



Figure 37 – "Roseby" (formerly Wyndham Building) four-storey classroom block located on the eastern side of Liggins Quad (Source: NBRSPARTNERS, December 2013)



Figure 38 – "Roseby" (formerly Wyndham Building) four-storey classroom block, as viewed from first floor verandah of Liggins Building (Source: NBRSPARTNERS, December 2013)



Figure 39 – Mowll Building, North Elevation, three-storey classroom block facing onto courtyard with tree plantings (Source: NBRSPARTNERS, December 2013)



Figure 40 – Courtyard and play areas located north of Mowll Building and south of former Gerard Street cottages with recently constructed shade-cloth (Source: NBRSPARTNERS, December 2013)



Figure 41 – Former Gerard Street cottages, now functioning as learning centres, located on the northern perimeter of the courtyard (Source: NBRSPARTNERS, December 2013)

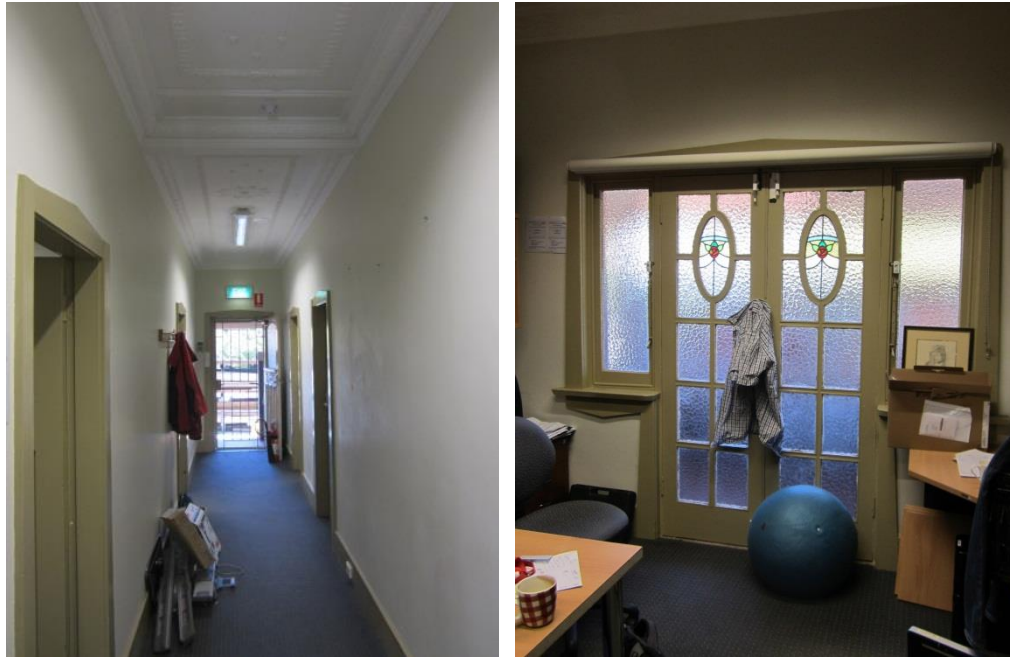


Figure 42 – Former cottage No 1 Gerard Street, showing entrance hall with intact decorative plaster ceilings with fluorescent lighting (left) and original French doors off former living room to verandah (right). (Source: NBRSPARTNERS, December 2013)



Figure 43 – Gymnasium located on the western perimeter of the courtyard (Source: NBRSPARTNERS, December 2013)

3.3 Building Inventory

The following inventory sheets provide descriptions of each of the buildings at Redlands



<i>Address:</i>	219 Military Road, Cremorne
<i>Name:</i>	Former Cremorne Post Office
<i>Current Use:</i>	The Adams Centre, Redlands
<i>Heritage Status:</i>	North Sydney Local Environmental Plan 2001, Schedule 3 Heritage Items, NSHS No 1205
<i>Date:</i>	1917
<i>Architect/ Designer:</i>	Government Architect??
<i>Historic Overview:</i>	Built in 1917 and operated as a Post Office until 1 August 1971 when it ceased operations. Remained vacant for many years. The property was purchased by Redlands in 2005. North Sydney Council DA consent for approved building works and additions by Redlands in 2005-2007.
<i>Setting and Physical Context:</i>	Built on the Military Road boundary alignment
<i>Physical Description:</i>	Domestically scaled, single-storey Post Office, designed in the Federation Free Style. Face brick on stone base with gabled and hipped roof clad in slate. Frontage features a gabled bay and entry porch with sandstone cornice at eaves level. Stone columns support the porch. Stone entry steps
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Original Cremorne Post Office, vacated for that purpose and used for some years as part of adjacent telephone exchange. It is an intact Federation style small suburban post office and its Free Classical style porch indicative of civic taste of the period. Of local significance for its role in the development of the area.
<i>Recommendations</i>	Retain, conserve and adaptively re-use. Refer to previously prepared Statement of Heritage Impact prepared by Tanner Architects in 2005, for any proposed re-development.



<i>Address:</i>	No 2 Monford Place
<i>Name:</i>	Lone Oak
<i>Current Use:</i>	Redlands, Administration
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1946
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Redlands House was sold in 1936 and later demolished for the construction of Monford Place. Former subdivision associated with Redlands House. Purchased by Redlands 1985.
<i>Setting and Physical Context :</i>	Rear of residence with an address to Monford Place
<i>Physical Description:</i>	Two-storey face brick former Inter-War residential flats with hipped roof finished in terracotta tiles. Timber-framed sash and casement windows. Extensions to ground floor to create school reception with office administration housed throughout the building.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Little heritage significance - a former Post-War Period flat.
<i>Recommendations:</i>	No identified heritage value – any re-development would require further investigation regards impact on heritage sub-division pattern.



<i>Address:</i>	No 5 Monford Place
<i>Name:</i>	N/A
<i>Current Use:</i>	Residential
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1946
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Redlands House was sold in 1936 and later demolished for the construction of Monford Place. Former subdivision associated with Redlands House. Purchased by Redlands 1986.
<i>Setting and Physical Context :</i>	Located on the eastern side of Monford Place, a cul-de-sac
<i>Physical Description:</i>	Two-storey flats constructed in face brick with hipped roof, clad in terracotta tiles. Timber-framed double-hung sash windows. Feature entry portal distinguished from face brick using contrasting colour.
<i>Fabric Condition:</i>	Good - Fair
<i>Statement of Cultural Significance:</i>	Not a heritage item
<i>Recommendations</i>	No identified heritage value – any re-development would require further investigation regards impact on heritage sub-division pattern.



<i>Address:</i>	No 7 Monford Place
<i>Name:</i>	"Roseby"
<i>Current Use:</i>	Residential
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1946
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Redlands House was sold in 1936 and later demolished for the construction of Monford Place. Former subdivision associated with Redlands House. Purchased by Redlands 1986.
<i>Setting and Physical Context:</i>	Located at the end of a cul-de-sac
<i>Physical Description:</i>	Two-storey flats constructed in face brick with hipped and gable roof, clad in terracotta tiles. Timber-framed sash windows with six panes per sash on the Ground Floor. Stained decorative timber Tudoresque detailing.
<i>Fabric Condition:</i>	Good - Fair
<i>Statement of Cultural Significance:</i>	Not a heritage item.
<i>Recommendations</i>	No identified heritage value – any re-development would require further investigation regards impact on heritage sub-division pattern.

Inventory Number: 05 (Ref No 7)



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	"Roseby" (formerly Wyndham Building)
<i>Current Use:</i>	Classrooms and Science Block
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1963 and 2004-5
<i>Architect/ Designer:</i>	1963 – Unknown; and 2004-5 - Form Architects / Gardner Wetherill & Associates
<i>Historic Overview:</i>	Land was purchased by GA Roseby in 1941. The school recently completed the refurbishment of the 1960s classroom block to create science laboratories. The building was re-named "Roseby" in recognition of the school's longest serving Headmistress, Miss G A Roseby (1911-1945).
<i>Setting and Physical Context:</i>	Set within the grounds of the Military Road Campus. Located opposite Liggins Building and forms the eastern boundary of Liggins Quadrangle.
<i>Physical Description:</i>	The four-storey Science building was originally a three storey brick classroom block, with the fourth floor a later addition. The lower three levels of the West Elevation are brickwork with rendered finish. The upper level is clad with prefab metal panels. External concrete stair located on West Elevation. East elevation is exposed concrete structural frame with face brick infill, revealing extension to southern end. Glass awning mounted on steel frame at roof level to west over Liggins Courtyard (designed by Form Architects / Gardner Wetherill & Associates, 2004-5).
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Little heritage significance
<i>Recommendations</i>	Potential for re-development.

Inventory Number: 06 (Ref No 6)



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	Liggins Building
<i>Current Use:</i>	Classrooms
<i>Heritage Status:</i>	Itemised in heritage listing – Statement of Significance
<i>Date:</i>	1923
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	In 1923 a junior school was built on Lot 11 DP 877879 and named “Liggins House” in honour of the founder, Miss Elizabeth Liggins. The building was built when Miss Gertrude Amy Roseby served as school principal and proprietor (1911 to 1945). Miss Roseby was responsible for continuing and developing the school’s reputation for academic excellence.
<i>Setting and Physical Context:</i>	Located within the main body of the campus and creates the western boundary of Liggins Quadrangle.
<i>Physical Description:</i>	Federation style two-storey polychrome face brick classroom building with open verandah to East Elevation supported on timber and cast iron posts. Timber balustrade on upper level verandah. Timber framed double-hung sash and casement windows with concrete lintels over windows and doors. Evidence of infilled windows and doors in brickwork. Terrazzo treads to stairs.
<i>Fabric Condition:</i>	Good-Fair
<i>Statement of Cultural Significance:</i>	Potential heritage values associated with historic significance at local level. The North Sydney Heritage Inventory sheet states: “The Liggins Building (exterior and interior) represents one of the original school buildings on the site”.

<i>Recommendations</i>	Potential heritage values – any re-development would require further investigation regards heritage impact. Sympathetic internal refurbishment possible
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Address:	Redlands - Military Road
Name:	Redlands Hall
Current Use:	Assembly Hall - Auditorium
Heritage Status:	N/A
Date:	1966
Architect/ Designer:	1966: RAC Rogers & Coward; 2004-5: Gardner Wetherill & Associates
Historic Overview:	
Setting and Physical Context:	Located within the main body of the campus and creates the northern boundary of Liggins Quadrangle.
Physical Description:	A roughly triangular-shaped brick building with concrete frame and brick infill. The Canteen is located on the Ground Floor a Staff Room is located on Landing Level and an Assembly with Stage located on the upper level. Recent alterations undertaken to the southern façade, including the addition of cladding and walkway facing onto courtyard
Fabric Condition:	Good
Statement of Cultural Significance:	Little heritage significance
Recommendations	Potential for re-development.



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	Mowll Building
<i>Current Use:</i>	Infants School
<i>Heritage Status:</i>	N/A
<i>Date:</i>	Constructed - 1955
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Minor works to part of the façade and stair by GWA in 2005-6.
<i>Setting and Physical Context:</i>	Located within the Military Road Campus and parallel with Gerard Street. Tree plantings and play area located north of the school building.
<i>Physical Description:</i>	Three-storey face brick classroom building with ground floor verandah facing northwest. Brickwork on the northern end of the building is rendered. Timber-framed casement windows. Horizontal overhangs provide sun shading at each level. Recent works include fire stair/ egress upgrade and part façade refurbishment.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Little heritage significance
<i>Recommendations:</i>	Potential for re-development.



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	Lang Building
<i>Current Use:</i>	Gymnasium
<i>Heritage Status:</i>	Itemised in heritage listing – Statement of Significance
<i>Date:</i>	1988-91
<i>Architect/ Designer:</i>	Alex Popov (Builder: Waterhouse Constructions)
<i>Historic Overview:</i>	1992 - Awarded the Sulman Merit Award for Architecture, however, not listed on the RAIA 20th Century Register of Significant Buildings (August 2006). Sulman Merit award cited natural lighting as being part of design feature of the gymnasium.
<i>Setting and Physical Context:</i>	Located in close proximity to the Gerard Street/ Waters Road Entry. The gymnasium is designed within a tight schoolyard and urban framework.
<i>Physical Description:</i>	Concrete framed building, raised on concrete pilotis, with brick infill. The North Elevation presents a tiled rectangular façade to a triangular courtyard. Entry to Lang Gymnasium in the manner of Le Corbusier's Villa Savoye. Flat roof with timber-framed clerestory windows. The area below provides an open playground space intended in the future to be partially filled-in to create changerooms and other functional areas.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Potential for future heritage significance (aesthetic) associated with its architectural merit award. The North Sydney Heritage Inventory sheet states: "The Gymnasium (exterior and interior), known as the Lang Building, is a good example of an unusual type characteristic of modern school education and is an award winning design by Architect Alex Popov".
<i>Recommendations:</i>	Potential for 20th century heritage values – any re-development would require further investigation regards heritage impact on original design concept.



<i>Address:</i>	Redlands - Military Road Campus
<i>Name:</i>	Humphery Building
<i>Current Use:</i>	Classrooms
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1956-1960
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	An extensive building programme was undertaken after 1956. Buildings included the main teaching buildings, the Science Building and Assembly Hall. In 1999 an internal lift was added. The Humphery Building is named after the former Principal Mrs Isobel Humphery.
<i>Setting and Physical Context:</i>	Fronting Waters Road
<i>Physical Description:</i>	Three-storey face brick classroom block with aluminium framed windows. Horizontal sunshade canopies project above the line of windows on each level. West Elevation is the principal elevation and faces onto Waters Road. The roof is hipped and clad with terracotta tiles.
<i>Fabric Condition:</i>	Good - Fair
<i>Statement of Cultural Significance:</i>	Little heritage significance
<i>Recommendations:</i>	Potential for re-development

Inventory Number: 11 (Ref No 15)



<i>Address:</i>	No 21 Waters Road
<i>Name:</i>	Design and Technology - Visual Arts (Former residence)
<i>Current Use:</i>	Classrooms
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1920s
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Former residential building on Lot 21 DP88932 purchased by SCEGGS Council in 1957 and converted to classroom and staff use.
<i>Setting and Physical Context:</i>	Remnant single-story house on the eastern side of Waters Road, surrounded by school buildings and medium density residential development.
<i>Physical Description:</i>	Federation style single-storey residence constructed in face brick on a sandstone plinth. Timber-framed casement windows and enclosed verandah. Hipped and gabled roof clad in corrugated metal sheeting.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Little heritage significance – the only surviving residence on the eastern side of Waters Road.
<i>Recommendations:</i>	Potential for re-development

Inventory Number: 12 (Ref No 12)



<i>Address:</i>	Redlands - Military Road Campus
<i>Name:</i>	Classrooms
<i>Current Use:</i>	Design and Technology - Technics
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1989
<i>Architect/ Designer:</i>	Alex Popov
<i>Historic Overview:</i>	Part of Lot 21 DP 88932 purchased by SCEGGS Council in 1957.
<i>Setting and Physical Context:</i>	Located within the main body of the campus.
<i>Physical Description:</i>	Face brick and rendered single-storey classroom building with timber-framed clerestory windows.
<i>Fabric Condition:</i>	Fair
<i>Statement of Cultural Significance:</i>	Little heritage significance.
<i>Recommendations:</i>	Potential for re-development.

Inventory Number: 13



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	-
<i>Current Use:</i>	Classrooms
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1990s
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	
<i>Setting and Physical Context:</i>	Located on the western boundary of Redlands Military Road.
<i>Physical Description:</i>	Single-storey prefabricated metal building with skillion metal roof and bull-nosed verandah to South Elevation.
<i>Fabric Condition:</i>	Good-Fair
<i>Statement of Cultural Significance:</i>	Little heritage significance
<i>Recommendations:</i>	Potential for re-development.

Inventory Number: 14 (Ref No 2)



<i>Address:</i>	Redlands - Military Road
<i>Name:</i>	Former residence
<i>Current Use:</i>	Staff Offices and Administration
<i>Heritage Status:</i>	N/A
<i>Date:</i>	1920s
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	A 1920s residential building on Lot 1 DP 80618 purchased by SCEGGS Council in 1950.
<i>Setting and Physical Context:</i>	Street address to Military Road medium density apartment development adjacent to the west.
<i>Physical Description:</i>	A single-storey face brick former residence with timber-framed sash windows. The hipped roof is clad with terracotta tiles. Intrusive additions to the principal South Elevation have obscured any streetscape qualities. Other elevations are intact.
<i>Fabric Condition:</i>	Fair
<i>Statement of Cultural Significance:</i>	Intrusive additions to South Elevations have obscured the building from the street. Some cultural values (historic) within a streetscape that has lost much of its streetscape qualities.
<i>Recommendations:</i>	Limited potential heritage values to retained original fabric – any re-development would require archival recording.



<i>Address:</i>	No 1 Gerard Street
<i>Name:</i>	Former residence
<i>Current Use:</i>	Administration, Facilities Workshop and IT Department
<i>Heritage Status:</i>	Not Listed. Mentioned in S.C.E.C.G.S Redlands heritage listing as contributing to the school's evolutionary heritage significance.
<i>Date:</i>	1920s; 2003, 2010 (alterations)
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Purchased by Redlands in 2002. 2003 - Converted to Offices, Staff Rooms and Amenities – with modifications to the interior. Front fence replaced and building alterations undertaken with North Sydney Council development consent (c2011)
<i>Setting and Physical Context:</i>	Forms part of a group of Inter-War Californian bungalow residential development on the southern side of Gerard Street.
<i>Physical Description:</i>	Face-brick Californian bungalow with terracotta hipped and gabled roof. Timber framed double-hung sash and casement windows. Residential garden plantings in front yard with brick fence.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Potential representative heritage values (historic) as an Inter-War residential group with some streetscape qualities.
<i>Recommendations:</i>	Potential representative heritage values – any re-development would require consideration of impact on streetscape.

Inventory Number: 16 (Ref Nos 19, 20 and 21)



<i>Address:</i>	Nos 5 and 7 Gerard Street
<i>Name:</i>	Margaret Roberts Preparatory School (former residence)
<i>Current Use:</i>	General Learning and Music Tuition
<i>Heritage Status:</i>	Not Listed. Mentioned in S.C.E.C.G.S Redlands heritage listing as contributing to the school's evolutionary heritage significance.
<i>Date:</i>	1920s – Original residence 2003 - additions
<i>Architect/ Designer:</i>	1920s - Unknown 2003 - Unknown
<i>Historic Overview:</i>	Originally two residences constructed in the 1920s. Purchased by Redlands in 1965 and 1980. Two residences converted in 2003 and incorporated as Offices, Staff Rooms, Amenities, Classrooms and Specialist Learning areas.
<i>Setting and Physical Context:</i>	Forms part of a group of Inter-War Californian bungalow residential development on the southern side of Gerard Street. Araucaria species located in the front garden is an early planting associated with a grand residence, and later subdivided.
<i>Physical Description:</i>	Original face brick buildings have been painted. Original terracotta tiles and hipped and gabled roof form retained. A covered area has been added between two former residences. Original window opening has been modified to create door openings.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Little streetscape quality has been retained. Retain and conserve significant tree plantings. Araucaria species since destroyed by lightning.
<i>Recommendations:</i>	Potential for re-development.



<i>Address:</i>	No 11 Gerard Street
<i>Name:</i>	Former residence
<i>Current Use:</i>	General Learning Areas and Amenities
<i>Heritage Status:</i>	Not listed. Mentioned in S.C.E.C.G.S Redlands heritage listing as contributing to the school's evolutionary heritage significance.
<i>Date:</i>	1920s 2003 – Alterations
<i>Architect/ Designer:</i>	1920s - Unknown 2003 – Peter Mayoh
<i>Historic Overview:</i>	Purchased by Redlands in 1987. In 2003 residence converted to Classrooms, Library and Amenities
<i>Setting and Physical Context:</i>	Forms part of a group of Inter-War residential development on the southern side of Gerard Street.
<i>Physical Description:</i>	Painted brick and timber fence to the street conceals much of the built fabric of the former residence. Single-storey painted face brick residence. Hipped roof with gable and terracotta roofing tiles. Timber-framed casement windows. Timber lined gable.
<i>Fabric Condition:</i>	Good
<i>Statement of Cultural Significance:</i>	Forms part of an Inter-War residential group with limited streetscape qualities.
<i>Recommendations:</i>	Potential representative heritage streetscape values – any re-development would require consideration of impact on surrounding streetscape.



<i>Address:</i>	No 6 Winnie Street
<i>Name:</i>	Residence
<i>Current Use:</i>	Residence
<i>Heritage Status:</i>	Not listed
<i>Date:</i>	1920s
<i>Architect/ Designer:</i>	Unknown
<i>Historic Overview:</i>	Purchased by Redlands in 1984.
<i>Setting and Physical Context:</i>	Group of single-storey early twentieth century residences located to the south and three-storey townhouse development to the north.
<i>Physical Description:</i>	A single storey residence design in the Inter-War Federation style. Face brick with hipped and gabled roof form clad in terracotta tiles. Windows and doors are timber framed. Windows are timber framed double hung sash with the upper sash having multi-coloured panels. Decorative roughcast render to the front elevation below the gable. Tessellated tiles retained on verandah. A timber awning has been removed from the awning, decorative timber fretwork removed from the verandah and timber panelling added to the gable.
<i>Fabric Condition:</i>	Good-Fair
<i>Statement of Cultural Significance:</i>	Forms part of an Inter-War residential group on the western side of Winnie Street with some streetscape qualities.
<i>Recommendations:</i>	Potential representative heritage values – any re-development would require consideration of impact on surrounding streetscape.

3.4 Outline of Heritage Issues

The following table outlines heritage issues associated with the Redlands Masterplan.

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
01	Former Cremorne Post Office – Adams Centre	Stage 5: Adams Centre Extension	High	Former Cremorne Post Office is a heritage listed building. Retain and conserve with minimal internal alterations. No internal fitouts remain from the phase of use as a Post Office. Considerable care should be given to the demolition of any part / parts of this heritage item. Seek heritage advice on the appropriate location and design of a 3-storey extension to the west of the building. Ensure any proposed extension is sympathetic to the heritage item and its streetscape qualities. The form, siting, proportions and design of the proposed new development should be sympathetic to the heritage item. Ensure any proposed development does not dominate visually, or detract from, the significance of the heritage item. Ensure sufficient curtilage around the heritage item contributes to the retention of its heritage significance. Adams Centre – a former DA approved construction of an annexe to the north-east.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLCIATION

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
02	No 2 Monford Place, Lone Oak	Stage 2: demolition Stage 2: construction of sports and performing arts centre	Little	The ground floor interior of the former residential building has been compromised by school administration use. Proposed demolition of the building would be acceptable in heritage terms. The proposed construction of the proposed 4-storey sports and performing arts centre would change dramatically the presentation of Redlands to Military Road.
03	No 5 Monford Place	Retain and refurbish amenities	Moderate Potential	This building forms part of an intact group of Post-War block of flats. Proposed demolition will result in a loss of local residential examples of this type. Other flat buildings within the group have been retained in the street. These buildings are not heritage items. There is no legal impediment to demolition of the buildings.
04	Nos 7 and 8 Monford Place	Stage 1: demolition and construction of New Learning Hub	Moderate Potential	This building forms part of an intact group of Post-War block of flats. Proposed demolition will result in a loss of local residential examples of this type. Other flat buildings within the group have been retained in the street. These buildings are not heritage items. There is no legal impediment to demolition of the buildings.
05	"Roseby" (formerly Wyndham Bldg)	Stage 1: Construct new link to New Learning Hub; Stage 3: Internal alterations	Little	Proposed works are minor works to an existing building with Little heritage significance. The proposed works will have negligible negative heritage impact to the heritage item.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLCIATION

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
06	Liggins Building	Stage 3: Convert Ground Floor to Canteen / Cafe;	High	Liggins Building is itemised in the heritage listing as one of the original school buildings on the site. The existing classroom wall divisions do not reflect the original layout, when parts of the building were used as classrooms and boarding dormitories. It is recommended any proposed works ensure significant elevations and original internal planning are retained, conserved and interpreted where appropriate. Where possible retain the internal layout of classrooms in accordance with the heritage significance of the original school building. Adaptive reuse of the Ground Floor as a Canteen potentially reduces the significance of the place as a learning space.
		Stage 3: Construct First Floor verandah	High	Care should be taken to ensure physical changes are minimised in any future development of the former classroom block. Where possible retain the internal layout of classrooms in accordance with the heritage significance of the original school building.
07	Redlands Hall - Auditorium	Stage 3: Demolish Redlands Hall	Little	Redlands Hall has Little heritage significance. The proposed demolition of the building would be acceptable in heritage terms.
08	Mowll Building	Stage 1: Demolition and construction of New Learning Hub	Little	Building has Little heritage significance. The proposed demolition of the building would be acceptable in heritage terms.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLCIATION

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
09	Lang Building / Gymnasium	Stage 4: Internal changes to adapt from gymnasium to classrooms	Moderate Potential	Lang Building is itemised in the heritage listing of Redlands. The external fabric of the building will be retained. Modifications to the interior will change the original intent of the building's design. Proposed temporary internal partitioning will result in a change to the space. However, the proposed use as an auditorium will retain the open volumetric space of the original building. While the proposed changes will have some minor negative heritage impacts on the heritage element, this will be mitigated by retaining the large volume of the auditorium space as originally designed.
10	Humphery Building	Stage 4: Demolition of existing building and construction of a 4-storey New Learning Hub.	Little	There is no heritage impediment that prevents the demolition of the existing Humphery Building and the construction of a 4-storey New Learning Hub.
11	No 21 Waters Road	Stage 1 Demolition for vehicular access route	Little	The only surviving single storey residence on the eastern side of Waters Street. The former cottage does not contribute to the heritage significance of Redlands school site. While the interior of the building has some Federation elements / features they are not significant and are readily available in more intact cottages in the local area. Demolition of the former cottage will have minimal negative heritage impact within the streetscape.
12	Classrooms	Stage 1 Demolition for vehicular access route	Little	Acceptable development with no negative heritage impact.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLCIATION

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
13	Classrooms	Stage 1: Demolition for vehicular access route	Little	Acceptable development with no negative heritage impact.
14	Former Residence, Military Road / Administration	Stage 1: Demolition for vehicular access route.	Little	Acceptable development with little negative heritage impact.
		Stage 2 construction of 4-storey sports and performing arts centre	Little	The proposed construction of the 4-storey sports and performing arts centre will obscure views by the general public from Military Road to the remaining original school building – Liggins Building.
15	No 1 Gerard Street	Stage 1 - Demolish and construct underground carpark with on grade play area	Moderate Potential	This cottage is a reasonably intact example of an Inter-War cottage. Proposed demolition would have some negative heritage impact on the streetscape and the cottage group. Retention of only one cottage within the group would mean a loss of the streetscape context. In the light of demolition of the other cottages in the group that form part of Redlands, demolition may be considered acceptable in the long-term.
16	Nos 5 and 7 Gerard Street	Stage 1 - Demolish and construct underground carpark with on grade play area	Little	These two former cottages have been heavily compromised in the change of use to learning areas. The former cottages have “Little” heritage significance associated with its role as part of Redlands Demolition would be acceptable in heritage terms.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLCIATION

Inv No	Bldg Name	Proposed Works	Heritage Significance	Heritage Comments
17	No 11 Gerard Street	Stage 1 - Demolish and construct underground carpark with on grade play area	Little	This former cottage has been compromised in the change of use to Learning Areas. The former cottage has “Little” heritage significance associated with its role as part of Redlands. Demolition would be acceptable in heritage terms.
18	No 6 Winnie Street	Retain	Moderate streetscape	Not listed as a heritage item. The cottage has some streetscape qualities associated with single-storey Federation / Inter-War residential stock on the western side of Winnie Street. Retention and adaptive re-use of the former cottage will have a positive heritage impact for streetscape qualities.
19	Tree Plantings north of Mowll Building	Stage 1: Remove existing tree plantings	High / Moderate	The heritage listing of Redlands itemises: “The landscape setting of the school site is also of significance.” A number of mature tree plantings exist in the courtyard and contribute to the heritage significance of the place. It is proposed to remove a number of mature trees for excavation works and construction of the proposed basement level carpark. Loss of mature trees will have a negative heritage impact on Redlands and the landscaped setting of the grounds. The proposed works will include landscaped school entries at both Gerard Street and Military Road. To date, proposed plantings have not been identified.
20	Site as a whole	Archaeological potential	Little	Early residential buildings located on the site include “Redlands” (located close to Military Road within the vicinity of current day Monford Place and associated flats) and “Derrilee” (located close to Military Road in the vicinity of the existing offices on the western boundary of the site). Disturbance associated with excavation during the construction of existing buildings is likely to have removed much of the archaeological potential on the site. Proposed works are unlikely to impact on any archaeological resources on the Redlands site.

STATEMENT OF HERITAGE IMPACT

SCECGS REDLANDS, CREMORNE, CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLICATION

4.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of drawings and documentation prepared by Tanner Kibble Denton Architects Pty Ltd, (TKD Architects) for Masterplan Stage 1 for Redlands Senior School, to North Sydney Council and the NSW Department of Planning for a State Significant Development of the Senior School Campus. In addition, Landscape Drawings prepared by Silk Consulting Landscape Architects. The details of the Redlands Senior Campus Masterplan – Stage 1 drawings are as follows:

Tanner Kibble Denton Architects Pty Ltd, (TKD Architects)			
Drawing Title	Dwg No	Scale @ A1	Date
Cover Sheet & Site Plan	AR-DD-0000	1:500	May 2015
Level 1 Demolition Plan North	AR-DD-1001	1:200	May 2015
Level 1 Demolition Plan South	AR-DD-1002	1:200	May 2015
Level 2 Demolition Plan North	AR-DD-1003	1:200	May 2015
Level 2 Demolition Plan South	AR-DD-1004	1:200	May 2015
Roof Demolition Plan	AR-DD-1005	1:500	May 2015
Stage 1 Sub Staging Diagrams 1	AR-DD-1101	1:1000	May 2015
Stage 1 Sub Staging Diagrams 2	AR-DD-1102	1:1000	May 2015
Basement Level Plan	AR-DD-2001	1:200	May 2015
Level 1 Floor Plan North	AR-DD-2002	1:200	May 2015
Level 1 Floor Plan South	AR-DD-2003	1:200	May 2015
Level 2 Floor Plan	AR-DD-2004	1:200	May 2015
Level 3 Floor Plan	AR-DD-2005	1:200	May 2015
Level 4 Floor Plan	AR-DD-2006	1:200	May 2015
Accessible Roof Plan	AR-DD-2007	1:200	May 2015
Roof Level Plan	AR-DD-2008	1:200	May 2015
Existing and Demolition in the Monford Place Apartments	AR-DD-2031	1:100 / 1:1000	May 2015
Interim Works in the Monford Place Apartments	AR-DD-2032	1:100	May 2015
Demountable Classrooms – Stage 1A to 1B	AR-DD-2041	1:200	May 2015
Demountable Classrooms – Stage 1C	AR-DD-2042	1:200	May 2015
Music Rooms at Stage 1B	AR-DD-2051	1:200	May 2015

Tanner Kibble Denton Architects Pty Ltd, (TKD Architects)			
Drawing Title	Dwg No	Scale @ A1	Date
Elevations Sheet 01	AR-DD-3001	1:200	May 2015
Elevations Sheet 02	AR-DD-3002	1:200	May 2015
Elevations Sheet 03	AR-DD-3003	1:200	May 2015
Elevations Sheet 04	AR-DD-3004	1:200	May 2015
Elevations Sheet 05	AR-DD-3005	1:200	May 2015
Sections Sheet 01	AR-DD-3101	1:200	May 2015
Sections Sheet 02	AR-DD-3102	1:200	May 2015

Silk Consulting Landscape Architects			
Drawing Title	Dwg No	Scale @ A1	Date
Indicative Landscape Master Plan	MP-100	1:500	May 2015
Indicative Landscape Sections	MP-200	1:100	May 2015
Stage 1 Overall Plan	DA.L100	1:500	May 2015
Stage One – Main Open Space Indicative Plan	DA.L101	1:500	May 2015
Indicative Landscape Sections	DA.L200	1:100	May 2015
Indicative Master Plan Planting	DA.L400	1:500	May 2015

4.1 Description of Proposal

The following works describe the proposed works associated with the Stage 1 New Learning Hub for SCECGS Redlands, Cremorne:

Stage 1 – New Learning Hub

- Erection of temporary demountable classrooms;
- Demolish existing Mowll Building (14);
- Demolish existing “Open Space” north of existing Mowll Building (including removal of all trees, retaining walls, garden beds, outdoor play areas, etc);
- Demolish former cottages located at Nos 1, 5, 7, 9 and 11 Gerard Street (18-22);
- Demolish existing structures located at Nos 7 and 8 Monford Place (including garages) (9 and 8);
- Demolish 2 x Design and Technology buildings (12 and 15) (including former cottage located on Waters Road) located on western boundary of campus;

- Demolish staff offices (2) and multi-purpose building (5) located on western boundary of campus (including former cottage near Military Road);
- Basement - excavate for new basement and construct new basement car park with new vehicular access ramp off Gerard Street for 68 car parking spaces (including 2 accessible car spaces) + 15 bicycle parking spaces;
- Basement (adjoining Gerard Street) - construct temporary music facilities - performance, practice and rehearsal rooms + Pastoral Care offices;
- Construct new 4-storey multi-purpose education building known as New Learning Hub comprising:
 - Level 1 – Visual Arts / Design Technology general learning spaces and staff rooms;
 - Level 2 – English general learning spaces;
 - Level 3 – Maths general learning spaces;
 - Level 4 – Social Science general learning spaces; and
 - Accessible Roof with rooftop landscaping (including canopies).
- New play area and landscaping above basement car park and north of the New Learning Hub;
- New external play area on southern side of campus near Military Road;
- Construct new internal access link facilitating ingress from Waters Rd and egress onto Military Rd along western boundary of campus (including 4 x bus parking);
- Establish new electrical kiosk substation at Waters Road;
- New services infrastructure; and
- New servicing area including loading dock and waste enclosure

4.2 Design Statement

The following Design Statement, prepared by Tanner Kibble Denton Architects Pty Ltd, (TKD Architects), describes the design intent for the proposed works the Redlands Masterplan Stage 1 Buildings:

The Master Plan provides the framework for the staged redevelopment of the school campus. It includes architectural principles to guide the design and detailing of future buildings which will allow for new developments in technology and accommodate flexibility for change while maintaining a consistency in architectural approach. Master Plan buildings are to be designed:

- *Within building envelopes ensuring a consistency of form scale and height, setbacks from neighbouring properties and relationship to outdoor space.*
- *With aligning floor levels ensuring connectivity to existing buildings, ease of circulation, building alignment, height and scale.*
- *With a façade concept, as described above, which provide options for detailing in response to access to views and environmental*

constrains such as solar access. Façade concepts which provide detailing options in response to privacy and fire rating issues related to boundaries and façade concepts which allow for a high quality palette of materials to be used as a consistent pallet throughout the campus.

- *With a uniform structural grid which allows for a consistency of form, detailing and façade proportion as well as providing the school with large span flexible spaces.*

5.0 HERITAGE IMPACT ASSESSMENT

5.1 Introduction

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

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

- SCECGS Redlands, Cremorne has historic significance as an elite private school that was established in 1884 on Sydney's lower North Shore. The works proposed in the Stage 1 works form part of the Redlands Masterplan aims and objectives to ensure the school continues to provide a place of educational excellence that serves the local community.
- Liggins Building (6), is one of the original school buildings on the site and is itemised on the Redlands heritage listing. Liggins Building is a place of "High" heritage significance. The Stage 1 works propose to retain the building.
- The proposed Stage 1 works for Redlands propose Former Cremorne Post Office (1), a place assessed as having high heritage significance, be retained and conserved. No works are proposed to this building as part of the Stage 1 works.

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

- The proposed Stage 1 works, derived from the Redlands Masterplan, will alter much of the Redlands School campus. In so doing, the proposed works will remove a number of layers of historical development of the site. Since 1884, there has been an exponential growth of students at Redlands School. As opportunity has presented itself, there has been property acquisition to extend the size of the school campus. Residential buildings have been adapted to educational use. The adaptive re-use of residential buildings has not kept pace with educational needs of the expanding school community and curriculum changes. It is proposed a number of these early adapted residential buildings be removed as part of the Stage 1 works and replace with purpose-built educational facilities. This will result in change to the physical character of Redlands school, loss of buildings with some heritage potential (Ref No 8: 8 Monford Street, Ref No 9: 7 Monford Place and Ref No 18: 1 Gerard Street) and changes to the streetscape character of the surrounding area. To minimise negative heritage impacts efforts have been made to retain buildings and elements with greater heritage significance to conserve the intrinsic heritage significance of the place. That significance includes historic and social cultural values as well as the material and tangible qualities of the place. New layers of buildings need to be added to ensure Redlands School continues to educate future generations.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The Post-War flat buildings on Monford Place are an intact group and were assessed as having some heritage potential. While the buildings have some heritage values, they are not heritage items and have no legal protection.
- The Redlands campus is compact with limited opportunity for expansion. The Masterplan process aims to plan for quality educational buildings that provide facilities for the Redland community that take it into the twenty-first century. In the light of this, it will be necessary to sacrifice some existing buildings with little heritage significance.
- Consideration was given to the retention of some mature trees on the northern part of the site. However, the increase in size of the basement carpark meant that some significant trees could not be retained in situ. While the removal of trees will have some loss to the landscape setting of the school, this has been mitigated by the opportunity to increase the amount of play area across the school site by proposing a new soft landscaped area and a new entry court to the school off Gerard Street. The proposed new entry court off Gerard Street and north of the proposed New Learning Hub will be a soft and hard landscaped area of approximately 1300m² which will add substantially to the SCECGS Redlands, Cremorne campus.

5.2 Demolition of a building or structure

Have all options for retention and adaptive reuse been explored?

- The Redlands campus is compact with limited opportunity for expansion. Some of the existing buildings used by the school are considered outmoded and do not adequately serve the needs of the Redland school community. In the light of this, the school future deems it necessary to lose buildings of lesser heritage significance to allow for new development within the school grounds.

Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

- The Liggins Building (6) has “High” heritage significance associated with being one of the original school buildings on the Redlands campus. Located within the main body of the school grounds, no works are proposed in the Stage 1 works for the Liggins Building or its immediate setting. Proposed works have been located in other parts of the school campus to minimise heritage impacts on the original school building.
- Four former Inter-War period Californian bungalows located at Nos 1, 5, 7 and 11 Gerard Street (18, 19, 20, 21 and 22) and dating to the 1920s are proposed for demolition. These former dwellings, purchased by Redlands in the 1960s and 1980s, have been adapted for educational use. The change of use and associated building works has resulted in considerable modification of the buildings and has reduced the extent of original fabric. The proposed demolition is associated with the construction of a basement carpark and temporary music facilities with on-grade landscaped play area. The four former dwellings are not listed as heritage items and the North Sydney LEP Heritage Map does

not identify the properties as heritage items (see Figure 3). However, the group of former dwellings are cited on the North Sydney heritage inventory sheet as contributing to the “school’s evolutionary heritage significance”. While the proposed demolition will result in a loss of an historic phase of the school when it was a small educational building surrounded by residential development, the buildings have been modified and lost much of their integrity. The proposed loss of residential stock has been mitigated by the fact that a number of representative intact Californian bungalows, in better condition, exist in the local area. There is no legal impediment that prevents the demolition of the former dwellings at Nos 1, 5, 7 and 11 Gerard Street. Various interpretation devices could be introduced to mitigate the loss of the former residences. Consideration could be given to interpreting the subdivision patterns of the former residential properties within the playground landscape

- Stage 1 works propose to remove the existing school play area, including retaining walls and play equipment, located southeast of the former dwellings at Nos 1, 5, 7 and 11 Gerard Street. It is proposed to remove the landscaped area to excavate for a basement carpark and temporary music facilities. The play areas have little heritage significance and their removal will have little negative heritage impact.
- Stage 1 works propose to remove all trees within the existing school play area located southeast of the former dwellings at Nos 1, 5, 7 and 11 Gerard Street. Some of the mature tree plantings are significant landscape elements and form part of the setting of Redlands referred to in the heritage inventory sheet for Redlands (see Appendix A). The loss of plantings has been partly mitigated by the proposed landscape that is to be constructed following the completion of the basement carpark.
- Stage 1 works propose to demolish two residential flat buildings located at Nos 7 and 8 Monford Place (8 and 9) to enable the construction of the proposed New Learning Hub. While the Monford Place flats provide an intact group of Post-War residential flats with potential heritage values, the two buildings are not identified as heritage items on the North Sydney LEP. Therefore, there is no legal impediment to prevent demolition. The domestic scale and planning, of the residential buildings impedes the ability to readily adapt them for use as learning spaces. The proposed demolition of the Nos 7 and 8 Monford Place (8 and 9) is mitigated by the retention of the remaining flat buildings within Monford Place. Previously, No 2 Monford Place (3) was adapted and is currently used as the Redlands Administration building. This building is constructed in close proximity to the site of the original “Redlands” house.
- Stage 1 works propose a number of buildings on the Redlands school campus be demolished. It is proposed the Mowll Building (14), assessed as having “Little” heritage significance, be demolished to allow for the construction of the New Learning Hub above ground with a basement carpark. Given its level of significance, the proposed demolition of the Mowll Building will have little heritage impact on the Redlands site as a whole. Demolition of these buildings would be acceptable in heritage terms. It is proposed the Mowll Building be replaced by new buildings that would provide an improved educational

facilities and manage car parking on the site by locating it in underground facilities.

- It is proposed to be demolish three buildings located on the western perimeter of the Redlands school campus. The staff offices (2) and Design and Technology (15) are former residential dwellings, dating to the 1920s, converted to school use. The extent of alterations, modifications and additions has reduced the heritage values of the two former residential places. The other Design and Technology building (12) is a purpose-built classroom with little heritage significance. The proposal to demolish the three buildings for the construction of a new access road for the school will have little negative heritage impact on the heritage-listed Redlands school campus.

Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?

- The Redlands School Masterplan has been designed as a staged process and the school is keen to undertake school infrastructure projects across the campus. Demolition works for Stage 1 are associated with the need for a proposed basement carpark and a four-storey New Learning Hub located on the eastern periphery of the site. Demolition works are proposed to occur in a staged manner to ensure the school continues to function throughout the process.

Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?

- Heritage consultants at NBRS+PARTNERS, Architects, were engaged by Redlands to prepare a heritage assessment for the site. This heritage assessment, which incorporated significance assessments and recommendations for all the buildings and elements of the site, formed one of the guiding documents for the Masterplan process. The architects and urban designers associated with the Masterplan utilised the heritage assessment documents and sought advice where applicable.

5.3 Major additions

How is the impact of the addition on the heritage significance of the item to be minimised?

- It is proposed the four-storey New Learning Hub be constructed at the northern end of Monford Place. Existing buildings surrounding the proposed new educational facility include the two-storey flat-buildings on Monford Place, the three-storey residential buildings at 8-12 Winnie Street to the east and the four-storey educational building, Roseby Building (7), to the west.
- It is proposed the four-storey New Learning Hub building adjoin the existing four-storey Roseby Building. The proposed building would be equal in height in scale to the existing building with only the lift and service risers at a greater height.

Can the additional area be located within an existing structure? If not, why not?

- There is no additional area for learning spaces and carparking within any of the existing facilities on the Redlands School campus. The Masterplan process has revealed there is potential for the construction of new facilities either underground or by adding more efficient buildings that allow greater height and density. The additional area proposed in Stage 1 will, however, require the demolition of some existing buildings.

Will the additions tend to visually dominate the heritage item?

- The heritage item of Redlands encompasses the lot boundary identified in North Sydney LEP 2013 – namely Lots 1, 3 and 4, DP 783663; Lot 1, DP 343811; Lot 1, DP 80618; Lot 1, DP 713405; Lot 2, DP 222013; Lot 21, DP 88932; Lots 1 and 2, DP 783664; Lots 11 and 12, DP 877879 (see Figure 3). The most significant building within the lot boundary is the two-storey Liggins Building (6), the first purpose-built school building on the site. There are currently several purpose-built educational buildings on the site that are three-storeys and four-storeys in height – namely Roseby Building (7), Mowll Building (14) and Humphery Building (16). These buildings, located on the site, are in close proximity to the Liggins Building and do not visually dominate the heritage significant educational building. The proposed four-storey New Learning Hub is consistent in height and scale to the existing purpose-built educational facilities on the site.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

- In 1896, the school transferred to the present site in Military Road. The dwelling on the site at the time was known as “Redlands”. The dwelling was located close to Military Road, near the south-western site boundary. Further development has occurred on the “Redlands” house site and is likely to have disturbed sub-soil evidence. In the light of this, there is little potential for archaeological resources on the site. The house is likely to only contain information that is readily available from other resources or archaeological sites associated with residences from similar periods. However, care should be taken when excavating within this area. Should any evidence be observed an archaeologist should be engaged to provide an historical archaeological assessment.
- Early plans show a former residence, known as “Derrilee”, was located on the Redlands school carpark site close to Military Road and opposite the former Post Office and now known as the Adams Centre (1). This residence has since been demolished and may have the potential to contain sub-surface footings. No Stage 1 works are proposed in this location of the site.

Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?

- The proposed four-storey New Learning Hub has been located well-back from the principal streets of Winnie and Gerard Streets and away from single-storey residential buildings. This approach minimises differences in scale and height and is sympathetic to the character of the existing residential streetscapes.

- The proposed New Learning Hub has been designed using well-modulated facades with a variety of materials including brickwork, various wall claddings, reinforced off-form concrete, horizontal sunshade elements and fixed glazed aluminium windows. The overall scale of the building components is in keeping with that of the places of high heritage significance on the school site.
- The New Learning Hub south elevation is designed using vertical terracotta blades and horizontal bandings of windows and spandrels. This is in keeping with the design of Liggins Building, the original school building on the site, a place with high significance values.

5.4 New development adjacent to a heritage item

How is the impact of the new development on the heritage significance of the item or area to be minimised?

- Redlands School is located opposite and to the north of St Peter's Anglican Church, located at 26 Waters Road. The proposed four-storey New Learning Hub has been set back by approximately 55 metres from the northern boundary of the school site. A new play area is proposed between the proposed New Learning Hub and Gerard Street. This setback respects the heritage significance of St Peter's Church, by minimising its negative impact on the church's visual curtilage.

Why is the new development required to be adjacent to a heritage item?

- For over 120 years, the two heritage items of St Peter's Anglican Church and SCECGS Redlands, Cremorne have been in close proximity. As student enrolment has increased at Redlands, the school has expanded and properties purchased on the perimeters of the original Redlands site. The Stage 1 proposal for Redlands has located the four-storey (above ground) learning development as far away from the church as possible. The proposed development of a carpark has been located underground to minimise the negative heritage impact on the visual curtilage of St Peter's Anglican Church.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- In the past 120 years, the lot boundary of St Peter's Anglican Church has been retained while SCECGS Redlands, Cremorne has acquired additional land. The proposal to construct an open play area on the northern boundary of Redlands will provide a new landscaped entry to the school and located carparking within the basement. This respects the significance of St Peter's Church by ensuring the church retains its landmark qualities within the Gerard Street streetscape. An open space landscaped entry to the school on Gerard Street would produce a sympathetic garden setting opposite the church.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- Views to St Peter's Anglican Church will remain unaffected by the proposed development. Views south from the Church will be altered by the removal of the former residential development. However, the proposal to have a landscaped open space playground entry off Gerard

Street will mitigate the loss. Setting proposed car parking below ground and setting the proposed New Learning Hub well-back from Gerard Street, will enhance the school setting while maximising on the provision of additional learning spaces by adding density within the centre of the school campus.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The proposal to site the New Learning Hub within the centre of the school campus and outside the principal view corridor of St Peter's Anglican Church is a sympathetic approach and minimises negative impacts on the heritage significance of the place. Setting the proposed four-storey building within the centre of the site ensures the church continues to dominate within the streetscape at the junction of Winnie and Gerard Streets.
- The vertical form of the proposed building is sympathetic to the design and form of the church opposite and other educational buildings within the Redlands campus, in particular, the heritage-significant Liggins Building.

Will the additions visually dominate the heritage item? How has this been minimised?

- The existing four-storey Roseby Building is located between the Liggins Building and the proposed New Learning Hub. Therefore, the proposed development will not be visible when looking northeast from the Liggins Building.
- Existing educational buildings east and north of the Liggins Building are four-storeys and three-storeys in height. Therefore, the proposed addition of the four-storey New Learning Hub will not dominate the heritage significant building within the Redlands campus.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The public will still be able to view and appreciate St Peter's Anglican Church, located northeast from the subject site.
- Liggins Building, the first purpose-built school building on the site, is located in the centre of the campus and not readily visible from the public domain of Gerard Street. The proposed works will not alter this level of visibility.
- Views north from Military Road provide only partial views to the Liggins Building. The removal of the staff offices (2) to create an access road along the western boundary of the Redlands campus will enhance views of the Liggins Building when viewed from Military Road. The significant view of the Liggins Building is its eastern elevation facing onto the Liggins Building courtyard. The proposed works will retain this view and allow the public to view and appreciate its significance

5.5 New landscape works and features (including carparks and fences)

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

- Car parking for 68 car spaces (including 2 accessible car spaces) and 15 bicycle parking spaces is proposed within a basement off Gerard Street. Removing carparking to an underground location, rather than spreading them in various locations across the school playground, provides the opportunity to improve the school setting by providing larger open-space playgrounds between school buildings.

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

- Mature trees currently exist in the school playground north of the Mowll Building. These trees were planted for amenity reasons, to provide shade for students. The 1943 aerial view of the school (see Figure 13) does not identify any significant landscape elements within the school playground. Plantings were associated with trees within residential allotments. No significant landscape elements have been established in the intervening period. Fences to the amalgamated allotments have been removed and little remains to indicate the earlier subdivision patterns.

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

- Owing to the lack of significant landscape features within the Redlands school allotments, no advice has been obtained from a heritage landscape consultant.

How does the work impact on views to, and from, adjacent heritage items?

- The proposed underground carpark and removal of trees from the existing playground will ensure views from Redlands School to St Peter's Anglican Church will be uninterrupted by structures and plantings.

5.6 Tree removal or replacement

Does the tree contribute to the heritage significance of the item or landscape?

- Stage 1 works at SCECGS Redlands, Cremorne, propose twenty nine (29) trees be removed from the site. Trees comprise a planted mix of introduced species and Australian natives. An arboricultural impact assessment assessed twenty one (21) trees are rated as having high retention values due to their size, prominence, age, amenity value or commemorative value. Trees of high retention value include Tree Nos 22, 23, 26, 27, 28, 29, 30, 37, 40 and 63. These plantings are significant for their contribution to the Redlands School setting. The arborists report identified six (6) high retention value trees to be retained - Tree Nos 1, 3, 4, 26, 38 and 39. Retention will have a positive heritage impact. Tree No 26, located in close proximity to the proposed New Learning Hub, will need to be managed with tree protection measures to minimise the potential for impacts.

- The negative heritage impact associated with the loss of cultural plantings will be mitigated by the proposal to plant approximately 1300m² of soft and hard landscaping in the proposed new entry court off Gerard Street.

Why is the tree being removed?

- It is proposed twenty nine (29) trees are to be removed from the site to facilitate Stage 1 of this project. The trees are to be removed to allow for the construction of the New Learning Hub and construction and laying out of the new access road and gates on the western boundary of the Redlands site. Ten (10) trees are located on the street verge facing Winnie and Gerard Streets. Trees located south of the former dwellings along Gerard Street, within the existing play area, will be removed as part of excavation works for the proposed basement carpark and the construction of the proposed New Learning Hub.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- Bluegum Tree Care and Consultancy prepared an Arboricultural Impact Assessment for SCECGS Redlands, Cremorne. The arborist has provided recommendations regarding tree protection measures to minimise the potential for impacts on trees to be retained as part of the Stage 1 works.

Is the tree being replaced? Why? With the same or a new species?

- The arborist has provided an option to transplant eight (8) of the trees proposed for removal within the context of new landscape areas. Two of those proposed for replanting are high retention value trees.

6.0 CONCLUSION

The proposed works described above will alter some significant historic layers of the Redlands campus. While these layers give an understanding of the historic development and expansion of Redlands school, and residential patterns on the perimeter of the original school, they are not so significant to the schools heritage that they need to be retained at the expense of providing improved educational facilities and do not adversely affect the identified heritage significance of the property. An Interpretation Strategy would assist in explaining the historic phases of development of the school and ameliorate the loss of physical evidence of these phases. We recommend the heritage aspects of this application be approved.

Lynette Gurr
Senior Heritage Consultant
NBRS+PARTNERS

13th May 2015

APPENDIX A – HERITAGE INVENTORY SHEET

North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181334

Study Number

1334

Item Name: **Scegs Redlands**

Location: **272 Military Road, Cremorne [North Sydney]**

Address: 272 Military Road

Planning: Sydney North

Suburb / Nearest Town: Cremorne 2090

Historic Region: Sydney

Local Govt Area: North Sydney

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Complex / Group

Group: Education

Category: School - Private

Owner:

Admin Codes:

Code 2:

Code 3:

Current Use:

Former Uses:

Assessed Significance: **Local**

Endorsed Significance: **Local**

Statement of Significance: A group of buildings that form an elite private school that was established on the North Shore as early as 1884. The Liggins Building(exterior and interior) represents one of the original school buildings on this site. There are also Fedearion style dwellings that address Gerard St that contribute to the school's evolutionary heritage significance. The Gymnasium(exterior and interior), known as the Lang Building, is a good example of an unusual building type characteristic of modern school education and is an award winning design by Architect Alex Popov. The school also incorporates the Old Cremorne Post Office (Item 2181205) . The landscape setting of the school site is also of significance.

Historical Notes or Provenance:

Themes: National Theme

State Theme

Local Theme

8. Culture

Sport

(none)

9. Phases of Life

Events

(none)

Designer: Alex Popov (Gymnasium)and others

Maker / Builder: Waterhouse Constructions Pty Ltd

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Premier and Cabinet

North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181334

Study Number

1334

Item Name: **Scegs Redlands**

Location: **272 Military Road, Cremorne [North Sydney]**

Year Started:

Year Completed: 1987

Circa: Yes

Physical Description: The school contains a variety of significant buildings including the Gymnasium, Basically a single volume gymnasium with perimeter columns of concrete, concrete floor and brick infill walls. There are wall highlights and roof lights. The roof appears to be a bowstring truss structure. There is an undercroft which is used for games. The concrete stairs to the main floor level act also as bracing elements. The Gerard Street elevation is faced with black tiling. This building is designed in the Late 20th-century international style.

Physical Condition: Intact

Modification Dates:

Recommended

Management:

Management:

Further Comments:

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f) This item is assessed as aesthetically rare locally.

Criteria g)

Integrity / Intactness: _

References:	Author	Title	Year
	Marguerite Gillezeau	Our History - Redlands	2011

Studies:	Author	Title	Number	Year
	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	North Sydney Heritage Study Review	1334	1993

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	0		DP	13316
	LOT	33		DP	2989
	LOT	32		DP	2989
	LOT	84		DP	3104
	LOT	1		DP	395000

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 2

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North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181334

Study Number

1334

Item Name: **Scegs Redlands**

Location: **272 Military Road, Cremorne [North Sydney]**

LOT	1	DP	74420
LOT	1	DP	76182
LOT	1	DP	81852
LOT	A	DP	966025
LOT	2	DP	983979

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings: Name:
Heritage study

Title: Number: Date:

Period: Post - 1975

struction Circa and Date:

Previous Sub-Type V1: Other Sports Building

Style:

Materials:

Cultural Resources:

Data Entry: Date First Entered: 26/02/1998 Date Updated: 28/11/2013 Status: Basic

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 3

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North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181205

Study Number

1205

Item Name: **Cremorne Post Office - Former Post Office/Teleph**

Location: **219 Military Road, Cremorne [North Sydney]**

Address: 219 Military Road

Planning: Sydney North

Suburb / Nearest Town: Cremorne 2090

Historic Region: Sydney

Local Govt Area: North Sydney

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group:

Category:

Owner: Private - Corporate

Admin Codes:

Code 2:

Code 3:

Current Use: Educational

Former Uses: Post Office

Assessed Significance: **Local**

Endorsed Significance: **Local**

Statement of Significance: Original Cremorne Post Office, vacated for that purpose and used for some years as part of adjacent telephone exchange, presently vacant. It is an intact Federation style small suburban post office and it's Free Classical porch indicative of civic tastes of the period. Of local significance for it's role in the development of the area.

**Historical Notes
or Provenance:**

Themes: National Theme

State Theme

Local Theme

3. Economy

Communication

(none)

7. Governing

Government and administra (none)

Designer:

Maker / Builder:

Year Started:

Year Completed: 1913

Circa: Yes

Physical Description: Single storey Post Office, domestically scaled, of brick on stone foundation coruses with diamond pattern asbestos cement shingled hipped and gabled roof. Frontage features a

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 1

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North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181205

Study Number

1205

Item Name: Cremorne Post Office - Former Post Office/Teleph

Location: 219 Military Road, Cremorne [North Sydney]

gabled bay and entry porch, with sandstone cornice at eaves level, carried across the porch on stone classical columns with broad stone entry steps and a stone parapet above the porch. Gable and features circular vent opening articulated by a cruciform pattern of contrasting colour bricks. This building is designed in the Federation Free style.

Physical Condition: _

Modification Dates: Modified and adapted for use by SCEGS Redlands.

**Recommended
Management:**

Management:

Further Comments:

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g) This item is assessed as historically representative regionally. This item is assessed as aesthetically representative regionally. This item is assessed as socially representative regionally.

Integrity / Intactness: Intact exterior.

References:

Studies:	Author	Title	Number	Year
	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	North Sydney Heritage Study Review	1205	1993

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name: U1852

Map Scale:

AMG Zone:	Easting:	335690	Northing:	625498
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Listings:	Name:	Title:	Number:	Date:
	Local Environmental Plan		I0064	2/08/2013
	National Trust of Australia Register			

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 2

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North Sydney Heritage Inventory

State Heritage Inventory

SHI Number

2181205

Study Number

1205

Item Name: **Cremorne Post Office - Former Post Office/Teleph**

Location: **219 Military Road, Cremorne [North Sydney]**

Period: 1901 - 1925

struction Circa and Date:

Previous Sub-Type V1: Post or telegraph office

Style:

Materials:

Cultural Resources:

Data Entry:

Date First Entered: 26/02/1998

Date Updated: 28/11/2013

Status: Basic

State Heritage Inventory

Date: 28/11/2013

Full Report

Page 3

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