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S96 - STATEMENT OF HERITAGE IMPACT FOR ST CATHERINE'S SCHOOL, WAVERLEY

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared to accompany a Section 96 Application for modifications to SSD Consent 6339 for St Catherine's School, Waverley.

The subject building is listed as a heritage item in Schedule 5 of the *Waverley Local Environmental Plan (LEP) 2012*. It is also located in the vicinity of a number of other heritage items, and is within the Charing Cross Heritage Conservation Area.

As such, the property is subject to the heritage provisions of the Waverley *LEP 2012* and the *WAVERLEY Development Control Plan (DCP) 2012* under the *Environmental Planning and Assessment Act 1979*. Waverley Council must take into consideration the potential impact of any proposed modifications on the heritage significance of the subject site and the heritage items in the vicinity.

Accordingly, this Heritage Impact Statement reviews the proposed modifications in terms of the relevant heritage provisions of the *Waverley LEP 2012* and the requirements of the *Waverley DCP 2012*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

Detailed plans of the proposed modifications have been prepared by PD Mayoh Architects.

An earlier Heritage Impact Statement was prepared by NBRSArchitecture, dated August 2014, for the earlier development application for the schools Campus Master Plan and Stage 1 works. The Stage 1 works comprised a new Research, Performing Arts and Aquatic Centre (RPAC).

The proposed modifications that are the subject of this Section 96 application are the result of further design development and detail resolution of the approved RPAC facilities. There are no adverse impacts on the significance of the heritage item, or items in the vicinity, from the proposed modifications.

1.1 METHODOLOGY

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

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

1.2 SITE LOCATION

St Catherine's School occupies land adjoining Albion Street, Macpherson Street, Bronte Road, Leichhardt Street and Leichhardt Lane, Waverley.

The site comprises a number of lots as follows: Lot 560 in DP 1138118; Lot 1 in DP 80046; Lot 117 in DP 1161589; Lots A, B&C in DP 318719; and Lots 12, 13 & 16 in DP2049.



Figure 1: Map showing the subject site outlined in red. (Source: SIX Maps, maps.six.nsw.gov.au)

1.3 HERITAGE MANAGEMENT FRAMEWORK

The subject building is listed as a heritage item in Schedule 5 of the *Waverley Local Environmental Plan (LEP) 2012*. It is also located in the vicinity of a number of other heritage listed items, and within the Charing Cross Heritage Conservation Area.

1.4 AUTHORSHIP

This report was prepared by Samantha Polkinghorne, Associate Director, of **NBR**SARCHITECTURE.

1.5 LIMITATIONS

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

1.6 COPYRIGHT

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

2.0 BRIEF HISTORY OF THE SITE

A detailed history of the site was prepared for the earlier Heritage Impact Statement; as this report only addresses modifications the brief history contained in the NSW Heritage Inventory listing for the site has been reproduced here. Reference number: 2620351.

St Catherine's was originally a school for the daughters of the Anglican clergy. Foundation stone for this building laid by Bishop Barker in 1857. Opened in 1859. Refurbished and added to a number of times since (1886, 1935-36). Third storey was originally face brick.

The following chronology provides historical timelines and a description of the buildings on the site.

Date	Event
1856	Clergy Daughters' School established in "Thornbank", Jersey Road, Edgecliff
Sept 1857	Crown Grant at Waverley confirmed; laying of foundation stone
1859	School building completed in 1859
1886	Two-storey additions to north side of school building
Ca.1890	'La Vicompte' at 1 Leichhardt St erected, home of the Leverrier family.
Ca.1891	'Murong' (house) erected for G. Lane Mullins. House renamed 'St John's'
1896	Fire damages weatherboard hospital (later Kindergarten building)
1912	New classrooms erected; opened 12 June by Lady Chelmsford
1917	Dedication of the Chapel (former Studio) by the Very Reverend Dean of Sydney. Stained glass windows installed and choir stalls from St Thomas' North Sydney purchased for seating. Chapel officially opened on 25 July (St James's Day)
1924	Erection of 1st floor balcony to school building
1927	Construction of 2 new tennis courts
1932	Netball field constructed
1935	Additions of new wing to the servants' quarters. Refurbishment of Head's study and the Library. Old 'prep' room converted to classroom. New brick driveway, painting throughout buildings.
1937	'Chapel Block' completed for first term. Official opening and dedication of new buildings and Chapel apse on 5 March
1936-7	Old Chapel (Miss Phillips art studio) converted to classroom
1940	Stage 1 additions - comprised additional store to the rear wing of the main buildings for accommodation for the maids. Stage 2 - new wing east of the Dining Room, thus extending room to 40 feet. Third storey addition to the original main building to provide 3 dormitories. Demolition of timber verandah facing east, 2 storey brick cloisters from chapel wing continued round to the dining room.
1941	New buildings and additions official opened on 26 April
1941	2 air raid shelters built
1940	2 Macpherson Street purchased in November
1950	School gains vacant possession of 2 Macpherson Street, renamed 'The Cottage' and converted to 2 classrooms, laboratory, an extra room for large classes, staff room, art room, 2 rooms originally earmarked for tuck shop became art rooms.
1951	Chapel renovated, and a new door opened up in wall leading to the Quadrangle and other changes

1951	Ex-studio/ex-Chapel/ex-laboratory converted to new kindergarten
1952	Completion of addition of new dormitory to original school building, boarders move in in July
1954	'La Vicompte' (1 Leichhardt Street) acquired by St Catherine's School for classrooms and staff quarters
1957	St John's (house in Albion Street) purchased from Dr Honner. School gains vacant possession of 'La Vicompte'
1958	St John's (house) opened to provide residential accommodation upstairs and classrooms and tuckshop downstairs.
1959	Fundraising for new Assembly Hall building. Laying of foundation stone on 9 June by Archbishop Gough
March 1960	Official opening of new 'Jane Barker Hall' designed by RAC Rogers Architects.
1961	Science laboratory in cottage enlarged
1964	Planning for future development on site
July 1965	Architect present plans for laboratories and classrooms to be construction in the Albion and Macpherson Sts corner of grounds
24 June 1967	'Lenthall Science Block' official opened
20 April 1968	Official opening of 'Isabel Hall' Wing on site of former St John's stables, bricks recycled in building. 2 junior classrooms, kindergarten room and staff room on lower floor of new building.
1970	Turning of sod for swimming pool. Part of 'The Cottage' demolished to make way for pool
27 February 1971	Official opening of swimming pool
May 1974	Official opening of Junior School named in honour of Mrs M.E. Maccallum
1976	5 Leichhardt Street purchased. All-weather tennis court constructed Administration block extensively renovated, upgrading facilities
1978	Junior School extended with addition of 2 storey building behind 'La Vicompte'
1982	Top floor of science block converted into dormitories. Addition of floor to 'Isabel Hall' Wing to provide 6 additional classrooms.
1987	'Faith Patterson Study Centre' built between the Hall, the dining room and the Library. Existing library and classrooms in Science Block converted into boarding accommodation. Exterior of original school building (Administration Building) restored. Study Centre opened, and renovations completed at end of term 1.
1989	Junior School Library enlarged. Wet weather area created.
1990	Interior of St John's staffroom redecorated. Dark room and storage area added to the Art Rooms. 'Green Lab' adjacent to Jane Barker Hall converted to become Technology Workshop.
1993	Former Chapel wing demolished, and Art Studio relocated to front of the original sandstone building to become School's Museum
1994	New Chapel opened.
5 March 1994	Official opening of 'Dame Joan Sutherland Centre'
1994	'Una Fitzhardinge Reference Library' opens in former Computer Room adjacent to the Senior Library
2002	Construction of Junior School designed by Alexander Tzannes Associates Pty Ltd.
2002	Construction of Jo Karaolis Sports Centre designed by Alexander Tzannes Associates Pty Ltd

2006	Complete reconstruction of Isabel Hall Wing designed by Alexander Tzannes Associates Pty Ltd
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Source: Barbara Croft, St Catherine’s School 1856-1996 (St Catherine’s School, 1996)

3.0 ESTABLISHED HERITAGE SIGNIFICANCE

The subject building is listed as a heritage item in Schedule 5 of the *Waverley Local Environmental Plan (LEP) 2012*. It is also located in the vicinity of a number of other heritage listed items, and within the Charing Cross Heritage Conservation Area.



Figure 2 – The following extracts are taken from the Heritage Maps contained in the *Waverley LEP 2012*. The heritage maps show St Catherine’s School (I521) outlined in blue, that it is a local heritage item (coloured light brown), and is within a conservation area (red hatch). The St John’s Building is shown as another local heritage item (I444). The house La Vincompte (part of the Junior School) is local heritage item I486.

3.1 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for St Catherine’s School, Waverley, is sourced from the NSW State Heritage Inventory database, reference number 2620351:

One of the oldest surviving buildings in the Waverley Council area. Despite alterations and additions, appears to retain much of its original fabric. Also continues to exhibit its original Georgian character. Part of the historic school grouping. Associations with Bishop Broughton and early parochial education for young women. Grounds of landscape interest. Cultural planting of major streetscape value at an important intersection.

3.2 HERITAGE ITEMS IN THE VICINITY AND THE CONSERVATION AREA

The proposed modifications are contained within the existing site and are design refinements to the approved RPAC development. For this reason, potential heritage impacts on heritage items in the vicinity and on the surrounding C7 Charing Cross Conservation Area have not been addressed in this report.

4.0 THE PROPOSAL

The proposed list of modifications to the approved RPAC development has been excerpted from the documentation prepared by PD Mayoh, architects for the project. Whilst the list is very long, the modifications reflect the further design refinement that is natural in a complex project of this size.

In heritage terms, the changes do not have an adverse impact on the heritage significance of the St Catherine's School site.

List of changes level 1:

1. Change to carpark rl from rl 73.100 to 72.550 to allow for minimum clear heights for accessible parking, pool structure & services.
2. Change of aisle widths due to swimming pool structural modulation.
3. Relocation of accessible carpark to be closer to lift.
4. Pump room internal dimensions amended to suit services equipment size and minimum clearances.
5. Turning bay included.
6. Northern wall of carpark moved 300mm north to maintain minimum parking bay dimensions and clearances.
7. Eastern wall of carpark moved xx for buildability requirements (column footings and the resulting space is allocated to a portion of The bicycle parking provision requirement and for a cleaners room.
8. Plant room size and spatial distribution re-arranged as a result of Piles buildability & excavation process.
9. New stair to connect carpark at level 1 with level 2.
10. New level 1 mezzanine for tanks and plant room allocation.
11. Change to existing parking rl to allow for minimum entry height clearance of 2200mm affl. To existing and new parking areas.

List of changes level 2:

1. Location of pool office changed. The pool office indicated in da has been divided in two offices, one for the main pool and one for the learn to swim pool. A first aid room and air locks have been introduced for safety and amenity.
2. Two new rooms added: pool chemical store & cleaner room to facilitate the servicing of both swimming pools and the pool facilities in general
3. Services cupboard and riser included.
4. Lift pit shown.
5. Showers to pool deck included.
6. Osd & rain water tank included to satisfy da conditions.
7. Dimensions of structural columns increased due to structural requirements
8. Due to structural requirements (column size) and required clearances around pool deck it was required to move the building line towards the east boundary by 250mm.
9. New emergency exit door and new stair required to satisfy maximum length egress requirements from pool deck area.
10. Size and proportion of of decorative facade frame amended.
11. New osd tank under planted area to satisfy civil requirements.
12. Cupboard containing emergency warning system, fire indicator panel & fhr included.
13. Stair 9 relocated towards west.
14. New corridor arrangement at djsc building.
15. Temporary emergency exit and emergency stair to provide escape from djsc building included till new rpac works enable permanent path of egress.
16. Decorative blade wall deleted.

List of changes level 3:

1. Extent of plant room amended, and access provided via lift and new stair.
2. Decorative blade wall deleted.
3. Location of stair flight changed.
4. Retaining wall not visible at level 3
5. Geometry of stair amended.
6. Size of green room enlarged due to structural requirements. Green room to include new kitchenette and storage cupboards.
7. Geometry of orchestra pit redefined.
8. Layouts of battery of toilets amended.
9. Osd tank, rain water tank and grease arrestor included under landscaped area towards east boundary. 2x hwu localized in landscaped area.
10. New stair included to provide alternative mean of escape from level 3.
11. Connection works between rpac building and existing jksc building refined. Existing staff room glass partition to remain.
12. Size and proportion of decorative facade frame amended.

List of changes level 4:

1. Reduced extent of demolition at djsc building to maintain services risers functional.
2. Stair flight location changed.
3. New stair to provide alternative mean of egress from level 5.
4. Extent of terrace reduced to provide minimum aggregate width egress from multipurpose hall and auditorium.
5. Steps between foyer and terrace deleted to provide a level connection between both areas.
6. Extent of terrace increased to match and cover level below.
7. Landscape works amended. Deletion of deck and introduction of soft landscaped area. Refer to updated landscape architect documents.
8. paving type, extent and pattern amended for design purposes. Additional planted areas included.
9. New stair to provide alternative path of egress from level 3.
10. new platform lift to provide disable access between level 4 and existing playground area above.
11. New delineation between service area and covered playground for student's safety. New configuration of areas to include separated pedestrian and bicycle access for students, general waste and recycle
Areas and other services rooms. New plenum adjacent to existing substation to satisfy ausgrid requirements.
12. Width of auditorium exit doors increased to satisfy minimum aggregate width egress requirements.
13. Width of emergency exit corridor increased to satisfy minimum aggregate width egress requirements from multipurpose hall and auditorium. Reduced setback from eastern boundary.
14. Setback from eastern boundary reduced by 300mm for structural requirements (refer to level 2 plan) and to satisfy minimum aggregate \ egress width requirements from multipurpose hall
15. Emergency exit door moved north to shorten emergency exit path from multipurpose hall and auditorium.
16. Changes to wet areas, kitchen & store layout. Use of space under stairs for store. Deletion of operable wall / curtain track at multipurpose hall. New internal corridor to provide access to eastern side of auditorium.
17. Size and proportion of decorative facade frame amended.
18. New maintenance walkway at south facade for maintenance purposes.
19. Decorative blade wall deleted.

List of changes level 5:

1. Extent of demolition to jksc reduced to maintain services cupboards and risers.
2. New stair to provide alternative mean of egress from level 5.
3. Boardroom size reduced, and layout amended. New kitchenette included. Bathroom re-located. Store deleted, stair orientation amended.

4. Control room not visible at level 5, refer to level 6.
5. Auditorium seating and corridors layout amended.
6. New plant space for a/c plenum.
7. New stair to provide alternative path of egress from level 3 to level 4
8. New platform lift to provide disable access between level 4 and existing playground area.
9. - new delineation between vehicle service area and covered playground for students safety. - new spatial configuration to provide separated students pedestrian / bicycle access, pedestrian service access and service vehicles access. - general waste and recycle areas and other services rooms. New plenum adjacent to existing substation to satisfy ausgrid requirements.

List of changes level 6:

1. Increase in circulation area due to arrangement of stair connecting l5 & l6.
2. - area increase due to accessibility circulation arrangements. - layout modification to auditorium seating for adequate sight lines to stage.
3. - room layout changes. Server room has moved to level 1. - additional plant space for mechanical services.
4. Extent of terrace increased to the west to match structural arrangements in level 4.
5. Room layout re-distribution. Lift relocated to east side of the floor for structural reasons.
6. New lift location for structural reasons.
7. Floor layout changes to wet areas, seminar rooms and staff areas.
8. Outdoor learning area design to address school teaching requirements and to save floor level difference between existing outdoor areas and new research centre building.
9. Extent of planted roof extended to cover air lock at level 4
10. New location for sewage vent pipe.
11. Portion of building footprint of reduced due to new layout arrangement.
12. Setback to eastern boundary reduced due to internal space and structural resolution.
13. Total number of seats reduced from 500 to 469 (459 fixed +10 accessible)
14. Decorative blade wall deleted.

List of changes level 7:

1. - relocate plan room from top roof away from east neighbours.
- increase in plant area to allow for mechanical equipment requirements.
- change from metal roof to concrete slab to support mechanical equipment.
2. Roof area increased due to level 6 floor area increase.
3. - relocate plan room from top roof to the west away from east neighbours.
- mechanical equipment & acoustic requirements (auditorium smoke exhaust)
4. portion of building footprint of reduced due to new layout arrangement
5. Lift relocated to east side of the floor for structural reasons. Room layout and stair configuration changes.
6. Open plan layout proposed. Internal rooms deleted.
7. New steel awning to research centre north facade to satisfy environmental & sustainability design requirements (shading to glazed facade).
8. New lift location for structural reasons.

List of changes roof plan:

1. - relocate plan room from top roof away from east neighbours.
- increase in plant area to allow for mechanical equipment requirements.
- change from metal roof to concrete slab to support mechanical equipment. (repeat from level 7 note)
2. Roof area increased due to level 6 floor area increase. (repeat from level 7 note)
3. - relocate plan room from top roof to the west away from east neighbours.
- mechanical equipment & acoustic requirements (auditorium smoke exhaust) (repeat from level 7 note)
4. portion of building footprint of reduced due to new layout arrangement

The proposed changes are in response to further design development.

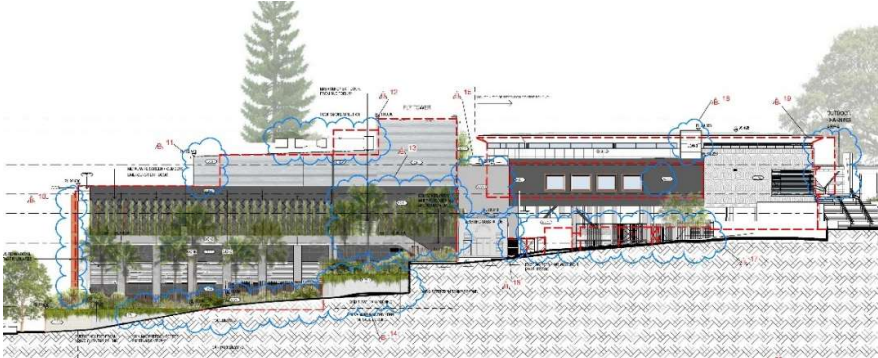


Figure 3 – Proposed Southern Elevation. Modifications clouded in blue. Source: PD Mayoh Architects

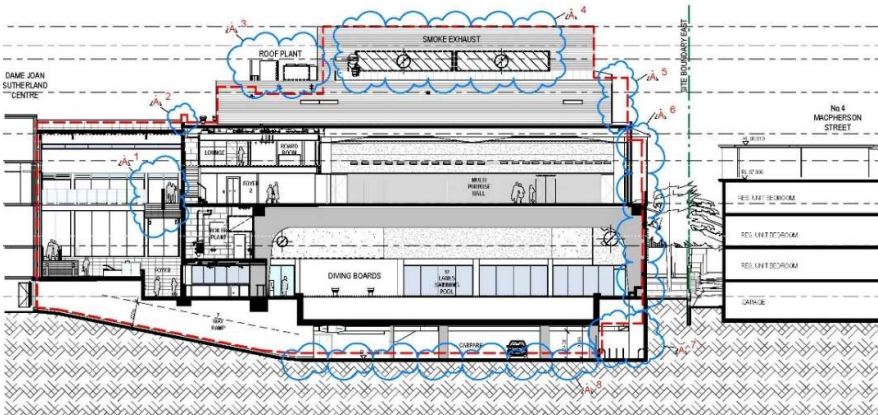


Figure 4 – Section A. Modifications clouded in blue. Source: PD Mayoh Architects



Figure 5 - Level 4. Modifications clouded in blue. Source: PD Mayoh Architects

Details of the proposed modifications are shown in the drawings prepared by PD Mayoh Architects, as submitted with the Section 96 Application.

Dwg:	Title:	Revision:	Date:
96A100	Level 1 – S96	B	19.12.2017
96A101	Level 2 – S96	B	19.12.2017
96A102	Level 3 – S96	B	19.12.2017
96A103	Level 4 – S96	B	19.12.2017
96A104	Level 5 – S96	B	19.12.2017
96A105	Level 6 – S96	B	19.12.2017
96A106	Level 7 – S96	B	19.12.2017
96A107	Roof Plan – S96	B	19.12.2017
96A150	Elevations – South & East	B	19.12.2017
96A151	Elevations – North & West	B	19.12.2017
96A160	Section A, B & C	B	19.12.2017
96A161	Sections D, E & F	B	19.12.2017
96A700	Shadow Diagrams – 21 March - Equinox Plan	A	19.12.2017
96A701	Shadow Diagrams – 21 June – Winter Solstice Plan	A	19.12.2017
96A702	Shadow Diagrams – 21 December - Plan	A	19.12.2017
96A707	Shadow Diagrams – 21 June – North Elevation No. 4 Macpherson Street	A	19.12.2017
A800	Photomontages	A	19.12.2017
96A801	3D Images (Sheet 1)	A	19.12.2017
96A802	3D Images (Sheet 2)	A	19.12.2017
96A803	3D Images (Sheet 3)	A	19.12.2017

5.0 ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Waverley Local Environmental Plan (LEP) 2012*, the *Waverley Development Control Plan (DCP) 2012* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

5.2 EVALUATION OF THE NSW HERITAGE DIVISION GUIDELINES

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

ASSESSMENT CRITERION	COMMENT
<i>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</i>	The proposed modifications are many, however they are minor and are the result of further design refinement of the approved scheme.
	None of the modifications substantially alter the intent of the approved scheme.

5.3 HERITAGE OBJECTIVES OF THE WAVERLEY LEP 2012

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

- The modifications are the result of further design refinement, and whilst many in number, do not substantially alter the approved scheme.

The modifications are therefore, considered to be consistent with the relevant heritage objectives of the *Waverley LEP 2012*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

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

5.4 HERITAGE GUIDELINES OF THE WAVERLEY DCP 2012

The *Waverley DCP 2012* supports the *Waverley LEP 2012* by providing additional objectives and development standards for properties that are heritage items, in heritage conservation areas and in the vicinity of heritage items.

The proposed development is generally consistent with the objectives of the *Waverley DCP 2012* that relate to heritage and are set out in the following DCP Sections;

Part B General provisions

B9 Heritage

6.0 CONCLUSION

The design of the modifications that are the subject of this Section 96 Application to Waverley Council have been carefully considered and do not alter the design intent of the approved consent.

The proposed modifications are consistent with the heritage objectives of the *Waverley LEP 2012* and the *Waverley DCP 2012*. In our view, the consent authority should have no hesitation in approving this application from a heritage perspective.



Samantha Polkinghorne
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NBRSARCHITECTURE

21 December 2017

7.0 BIBLIOGRAPHY

ARCHIVES AND LIBRARIES

Archives and libraries consulted for the preparation of this report include:

- State Library of New South Wales (SLNSW)
- NSW State Records
- Land and Property Information (LPI) NSW
- Sydney Water Archives

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INTERNET RESOURCES

City of Sydney Archives – Digital Information:
www.cityofsydney.nsw.gov.au/learn/history/archives

Dictionary of Sydney: <http://home.dictionaryofsydney.org>

Google Maps: <https://www.google.com.au/maps>

NSW Legislation: www.legislation.nsw.gov.au

NSW LPI Historical Land Records Viewer: <http://images.maps.nsw.gov.au/pixel.htm>

NSW LPI SIX Maps: <https://maps.six.nsw.gov.au/>

NSW State Heritage Inventory – Online Database:
www.environment.nsw.gov.au/heritageapp/heritagesearch.aspx

Trove – Online Library Database: <http://trove.nla.gov.au>

APPENDIX A