figure 111 – Boundaries of Lot B

Source: HLRV, Vol. 5031 Fol. 80, 5031\_080\_01.jp2

Table 19 – History of Lots A &amp; B DP 329288

<b>Date</b>	<b>Owner</b>	<b>Land Area</b>	<b>Reference</b>
25 November 1967	The Council of the King's School	4 acres (Lot B)	Vol. 5031 Fol. 80
25 August 1967	Initial Investments Pty Ltd (Registered Proprietor)	4 acres (Lot B)	Vol. 5031 Fol. 80
26 May 1967	The Council of the King's School	6 acres, 6 perches (Lot A)	Vol. 4612 Fol. 7
21 December 1964	Chapelt (?) Pty Ltd (Registered Proprietor)	6 acres, 6 perches (Lot A)	Vol. 4612 Fol. 7
25 October 1955	John James Hill of Kellyville, Rigger	4 acres (Lot B)	Vol. 5031 Fol. 80
23 December 1954	Dulcie Rudd and William Hallet (as tenants in common)	4 acres (Lot B)	Vol. 5031 Fol. 80
13 December 1954	William Lewis Keel of North Parramatta, rubber worker and Mary Isabel Graham of North Parramatta, married woman	6 acres, 6 perches (Lot A)	Vol. 4612 Fol. 7
14 June 1949	John Thomas Hall of Parramatta, barrister	4 acres (Lot B)	Vol. 5031 Fol. 80
23 August 1939	Elsie May Mallett of Blacktown, married woman	4 acres (Lot B)	Vol. 5031 Fol. 80
3 April 1939	William Robert Cassey	4 acres (Lot B)	Vol. 5031 Fol. 80
12 February 1943	Evelyn Deborah Birdsall, wife of George Gladstone Birdsall of Mascott, Company Director	6 acres, 6 perches (Lot A)	Vol. 4612 Fol. 7
16 March 1939	William Robert Cassey	10 acres, 6 perches (Lots A & B)	Vol. 4737 Fol. 4 & 5
14 January 1936	Jean Taylor, wife of Sydney Joseph Valentiene Taylor of Leichardt, motor driver & Elizabeth Wyper (an undivided moiety or half share)	10 acres, 6 perches (Lots A & B)	Vol. 4737 Fol. 4 & 5
2 December 1935	Jean Taylor and Elizabeth Wyper as tenants in common	10 acres, 6 perches (Lots A & B)	Vol. 4467 Fol. 131
8 January 1934	Deborah Birdsall	10 acres, 6 perches (Lots A & B)	Vol. 4467 Fol. 131
12 February 1931	Grace Victoria Meares, wife of Robert Alfred Mears of Seven Hills, farmer	10 acres, 6 perches (Lots A & B)	Vol. 4467 Fol. 131
16 February 1931	Victor Ernest Sutherland of Parramatta, Surveyor	10 acres, 6 perches (Lots A & B)	Vol. 4467 Fol. 131
28 January 1931	Charles Edwin Ellison of Parramatta, clerk & George Ellison (in an undivided moiety of half share)	10 acres, 6 perches (Lots A & B)	Vol. 2309 Fol. 6 & 7
20 August 1912	Charles Edwin Ellison	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41
2 June 1898	Charles Booth of Parramatta, farmer	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41
2 April 1896	Victor Ernest Sutherland of Pennant Hills, Sutherland	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41

<b>Date</b>	<b>Owner</b>	<b>Land Area</b>	<b>Reference</b>
23 October 18(?)	?	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41
1 June 1892	Henry Thomas Wheeler of Parramatta, orchardist	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41
2 December 1884	Charles Booth of Pennant Hills, farmer	10 acres, 6 perches (Lots A & B)	Vol. 724 Fol. 41
29 May 1884	George Franks	10 acres, 6 perches (Lots A & B)	Vol. 696 Fol. 246
19 March 1884	Charles Booth	10 acres, 6 perches (Lots A & B)	Vol. 696 Fol. 246

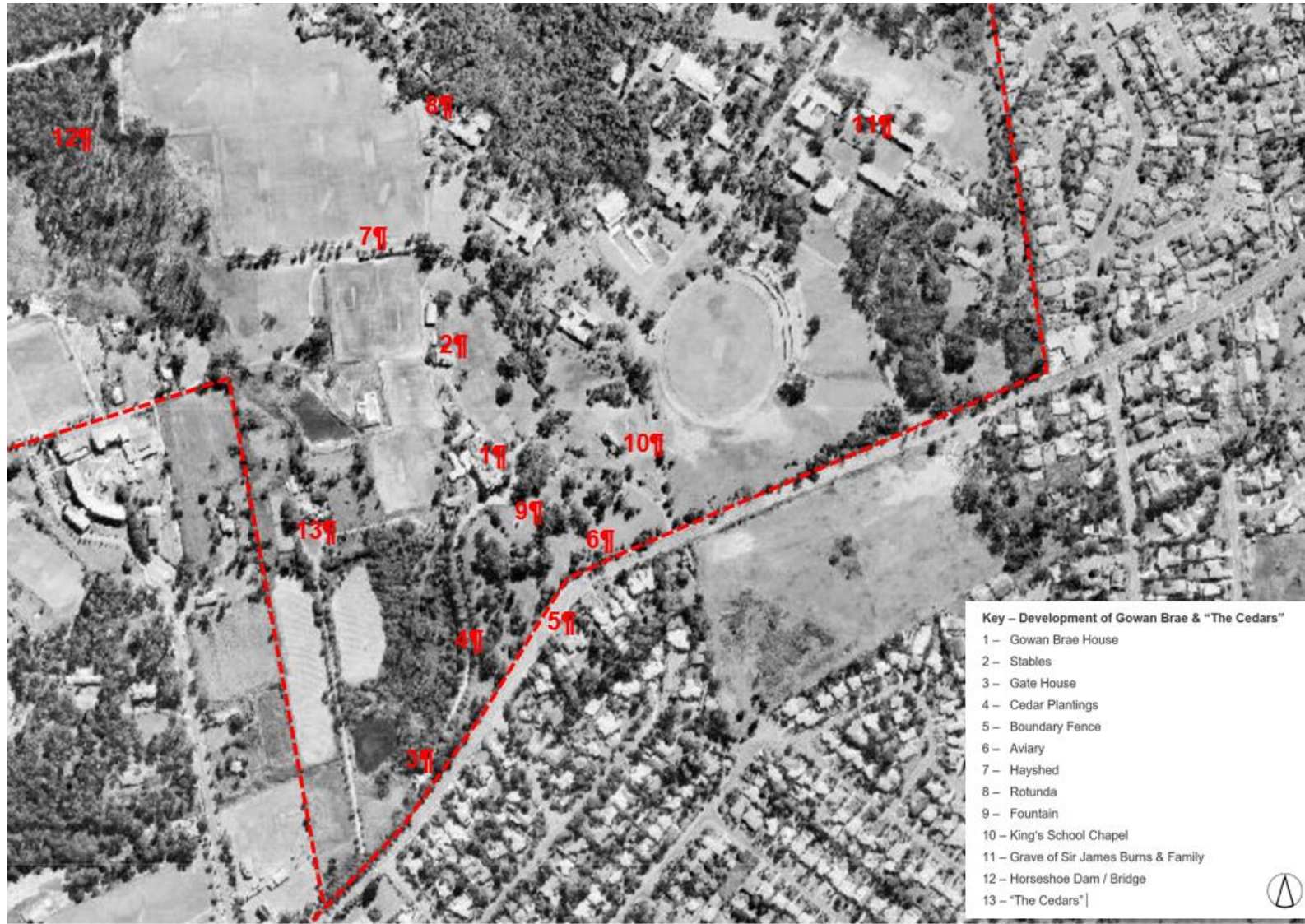


Figure 112 1970s aerial photograph of King’s School Site.

### **3.5. 1980S**

In 1984 a new classroom complex was constructed for the Preparatory School.

In 1988 the three timber army structures located to the north-west of Gowan Brae House were removed.<sup>48</sup>

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<sup>48</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.54

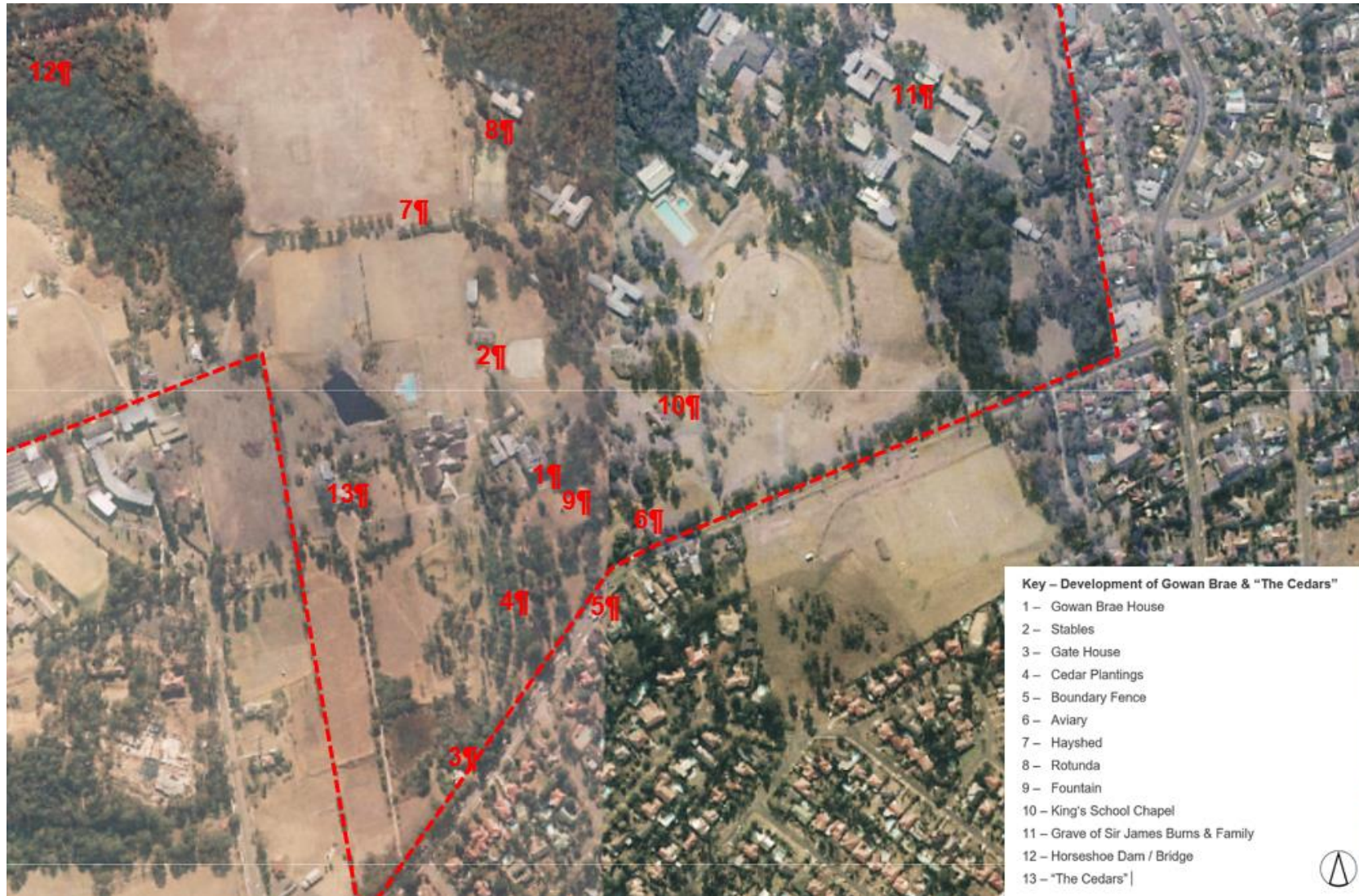


Figure 113 1980s aerial photograph of the King’s School site.

## 3.6. 1990S

In 1994 a new junior boarding house was opened at the rear of Gowan Brae House to accommodate boarders in years 4-7. The original house was simultaneously refurbished to provide study facilities with prep rooms and a resource centre.<sup>49</sup> The junior boarding house can be observed in the 1990s aerial photograph of the site (Figure 114).

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<sup>49</sup> Parramatta Advertiser, 10 August 1994, p.5



Figure 114 1990s aerial photograph of King’s School Site.

### 3.7. THE CEDARS (1855-1862)

West of Gowan Brae is the property “The Cedars”, which was built in the late 19<sup>th</sup> century.

The land occupied by “The Cedars” originally formed part of Portion 103 of George Barrington’s 1792 land grant and Portion 154 of John and Thomas Hackett’s 1831 land grant. On 7 November 1899 George Henry Sinclair Boyd purchased approximately 18 acres of land which equates to Lot 1 DP 59169.

Accounts differ as to when the original dwelling was constructed on the site. An article in the Cumberland Argus and Fruitgrowers Advocate dated 26 October 1938 states that “The Cedars” ‘*was built about sixty years ago for Mr. Bragg.*’<sup>50</sup> Land titles records, however, indicate that ownership of the property was not transferred to Mr Bragg until 16 November 1899 (see Table 20), suggesting it was closer to 50 years. The original house was destroyed by bushfire shortly after it was constructed and an almost complete replica erected in its place.<sup>51</sup>

The property passed through numerous owners throughout the early 20<sup>th</sup> century. At some point it was occupied by a Mr Armitage, who is said to have been a relative of former headmaster of The King’s School, Reverend F. Armitage. Subsequent owners included Sir Keith Officer, Mr Smith and Mr Birdsall. The property was purchased by The King’s School from Mr Birdsall in 1954.<sup>52</sup>

The Cedars is today used as a residence for Headmasters of the Preparatory School.<sup>53</sup>

Table 20 - Land Titles Records - history of Lot 1 DP 59169

Date	Owner	Land Area	Reference
26 May 1954	Council of the King’s School	17 acres, 2 roods, 32 ¾ perches	Vol. 1299 Fol. 67
24 October 1932	Perpetual Trustee Company Ltd	17 acres, 2 roods, 32 ¾ perches (application of transmission)	Vol. 1299 Fol. 67
11 May 1917	Glendg (?) Henry Officer of Sydney Grazier	17 acres, 2 roods, 32 ¾ perches	Vol. 1299 Fol. 67
11 June 1915	Walter Derbyshire of Darlinghurst, hotel keeper	17 acres, 2 roods, 32 ¾ perches	Vol. 1299 Fol. 67
11 January 1911	Phillip Robinson, manufacturer agent	17 acres, 2 roods, 32 ¾ perches	Vol. 1299 Fol. 67
16 November 1899	Jessie Smith of Marrickville, widow & James Bragg of Sydney, auctioneer	17 acres, 2 roods, 32 ¾ perches	Vol. 1299 Fol. 67
7 November 1899	George Henry Sinclair Boyd	17 acres, 2 roods, 32 ¾ perches (portion 103 originally granted to George Barrington and portion 154 originally granted to John and Thomas Hackett)	Vol. 1299 Fol. 67

<sup>50</sup> “The Cedars – a House on a Hilltop”, 26 October 1938, The Cumberland Argus and Fruitgrowers Advocate, available at <http://nla.gov.au/nla.news-article104974135>

<sup>51</sup> Hilliard, B. 1989. *Gowan Brae, the First 100 Years: 1889-1989*, p.60

<sup>52</sup> Ibid

<sup>53</sup> Ibid, p.61

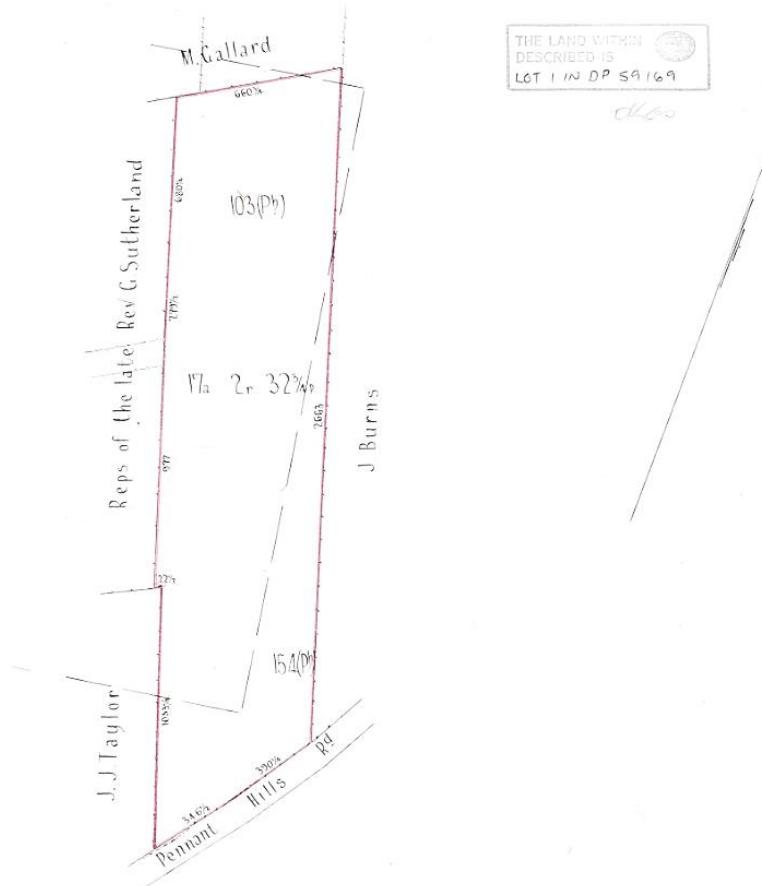


Figure 115 - George Henry Sinclair Boyd's 1899 purchase of approximately 18 acres of land which later became "The Cedars" and which equates to Lot 1 DP 59169

Source: HLRV, Vol. 1299 Fol. 67, 1299\_067\_03.jp2



Figure 116 – 1904 photograph of "The Cedars"

Source: The King's School Archives

# 4. HERITAGE SIGNIFICANCE

## 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

## 4.2. HERITAGE LISTING

The whole of the site is listed as a heritage item 176 under the *Parramatta (former The Hills) Local Environmental Plan 2023 (LEP 2023)*, and is identified as the “Gowan Brae Group” comprising the following lots and description in the table below.

Table 21 – Heritage Item

Heritage Item Name	Property Description
“Gowan Brae Group” King’s School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway.	Lot 1, DP 59169; Lots A and B, DP 329288; Lot A, DP 321595; Lot 2, DP 235857; Lot 1, DP 64765; Lot 1, DP 57491; Lot 1, DP 581960; Lot 10, DP 812772

This extent of the heritage item is shown on the heritage map included below.

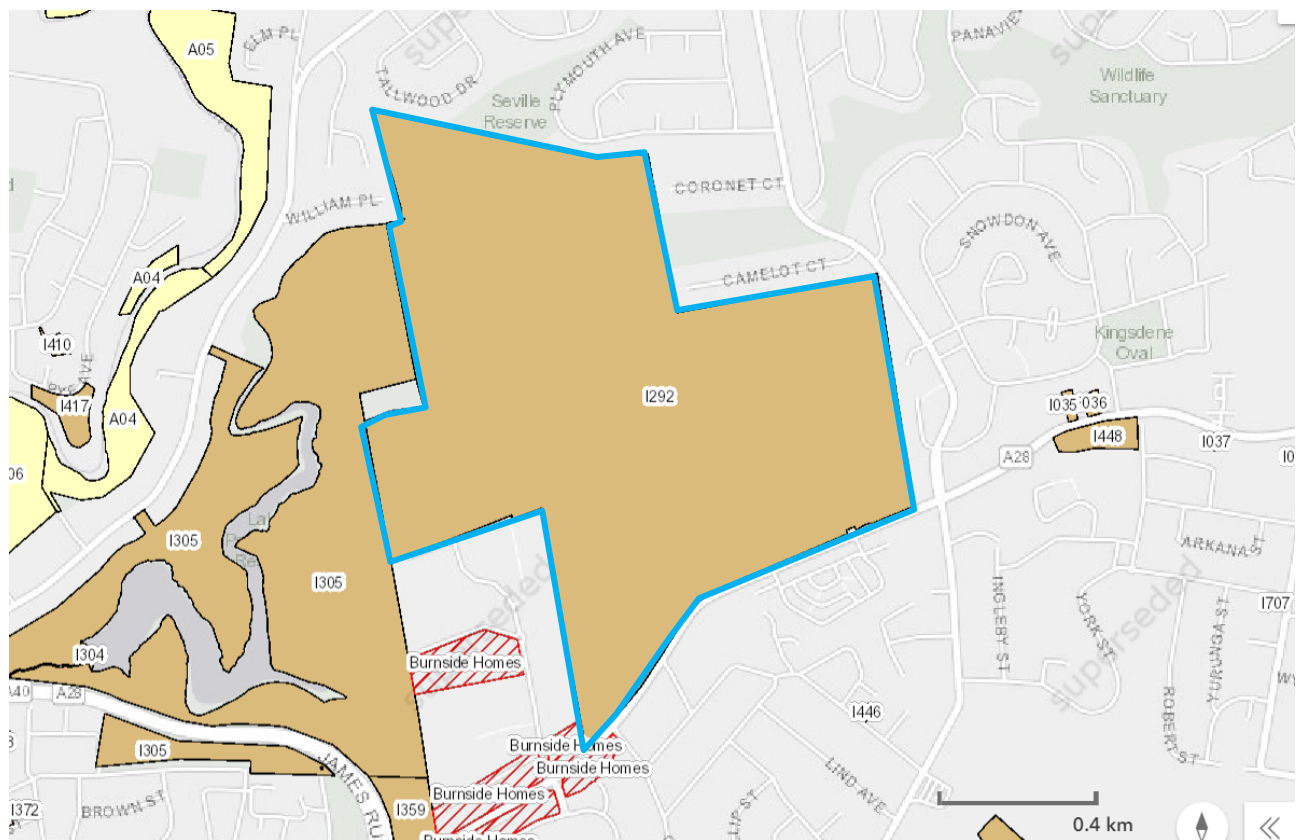


Figure 117 – Extract of Heritage Map. The subject site is indicated in blue.

Source: NSW ePlanning, Parramatta LEP 2023 Heritage Map.

### 4.3. STATEMENT OF SIGNIFICANCE

The following statement of significance was prepared by Urbis in the *Heritage Assessment, Gowan Brae Group, The King's School, 87-129 Pennant Hills Road, North Parramatta NSW 2151* (November 2020).

*The subject site known as King's School and incorporating the former estates known as Gowan Brae and The Cedars, has been assessed to be of significance for its historical, aesthetic and associative values.*

*The property has historical significance as a representative example of a late Victorian gentleman's estate which incorporates an extant collection of individual elements which collectively contribute to the understanding of the place as a larger establishment, including the Gowan Brae residence, the former stables, the former hay shed, the forecourt gardens with aviary and fountain, and the gravesite for the estate.*

*The King's School Chapel was relocated to the present location from Parramatta when the property was acquired and has no historical associations with the property itself. However the King's School Chapel has historical significance for its associations with the school and its importance is evidenced by the relocation of the building in 1971.*

*The property is associated with James Burns who acquired the property in the 1880s and constructed Gowan Brae and its outbuildings. James Burns and his family members are buried on the site within the family cemetery which is now located within the school courtyard. This association is physically represented in various architecture throughout the site including within Gowan Brae house and along the Cumberland Highway gateposts.*

*Gowan Brae house is a substantially intact example of late Victorian Italianate architecture with a distinctive asymmetrical design incorporating multiple bays to the southern elevation and a tower form. The residence was constructed from local sandstone quarried from the site. The interiors of the residence are intact and include a grand timber staircase, marble fireplaces and stained-glass windows.*

*The original outbuildings including the former stables, former hay shed and former aviary are distinctive in their style to match the house and collectively contribute to the aesthetic value of the former estate.*

*The King's School Chapel is a unique example of Arts and Crafts architecture and includes distinctive carved sandstone elements to both the exterior and interior.*

# 5. IMPACT ASSESSMENT

## 5.1. GENERAL HERITAGE IMPACT ASSESSMENT – CONCEPT PROPOSAL

This State Significant Development Application (SSDA) seeks consent for the staged redevelopment of The King’s School, including Concept Proposal for the provision of new and upgraded facilities, as detailed below. Reference should be made to the proposal section 1.5 as well as detailed submitted plans.

### 5.1.1. New Sports Pavilion

The masterplan includes a new Sports Pavilion between the Wanderers’ Field and Old Boys’ Field and the Massie fields within the western sports field precinct (subject to further detailed approval). The proposal anticipates the demolition of extant demountable sheds and amenities block, of no heritage significance and associated landscaping and roadwork including the part realignment of Massie Road at the western end. Proposed road works do not impact a significant early road alignment. The proposal also necessitates the removal of a simple cottage dwelling which is of early 20<sup>th</sup> century construction (albeit modified), but which is not assessed to be of heritage significance.

The sports pavilion will enhance the amenity of the associated sports fields and will have no impact on the significance of the King’s School/ Gowan Brae group, being located on the far northwest corner of the school site, and not in proximity to any identified heritage features. Proposed demolition and provision of the new sports pavilion is supported in principle and will not impact on the identified heritage significance of the place.



Figure 118 View west along Massie Road showing the amenities block (right) and early cottage (left)



Figure 119 – View west along Massie Road showing temporary demountable structures to be demolished and section of the gravel road to be realigned



Figure 120 Early 20<sup>th</sup> century Cottage proposed for demolition



Figure 121 – Early 20<sup>th</sup> century Cottage proposed for demolition

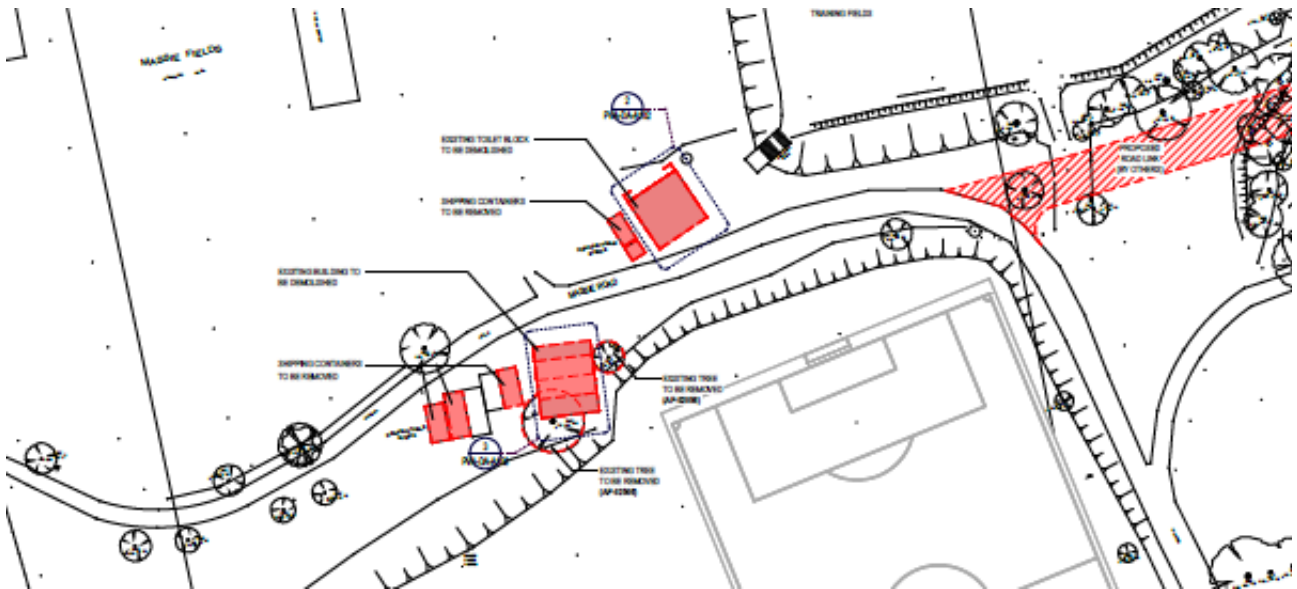


Figure 122 Detailed demolition plan showing the structures proposed for demolition and the extent of road works.

Source: Leaf Architecture, "Demolition Site Plan", PVA-DA-A102, Revision 4, 21.07.23.

### 5.1.2. New Boarding House

The masterplan includes a new Boarding House within the northern residential precinct to the north of the Doyle Sports Fields, including the relocation of junior boarders from the existing Gowan Brae residence (subject to further detailed approval). The proposed boarding house is located to the west/ northwest of the Bishop Barker House and expands on the existing residential precinct. The nominated envelope is consistent with the existing boarding house and has regard for the site topography. In addition, while the proposed does include the removal of trees, trees of high significance have been retained and new plantings will be included in the development to ensure the landscape setting is retained.

The new Boarding House will have no impact on the significance of the King's School/ Gowan Brae group, being located on the far northern extent of the school site, and not in proximity to any identified heritage features. The proposal requires demolition of two existing buildings, the Angliss and Hawkesbury cottages, both of which were constructed post 1980, and which are not assessed to be of heritage significance.

Demolition is and provision of the new Boarding House is therefore supported in principle.



Figure 123 View of the c.1980s Hawkhurst cottage proposed to be demolished



Figure 124 – View of the c.1980s Angliss cottage proposed to be demolished

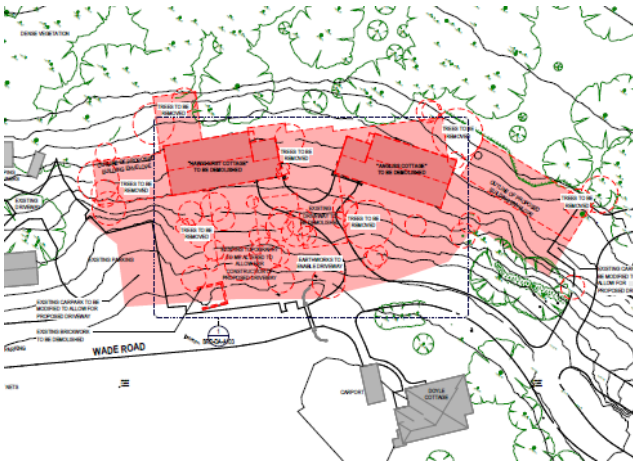


Figure 125 Part plan showing the cottages proposed for demolition for the proposed Boarding House on the north side of the Doyle Sports Fields.

Source: Leaf Architecture, "Demolition Site Plan", BRD-DA-A-102, revision 4, 21.07.23.,

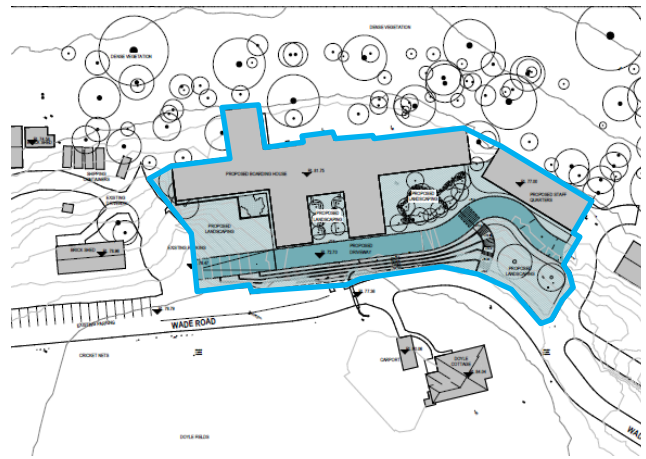


Figure 126 – Part plan showing the location of the proposed and envelope of the Boarding House and associated landscaping (indicated in blue).

Source: Leaf Architecture, "Proposed Building Envelope Site Plan", BRD-DA-A105, revision 3, 21.07.23.

### 5.1.3. New Day Boy House

The masterplan includes a new Day Boy House for Year 7 students between Dalmas House and Burkitt House, including the associated relocation of Ryrie Road (subject to further detailed approval).

The proposed Day Boy House will enhance the amenity and operation of the school and is consistent with other residential buildings in the immediate precinct. The proposal will have no impact on the significance of the King's School/ Gowan Brae group, being located on the far northeast corner of the school site, and not in proximity to any identified heritage features.

The proposed Day Boy House is located on a vacant site and does not necessitate any demolition of extant structures. A landscape concept has also been included to ensure a landscape setting forms part of a future development.

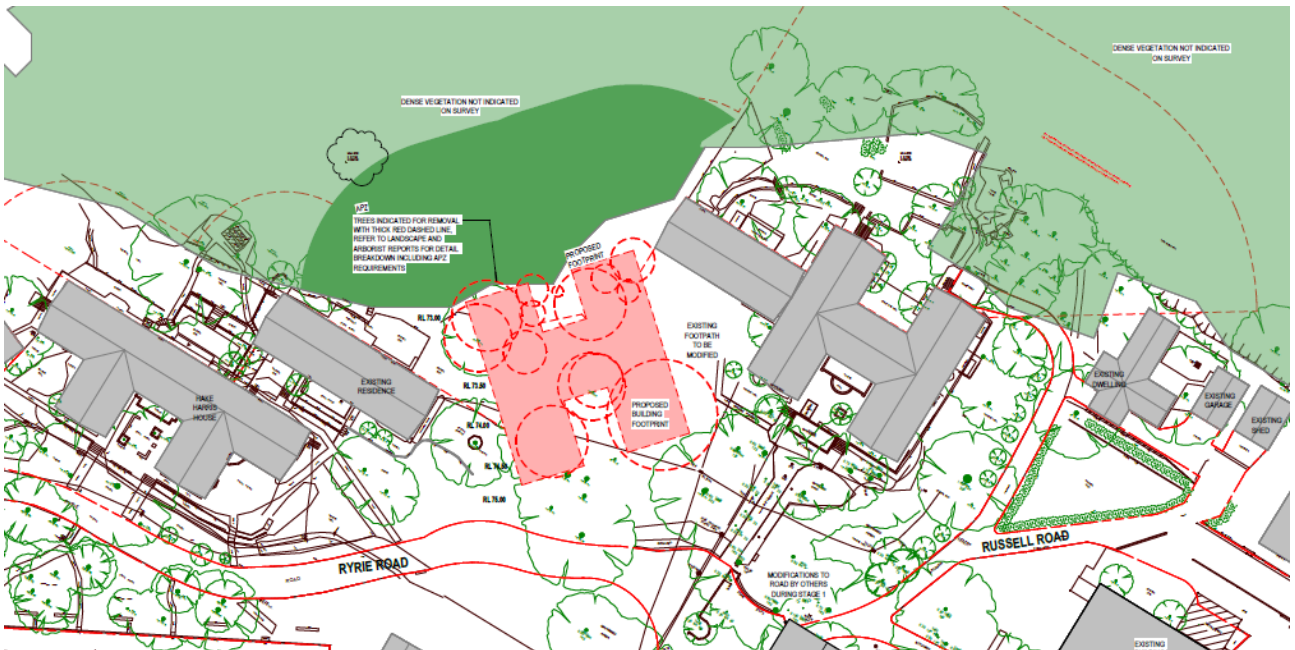


Figure 127 Plan showing the concept envelope and required tree removal for the new Day Boy House.

Source: Leaf Architecture, "Demolition Site Plan", DBH-DA-A-102, Revision 3, 24.07.23.

## 5.2. GENERAL HERITAGE IMPACT ASSESSMENT – DETAILED STAGE 1 WORKS

### 5.2.1. New Vehicular Entrance and Upgrades to Internal Roads, Footpaths and Parking

The proposal includes construction of a new vehicular entrance into the site from the west (through land owned by Tara Anglican School for Girls), as well as the construction of new and upgraded internal roads, footpaths and parking, including an increase in parking in the zone immediately in front of the Preparatory School. The proposed access road runs in a north-south direction, along/ near the western site boundary. A new road also branches east from, the new access road, bisecting Hake Road (the Cedars driveway) and terminating at the new parking area in front of the Preparatory School. The proposal requires earthworks to create the dual roadway and associated footpath.



Figure 128 – Part plan showing the proposed new access road and parking in front of the Prep School. The original driveway to Cedars and carriage loop are indicated by the blue dashed line

Source: BVN

Hake Road, the Cedars Driveway is of heritage significance as the original driveway for the Cedars (see the driveway location on the plan at Figure 128). The road terminates in a circular drive in front of the house. The road is bitumen, with the circular drive finished in gravel. The site topography slopes up to the Cedars with the circular carriage loop and house situated on a flat section of land above the proposed east-west section of the roadway. The location of the proposed road was determined in conjunction with heritage advice, and was located to minimise potential impacts on the slope and required cut and fill and further to negate potential visual impacts. This is achieved by locating the road well below the RL of the Cedars, and providing a sufficient distance to ensure that the east-west road and intersection does not impact the immediate setting and visual curtilage of the Cedars, which is created by the elevated topography, the carriage loop and circular landscaping which encloses the carriage loop and creates a sense of arrival at the end of the drive (see Figure 130 and section plan at Figure 131). Views from the Cedars to Parramatta CBD are retained.



Figure 129 View east towards the existing car parking area in front of the Prep School (to be enlarged)



Figure 130 – View southwest showing part of the carriage loop in front of the Cedars and the site fall to the south at the start of the driveway. The Cedars is located to the right of the image.



Figure 131 Section of landscape through from the Cedars to the new access road, with the road shown well below the RL of the Cedars and carriage loop.

Source: Taylor Brammer, *The King's School SSSA Landscape Report, 2023*

The proposal includes extending the existing car parking facility (see Figure 127), doubling the capacity. The car park is located in front of the Preparatory School between the Cedars and Gowan Brae but distanced from both heritage buildings. While the car parking does involve new areas of hard stand and extended roads the potential visual impact is softened by the broader park-like setting of the school grounds, set within an undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items. While the carpark works do necessitate some tree removal, potential impacts are mitigated by generous proposed tree plantings which assist to maintain the landscaped and visual character. The proposed car parking will not impact on primary vistas to the respective heritage items. As detailed above, the Cedars is approached by a long drive at the end of which, the house is revealed as the landscape opens to reveal the carriage loop and the primary southern façade. The car park will be accessed via a pedestrian path, as per the existing, however this is a meandering path, with site landscaping creating a visual buffer to the road and car parking to the southeast from the immediate curtilage of the Cedars. Topography also falls away to the east and south which assists to mitigate the visual impact. The east-west section of the vehicle access road is also visually softened by proposed landscaping and planted

embankment to the southern edge of the entry road, which includes informal groups of trees from the Sydney coastal shale sandstone community (see section plan at Figure 132).

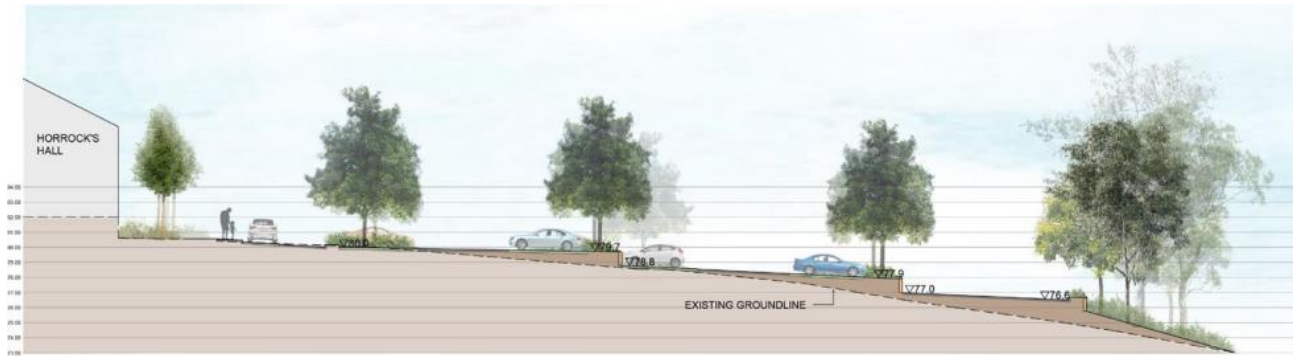


Figure 132 Section of landscape through from the Preparatory School to the new access road and carpark, and showing the southern planted embankment

Source: Taylor Brammer, *The King's School SSSA Landscape Report, 2023*

Primary views to Gowan Brae are from the southeast and include the cleared lawn area in front of the house and the water feature, and mature tree plantings. Proposed car parking is distanced from Gowan Brae, located to the west/ southwest of Gowan Brae and as detailed for the Cedars, the site landscaping, topography and meandering roads screen the views to the Preparatory School and existing car parking from this location. The primary vista to Gowan Brae is pictured below at Figure 133 and illustrates that the current car parking does not form a significant part of this view. The proposed car parking will have no further significant impact on the visual curtilage and setting of Gowan Brae.



Figure 133 View north/ NW towards Gowan Brae from Aviary Road

The main north-south access road runs along the western site boundary before connecting with Massie Road at the northwest corner of the site. The road is setback and distanced from the Cedars as far as is

possible, being on the site boundary and as detailed above, the setting of the Cedars is framed by site landscaping which will provide a visual buffer to the new road. Proposed car parking at the northwest section of the site where the road connects to Massie Street will have no heritage impact as it is significantly distanced from any heritage features and as with other car parking facilities around the school generally maintains the undulating site topography and park like character around the proposed car parking area.

### **5.2.2. STEAM Building**

Proposed works include the construction of a new building for Science, Technology, Engineering, Arts and Maths (the 'STEAM building') within the Senior School (to the south of the existing Technology and Applied Sciences Centre and to the east of the Robert Lloyd Memorial Library). The proposal also includes and associated landscaping.

Proposed works will have no impact on the heritage significance of the King's School/ Gowan Brae Group. The proposed STEAM building facilitates the ongoing school use to a contemporary standard. The proposed STEAM building is located to the northeast within the senior school campus and does not impact on the setting of any significant heritage elements. Identified significant features of the Gowan Brae group are largely located on the western side of the campus, with only the graves of the Burns' family being located within the senior school campus. The graves are set within a defined curtilage, enclosed by a low height stone wall, with landscaping. The buildings of the senior school campus, constructed after 1962 are not assessed to be of heritage significance. The proposed STEAM building is located to the northeast of the graves but is separated by existing school buildings and there are no shared significant views between the STEAM building site and the graves. This part of the campus incorporates more contemporary development, constructed post 2000 and the proposed STEAM building will be read within and is consistent with this context.

Therefore, it is assessed that the STEAM building has been sympathetically sited and will have no impact on the broader significance of the site or significant component elements.

### **5.2.3. Prep School Upgrades – General Learning Unit and Performance Arts Building**

The proposal includes the construction of new buildings required to upgrade the Preparatory School (described as 'Stage 1' works) including:

- Demolition of part of the existing K-2 building and construction of a new Performing Arts and Music Centre comprising a dedicated performance space and music practice rooms to the north-west of Horrocks Road.
- Demolition of rear outbuildings and construction of a new General Learning Unit building for Years 3-4 comprising additional classrooms / general learning spaces and break out spaces adjacent to the existing dam and the existing STEM building (to the north-east of the existing Agriculture Shed).
- Construction of new pathway connections linking the existing and proposed Prep. School buildings.
- Increase in total staff and student numbers.
- Increased staff and visitor parking

The Preparatory School is located on the southern side of the campus and incorporates a collection of later 20<sup>th</sup> century buildings, predominantly constructed after 1980, including the Prep Administration building, Horrocks Hall, K-2 Centre, the Science and Technology Building, the Dalleywater Centre, After School care, Kingsbridge, the Prep Pavilion and Amenities. The Preparatory School reflects the establishment of the King's School on the site from 1954 and development is not assessed to be of heritage significance. It is however located in proximity to significant features, being located between Gowan Brae and the Cedars. Therefore, works are primarily assessed with regard to the broader setting and visual curtilage of Gowan Brae and the Cedars.

As detailed above, the Cedars is a Federation dwelling, set within a landscaped curtilage, enclosed by a fence and boundary plantings incorporating mature trees and shrubs. Cedars is accessed via a long drive from Pennant Hills Road traversing north-south and terminating in a circular carriage loop. The dwelling is

used as a residence for the head teacher at the Prep School and a pathway traverses to the east, and provides access to the Preparatory School. The topography is undulating with Cedars being located elevated on a knoll. No works are proposed to the Cedars or the principal front landscaped zone in conjunction with the Prep school upgrades.

The proposed GLU is located to the north of Cedars. The GLU is sympathetically sited to the rear of the Cedars and is modestly scaled (2 storeys). Having regard for the dominant roof form of the Cedars and the setback to the proposed GLU, the GLU will not be dominant in primary vistas to the Cedars or on approach from the main drive from the south. The proposed GLU is of a high quality design and materiality.

The proposed Performing Arts building is located to the east of the Cedars and attaches to the existing Horrocks Hall on the western side of the Prep School, and replacing the existing performing arts building. The building is presently separated from the Cedars by the single storey K-2 building, however the Masterplan anticipates demolition of this non-significant K-2 building (see 5.1.1 above). The proposed building is sufficiently distanced from the Cedars, and a landscape buffer is provided between the sites. Designed by BVN, the Performing Arts building similarly is of a high quality design and materiality and modest two storey scale. It is consistent with the scale of Horrocks Hall, noting that the site slopes down to the west, allowing for the second storey.

Both the GLU and Performing Arts buildings will form part of the Preparatory School and are located on the western side of the school. Therefore, they will have no significant impact on the immediate setting of Gowan Brae, located to the east of the Prep School.

## 5.2.4. Staff Residences

The proposal includes the construction of 9 new attached townhouses for Staff Residences within the footprint of four existing tennis courts to accommodate staff and their families within the Residential Precinct (to the south of Macarthur Waddy House and to the west of Baker Hake House) with associated landscaping and private parking. The proposed townhouses are located to the east of the Doyle Fields and west of the Baker Hake boarding house. The site is also located to the east of the Hay Shed.

The Hay Shed is located to the northwest of Gowan Brae and the stables and importantly, the proposed residences will not impact on the visual curtilage of the three sites across the Price Fields. The proposed residences are sufficiently distanced from the significant heritage items and will read as part of the residential precinct to the east. The proposed two storey residences are also modestly scaled. The proposal includes the demolition of 4 tennis courts which appear to have been added in the 1980s and are not of heritage significance.

## 5.3. STATUTORY CONTROLS

### 5.3.1. Parramatta Local Environmental Plan 2023

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Parramatta LEP 2023*. In addition, the Parramatta DCP (2023) has been reviewed and the document has limited heritage provisions which are not immediately applicable to the subject SSDA. The subject proposal has been assessed with regard to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines in section 5.3.

Table 22 Assessment against the Parramatta Local Environmental Plan 2023.

Clause	Response
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p><i>(a) to conserve the environmental heritage of Parramatta</i></p> <p><i>(b) to conserve the heritage significance of heritage items and heritage conservation</i></p>	<p>1) The subject SSDA seeks Concept approval for works including, New Sports Pavilion, Boarding House and Day Boy House. The SSDA also seeks consent for detailed works, specifically upgrades to the Preparatory School, new STEAM building, and construction of 9 attached townhouses as well as new vehicle access, internal roads and car parking.</p> <p>The SSDA does not include works to identified significant components of the heritage item notably the Gowan Brae Group" King's School</p>

Clause	Response
<p>areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance</p>	<p>Chapel, gatehouse and fence, aviary, fountain, rotunda, "The Cedars", grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway.</p> <p>The subject SSDA is considered in detail below and in the general assessment provided in section 5.1 above.</p> <p>This report does not consider Aboriginal Cultural heritage or historical archaeological significance. Reference should be made to the submitted Aboriginal Cultural Heritage Assessment Report (ACHAR) and Historical Archaeological Assessment prepared by Urbis.</p>
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p>	<p>2) Consent is required for works to a heritage item. This report is submitted as part of and in support of a State Significant Development Application for redevelopment of the King's Scholl site.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of</p>	<p>4 and 5) The significance of the site is set out in section 4 of this report.</p> <p>The subject site known as King's School and incorporating the former estates known as Gowan Brae and The Cedars, has been assessed to be of significance for its historical, aesthetic and associative values.</p> <p>The property has historical significance as a representative example of a late Victorian gentleman's estate which incorporates an extant collection of individual elements which collectively contribute to the understanding of the place as a larger establishment, including the</p>

Clause	Response
<p><i>whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>Gowan Brae residence, the former stables, the former hay shed, the forecourt gardens with aviary and fountain, and the gravesite for the estate.</p> <p>Gowan Brae house is a substantially intact example of late Victorian Italianate architecture with a distinctive asymmetrical design. The interiors of the residence are intact and include a grand timber staircase, marble fireplaces and stained-glass windows. The original outbuildings including the former stables, former hay shed and former aviary are distinctive in their style to match the house and collectively contribute to the aesthetic value of the former estate.</p> <p>The subject SSDA seeks Concept approval for works including New Sports Pavilion, Boarding House and Day Boy House. The SSDA also seeks consent for detailed works, specifically upgrades to the Preparatory School, new STEAM building, and construction of 9 attached townhouses as well as new vehicle access, internal roads and car parking.</p> <p>The SSDA does not include works to identified significant components of the heritage item notably the Gowan Brae Group” King’s School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway.</p> <p>The proposed Day Boy House, Boarding House and Sports Pavilion proposed for the concept masterplan will not impact on the setting of the significant buildings, as these works are considerably distanced from the core heritage items. The works will form part of a contemporary overlay of development and facilitate the ongoing use and expansion of the school.</p> <p>Similarly the proposed STEAM building, and attached townhouses proposed as part of the detailed works are distanced from the heritage items and will not impact on their setting. While the Townhouses can be viewed from the rear of Gowan Brae, the stables and the Hay Shed, they are positioned such that they will read as part of the adjacent residential precinct and do not block views between the significant Gowan Brae group or impact their visual curtilage.</p> <p>Proposed works to upgrade the Preparatory School as part of Stage 1 detailed works have been particularly considered having regard for the siting of the Prep School in between the Cedars and Gowan Brae. The proposed works include the demolition of non-significant Prep School buildings and the construction of a new GLU and performing arts building.</p> <p>The proposed GLU is located to the north of Cedars. The GLU is sympathetically sited to the rear of the Cedars and is modestly scaled (2 storeys). Having regard for the dominant roof form of the Cedars and the setback to the proposed GLU, the GLU will not be dominant in</p>

Clause	Response
	<p>primary vistas to the Cedars or on approach from the main drive from the south. The proposed GLU is of a high quality design and materiality.</p> <p>The proposed Performing Arts building is located to the east of the Cedars and attaches to the existing Horrocks Hall on the western side of the Prep School, and replacing the existing performing arts building. The building is presently separated from the Cedars by the single storey K-2 building, however the Masterplan anticipates demolition of this non-significant K-2 building. The proposed building is sufficiently distanced from the Cedars, and a landscape buffer is provided between the sites. Designed by BVN, the Performing Arts building similarly is of a high quality design and materiality and modest two storey scale. It is consistent with the scale of Horrocks Hall, noting that the site slopes down to the west, allowing for the second storey.</p> <p>Both the GLU and Performing Arts buildings are located on the western side of the school. Therefore, they will have no significant impact on the immediate setting of Gowan Brae, located to the east of the Prep School.</p> <p>The proposed vehicle access and car parking are assessed in detail in section 5.2.1. In particular the road is assessed having regard for its potential impacts on the setting of the Cedars and interface with the original drive. The location of the proposed road was determined in conjunction with heritage advice, and was located to minimise potential impacts on the slope and required cut and fill and further to negate potential visual impacts. This is achieved by locating the road well below the RL of the Cedars, and providing a sufficient distance to ensure that the east-west road and intersection does not impact the immediate setting and visual curtilage of the Cedars, which is created by the elevated topography, the carriage loop and circular landscaping which encloses the carriage loop and creates a sense of arrival at the end of the drive.</p> <p>It is acknowledged that there is some changes to the topography associated with the new road and car park to achieve a generally flat road and terraced surface for the cart parking. This involves some filling around the road to create a level surface and for the treed embankment. Similarly, the carparking necessitates some excavation between half a metre and one metre to achieve a generally consistent grade. This is not considered to significantly impact on the site setting, character and undulating topography. Some cutting is required along the western boundary for the north-south section of the road; however, this is located along the site boundary and may assist to reduce the visual impact of the road in proximity to the Cedars.</p> <p>The car park is located in front of the Preparatory School between the Cedars and Gowan Brae but distanced from both heritage buildings. While the car parking does involve new areas of hard stand and</p>

Clause	Response
	<p>extended roads the potential visual impact is softened by the broader park-like setting of the school grounds, set within an undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items. The proposed car parking will not impact on primary vistas to the respective heritage items, with site landscaping creating a visual buffer to the road and car parking and adjacent heritage items. Topography also assists to mitigate the visual impact. The proposed car parking will have no further significant impact on the visual curtilage and setting of Gowan Brae.</p> <p>This Heritage Impact Statement is provided in support of the proposed SSDA and to assist the consent authority in their assessment of the subject proposal. This HIS satisfies the requirement for a heritage management document to be provided as required by Clause 5.</p>

## 5.4. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 23 Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposed works are considered sympathetic for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The SSDA does not include works to identified significant components of the heritage item notably the Gowan Brae Group” King’s School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, and stables, iron palisade fence, horseshoe bridge/dam and roadway. Proposed works do effect one of the 19<sup>th</sup> century driveways (Hake Road) discussed in more detail below.</li> <li>▪ Much of the extant development was undertaken for the school and comprises the preparatory School (Pre-K to Year 6) and Senior School (Years 7 – 12) spread across the generous campus and set within park-like grounds. The post 1950s school buildings are not assessed to be of heritage significance.</li> <li>▪ Proposed demolition, including Select Prep School buildings K-2, staffrooms and classrooms as well as ancillary agriculture sheds; Demountable sheds and amenities block, as well as a modified early 20<sup>th</sup> century cottage for the new Sports Pavilion; the c.1980s Angliss and Hawkesbury cottages, and late 20<sup>th</sup> century tennis courts, does not impact significant fabric. Proposed demolition facilitates further development and expansion of the school, and all of the above structures are</li> </ul>

Clause	Discussion
	<p>assessed to be of little or no heritage significance. Therefore demolition is supported in principle.</p> <ul style="list-style-type: none"> <li data-bbox="703 331 1442 734">▪ The proposed Day Boy House, Boarding House and Sports Pavilion proposed for the concept masterplan will not impact on the setting of the significant buildings, as these works are considerably distanced from the core heritage items. The works will form part of a contemporary overlay of development and facilitate the ongoing use and expansion of the school consistent with the post 1950s development. Similarly, the proposed STEAM building, and attached townhouses proposed as part of the detailed works are distanced from the heritage items and will not impact on their setting. All new works include site landscaping to maintain the park-like character of the school site.</li> <li data-bbox="703 768 1442 1059">▪ The proposed GLU is located to the north of Cedars. The GLU is sympathetically sited to the rear of the Cedars and is modestly scaled (2 storeys). Having regard for the dominant roof form of the Cedars and the setback to the proposed GLU, the GLU will not be apparent in primary vistas to the Cedars or on approach from the main drive from the south and therefore will not significantly impact the setting of the heritage dwelling. The proposed GLU is of a high quality design and materiality.</li> <li data-bbox="703 1093 1442 1608">▪ The proposed Performing Arts building is located to the east of the Cedars and attaches to the existing Horrocks Hall on the western side of the Prep School, and replacing the existing performing arts building. The building is presently separated from the Cedars by the single storey K-2 building, however the Masterplan anticipates demolition of this non-significant K-2 building. The proposed building is sufficiently distanced from the Cedars, and a landscape buffer is provided between the sites. Designed by BVN, the Performing Arts building similarly is of a high quality design and materiality and modest two storey scale. It is consistent with the scale of Horrocks Hall, noting that the site slopes down to the west, allowing for the second storey. It will have no further impact on the setting of the Cedars and replaces like development in the Preparatory School.</li> <li data-bbox="703 1641 1442 1709">▪ Proposed road works and car parking have been designed in conjunction with heritage advice.</li> <li data-bbox="703 1742 1442 2024">▪ The proposal maintains the significant original drive (Hake Road) to the Cedars and although it is bisected by the new access road to the new car parking facility, the original drive remains able to be interpreted. The Cedars is located on a prominent position atop a flat knoll with the drive leading up to the house and terminating at the circular carriage loop. The new road and intersection has been sited to the south, below the main rise of the slope to minimise cut and fill and is set below the house and</li> </ul>

Clause	Discussion
	<p>the knoll, distanced from the carriage loop to mitigate potential visual impacts on the immediate setting of the Cedars.</p> <ul style="list-style-type: none"> <li>▪ The proposed access road is located along the western site boundary and is distanced from the Cedars and screened by site landscaping.</li> <li>▪ The proposal includes extending the existing car parking facility doubling the capacity. The car park is located in front of the Preparatory School between the Cedars and Gowan Brae but distanced from both heritage buildings. While the car parking does involve new areas of hard stand and extended roads the potential visual impact is softened by the broader park-like setting of the school grounds, set within an undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items. The proposed car parking will not impact on primary vistas to the respective heritage items, with site landscaping creating a visual buffer to the road and car parking.</li> <li>▪ Primary views to Gowan Brae are from the southeast and include the cleared lawn area in front of the house and the water feature, and mature tree plantings. Proposed car parking is distanced from Gowan Brae, located to the west/ southwest of Gowan Brae and as detailed for the Cedars, the site landscaping, topography and meandering roads screen the views to the Preparatory School and existing car parking from this location.</li> <li>▪ The dense bushland to the north of the campus contains significant native vegetation that forms part of a broader area of remnant bushland and includes Sydney Turpentine Ironbark Forest. The dense bushland and existing riparian corridors are intended to be retained as it forms part of the stewardship and ethos of The King's School community.</li> <li>▪ While the landscape and specific tree plantings are not referenced in the established statement of significance, the landscaping certainly contributes to the setting of the heritage item and includes cultural plantings and remnant species consistent with Sydney Turpentine Ironbark Forest. The proposed works and concept masterplan will necessitate some tree removal and earthworks to facilitate the respective developments, however new works include associated landscaping and new tree plantings to maintain the general park-like character of the school site and screen new development in proximity to heritage items.</li> </ul>

Clause	Discussion
	<ul style="list-style-type: none"> <li>▪ There are no works to identified significant tree avenues, such as the Cedar Avenue and there is no removal of significant mature trees in the immediate vicinity of Gowan Brae.</li> </ul>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	Not applicable.
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	Not applicable.
<p><b>Demolition of a building or structure</b></p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<p>The SSDA seeks in-principle approval for demolition in conjunction with the concept masterplan, including demolition of the following:</p> <ul style="list-style-type: none"> <li>▪ Some staffrooms and classrooms as well as ancillary agriculture sheds</li> <li>▪ Small shed buildings to the rear/ north of the Cedars.</li> <li>▪ Demountable sheds and amenities block for the new Sports Pavilion.</li> <li>▪ Demolition of a small early 20th century cottage for the new Sports Pavilion.</li> <li>▪ The Angliss and Hawkesbury cottages, both of which were constructed post 1980, for the proposed Boarding House</li> </ul> <p>The SSDA also seeks approval for demolition in conjunction with the detailed works, including demolition of the following:</p> <ul style="list-style-type: none"> <li>▪ Four tennis courts, to facilitate development of the attached townhouses.</li> </ul> <p>Proposed demolition facilitates further development. All of the above structures are assessed to be of little or no heritage significance. The Prep school buildings date to the school period (post 1950s) and are not assessed to be of heritage significance. Similarly, the two Cedars outbuildings appear to date to the period of the development of the Preparatory School and are not of heritage significance.</p> <p>Demolition therefore is supported in principle.</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p>	<p>The King's School site has an area of approximately 129 hectares located at 87-129 Pennant Hills Road, North Parramatta with the City of Parramatta LGA. As outlined above the site comprises a number of significant built elements notably the Gowan Brae</p>

Clause	Discussion
<p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>Group” King’s School Chapel, gatehouse and fence, aviary, fountain, rotunda, “The Cedars”, grave, 19th century driveways and stables, iron palisade fence, horseshoe bridge/dam and roadway. Much of the significant development dates to the residential phases of the site while the King’s School has only been operating from the subject site since 1954. Much of the extant development was undertaken for the school and comprises the preparatory School (Pre-K to Year 6) and Senior School (Years 7 – 12) spread across the generous campus and set within park-like grounds.</p> <p>The proposed Day Boy House, Boarding House and Sports Pavilion proposed for the concept masterplan will not impact on the setting of the significant buildings, as these works are considerably distanced from the core heritage items. The works will form part of a contemporary overlay of development and facilitate the ongoing use and expansion of the school consistent with the post 1950s development. Similarly, the proposed STEAM building, and attached townhouses proposed as part of the detailed works are distanced from the heritage items and will not impact on their setting.</p> <p>Proposed works to upgrade the Preparatory School, for detailed works have been particularly considered having regard for the siting of the Prep School in between the Cedars and Gowan Brae. The proposed works include the demolition of non-significant Prep School buildings and the construction of a new GLU and performing arts building. These works have been assessed in detail in section 5.1 and 5.2 above but in general are considered sympathetic having regard for their sympathetic siting, modest scale and high quality design. Similarly, the proposed road works and carparking, located in front of the Prep school have been carefully considered and designed in conjunction with heritage advice to ensure that the works will not impact on the setting of Gowan Brae or the Cedars. This is achieved through sympathetic location of the road well below the RL of the Cedars, and distanced from the carriage loop to ensure that the east-west road and intersection does not impact the immediate setting and visual curtilage of the Cedars. While the car parking does involve new areas of hard stand and extended roads the potential visual impact is softened by the site topography and broader park-like setting of the school grounds, set within an undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items and also screening elements in important views.</p>
<p><b>New landscape works (including car parking and fences)</b></p>	<p>As outlined above, the campus has a large and diverse landscape as well as extensive playing fields and open space. This includes two riparian corridors (Hunts Creek and a smaller waterway) and</p>

<b>Clause</b>	<b>Discussion</b>
<p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>dense amounts of vegetation within the northern portion of the site.</p> <p>The dense bushland to the north of the campus contains significant native vegetation that forms part of a broader area of remnant bushland and includes Sydney Turpentine Ironbark Forest. The site is identified as bushfire prone with buildings situated outside the land constrained by vegetation of bushfire hazard. The dense bushland and existing riparian corridors are intended to be retained as it forms part of the stewardship and ethos of The King's School community.</p> <p>The remainder of the campus is set within a generous park-like landscape setting, with undulating topography. While the landscape and specific tree plantings are not referenced in the established statement of significance, the landscaping certainly contributes to the setting of the heritage item and includes cultural plantings and remnant species consistent with Sydney Turpentine Ironbark Forest. Tree species include a variety of exotic, Australian native and locally endemic species as well as a number of weed species.</p> <p>The proposed works and concept masterplan will necessitate some tree removal and earthworks to facilitate the respective developments, however new works include associated landscaping and new tree plantings to maintain the general park-like character of the school site and screen new development in proximity to heritage items. Works typically do not include the removal of high retention value trees. There are no works to identified significant tree avenues, such as the Cedar Avenue and there is no removal of significant mature trees in the immediate vicinity of Gowan Brae.</p> <p>Proposed road works and car parking are assessed in detail in section 5.2.1.</p> <p>This report does not consider Aboriginal Cultural heritage or historical archaeological significance. Reference should be made to the submitted Aboriginal Cultural Heritage Assessment Report (ACHAR) and Historical Archaeological Assessment prepared by Urbis.</p>

## 6. CONCLUSION AND RECOMMENDATIONS

The proposed works facilitate the ongoing use and expansion of the King's School and have been designed in conjunction with heritage advice and having regard for the heritage significance of the place, incorporating the former estates known as Gowan Brae and The Cedars. The King's School site has been assessed to be of heritage significance for its historical, aesthetic and associative values.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have no significant impact on the heritage listed school. Key aspects of the assessment are listed below:

- The SSDA does not include works to identified significant components of the heritage item notably the "Gowan Brae Group" King's School Chapel, gatehouse and fence, aviary, fountain, rotunda, "The Cedars", grave, and stables, iron palisade fence, horseshoe bridge/dam and roadway.
- Much of the extant development was undertaken for the school and comprises the preparatory School (Pre-K to Year 6) and Senior School (Years 7 – 12) spread across the generous campus and set within park-like grounds. The post 1950s school buildings are not assessed to be of heritage significance.
- Proposed demolition, including Select Prep School buildings K-2, staffrooms and classrooms as well as ancillary agriculture sheds; Demountable sheds and amenities block, as well as a modified early 20th century cottage for the new Sports Pavilion; the c.1980s Angliss and Hawkesbury cottages, and late 20th century tennis courts, does not impact significant fabric. Proposed demolition facilitates further development and expansion of the school, and all of the above structures are assessed to be of little or no heritage significance. Therefore, demolition is supported in principle.
- The proposed Day Boy House, Boarding House and Sports Pavilion proposed for the concept masterplan will not impact on the setting of the significant buildings, as these works are considerably distanced from the core heritage items. The works will form part of a contemporary overlay of development and facilitate the ongoing use and expansion of the school consistent with the post 1950s development. Similarly, the proposed STEAM building, and attached townhouses proposed as part of the detailed works are distanced from the heritage items and will not impact on their setting.
- The proposed GLU is located to the north of Cedars. The GLU is sympathetically sited to the rear of the Cedars and is modestly scaled (2 storeys). Having regard for the dominant roof form of the Cedars and the setback to the proposed GLU, the GLU will not be apparent in primary vistas to the Cedars or on approach from the main drive from the south and therefore will not significantly impact the setting of the heritage dwelling. The proposed GLU is of a high quality design and materiality.
- The proposed Performing Arts building is located to the east of the Cedars and attaches to the existing Horrocks Hall on the western side of the Prep School, and replacing the existing performing arts building. The building is presently separated from the Cedars by the single storey K-2 building, however the Masterplan anticipates demolition of this non-significant K-2 building. The proposed building is sufficiently distanced from the Cedars, and a landscape buffer is provided between the sites. Designed by BVN, the Performing Arts building similarly is of a high quality design and materiality and modest two storey scale. It is consistent with the scale of Horrocks Hall, noting that the site slopes down to the west, allowing for the second storey. It will have no further impact on the setting of the Cedars and replaces like development in the Preparatory School.
- The proposal maintains the significant original drive (Hake Road) to the Cedars and although it is bisected by the new access road to the new car parking facility, the original drive remains able to be interpreted. The Cedars is located on a prominent position atop a flat knoll with the drive leading up to the house and terminating at the circular carriage loop. The new road and intersection has been sited to the south, below the main rise of the slope to minimise cut and fill and is set below the house and the knoll, distanced from the carriage loop to mitigate potential visual impacts on the immediate setting of the Cedars.
- The proposed access road is located along the western site boundary and is distanced from the Cedars and screened by site landscaping.
- The proposal includes extending the existing car parking facility doubling the capacity. The car park is located in front of the Preparatory School between the Cedars and Gowan Brae but distanced from both heritage buildings. While the car parking does involve new areas of hard stand and extended roads the potential visual impact is softened by the broader park-like setting of the school grounds, set within an

undulating landscape and with mature trees and landscaping creating and framing different zones and visual curtilages for the heritage items. The proposed car parking will not impact on primary vistas to the respective heritage items, with site landscaping creating a visual buffer to the road and car parking.

- Primary views to Gowan Brae are from the southeast and include the cleared lawn area in front of the house and the water feature, and mature tree plantings. Proposed car parking is distanced from Gowan Brae, located to the west/ southwest of Gowan Brae and as detailed for the Cedars, the site landscaping, topography and meandering roads screen the views to the Preparatory School and existing car parking from this location.
- The dense bushland to the north of the campus contains significant native vegetation that forms part of a broader area of remnant bushland and includes Sydney Turpentine Ironbark Forest. The dense bushland and existing riparian corridors are intended to be retained as it forms part of the stewardship and ethos of The King's School community.
- While the landscape and specific tree plantings are not referenced in the established statement of significance, the landscaping certainly contributes to the setting of the heritage item and includes cultural plantings and remnant species consistent with Sydney Turpentine Ironbark Forest. The proposed works and concept masterplan will necessitate some tree removal and earthworks to facilitate the respective developments, however new works include associated landscaping and new tree plantings to maintain the general park-like character of the school site and screen new development in proximity to heritage items.
- There are no works to identified significant tree avenues, such as the Cedar Avenue and there is no removal of significant mature trees in the immediate vicinity of Gowan Brae.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

- An Archival Recording should be prepared prior to any demolition or works at the site. The Archival Recording should be prepared by a suitably qualified heritage consultant in accordance with HNSW Guidelines and should be retained by the School Archives as a record of works to the place.

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