



HERITAGE IMPACT STATEMENT

SCECGS REDLANDS, CREMORNE CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLICATION NEW LEARNING HUB

272 Military Road
Cremorne NSW 2090

13 May 2015
FINAL

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STATEMENT OF HERITAGE IMPACT FOR SCECGS REDLANDS, CREMORNE CONCEPT PROPOSAL AND STAGE 1 DEVELOPMENT APPLICATION

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared on behalf of SCECGS Redlands Ltd ("the Proponent"). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14_6454 for the staged development of the SCECGS Redlands Senior Campus ("Redlands").

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for a detailed proposal for the first stage development referred to as "Stage 1". Details of the project are described below:

(1) Concept Proposal

A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site.

The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – New Learning Hub:

- Demolition of existing buildings and structures
- Construction of a new multi-purpose education building with basement car park and associated vehicular entry off Gerard St
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of a new internal vehicular link between Waters Rd and Military Rd

Stage 2 - Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 - Redlands Hall, Roseby Building and Liggins Building Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 - Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level

- Decanting of temporary music facilities upon completion of the new Humphery Learning Hub providing additional carparking

Stage 5 - Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

(2) Detailed Proposal for “Stage 1” development – New Learning Hub:

- Demolition of existing buildings and structures (Mowll Building, 1, 3, 7, 9 and 11 Gerard Street, 7 and 8 Monford Place, staff offices, multi-purpose building and Design and Technology buildings on the western boundary).
- Fit-out of 7 and 8 Monford Pl for temporary use as an educational facility
- Construction of a new purpose built education building generally comprising a four storey building with basement car park and outdoor learning area at roof level.
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of new vehicular access road off Gerard Street for the new basement car park.
- Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd
- Associated landscaping improvements.
- New services infrastructure.
- New servicing area including loading dock and waste enclosure
- Erection of temporary demountable classrooms.

The purpose of this Statement of Heritage Impact is to provide an assessment of the proposal as described above and detailed within the EIS.

Site Plan



Figure 1 –Site Plan showing SCECGS Redlands, Cremorne site outlined in red
(Source: TDK Architects, March 2015)

Building Identification Plan



Figure 2 – Building identification plan (Source: TDK Architects, March 2015)

Ref	Building Details
1	Adams Centre
2	Staff offices
3	Main reception and administration (2 Monford Place)
4	Hattersley Sports Courts
5	Multi-purpose building accommodating medical room, meeting rooms, staff rooms and classroom
6	Liggins Building
7	Roseby Building (drama studio and science)
8	Residential flat building (8 Monford Place)
9	Residential flat building (7 Monford Place)
10	Residential flat building (5 Monford Place)
11	Dwelling house (6 Winnie Street)
12	Design and technology
13	Canteen & assembly hall
14	Mowll Building
15	Design and technology (21 Waters Road)
16	Humphery Building (Humanities / library)(23 Waters Road)
17	Lang Gymnasium (25-27 Waters Road)
18	Facilities / ICT (1 Gerard Street)
19	Music tuition (3 Gerard Street)
20	Performing arts (7 Gerard Street)
21	Music (9 Gerard Street)
22	Visual arts (11 Gerard Street)

Terms of Reference

Applicant	SCECGS Redlands Ltd (the applicant)
Site Address	SCECGS Redlands at 272 Military Road, Cremorne and adjoining land (Redlands)
Property Description	Refer to Site Plan above
Site Area	Approximately 15,500sqm
Application Format	Staged State Significant Development Application (SSDA) for (1) Concept Proposal and (2) detailed plans for Stage 1 development. A single application will be provided.
Approval Authority	The SSDA (concept proposal and detailed plans for Stage 1 development combined) will be lodged with and assessed by the NSW Department of Planning and Environment and determined by the Minister for Planning or her delegate, the Planning Assessment Commission (PAC).
Report Type	Environmental Impact Statement (EIS)
Application Reference	SSD 14 6454
Development Description	Staged redevelopment of the SCECGS Redlands Senior Campus
Overview of proposed works (refer to building identification plan)	

Stage 1 New Learning Hub	▪ Erection of temporary demountable classrooms. ▪ Demolition of existing buildings and structures (Mowll Building (14), 1, 3, 7, 9 and 11 Gerard Street (18-22), 7 and 8 Monford Place (9 and 8), staff offices (2), multi-purpose building (5) and Design and Technology buildings (12 and 15) on the western boundary). ▪ Construction of four storey multi-purpose education building with accessible roof top, basement car park, outdoor learning area at roof level ▪ Creation of new vehicular access road off Gerard Street for the new basement car park. ▪ Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd ▪ Associated landscaping improvements. ▪ New services infrastructure ▪ New servicing area including loading dock and waste enclosure
Stage 2 Sports and Performing Arts Centre	▪ Demolition of the main reception and administration building (2 Monford Place) (3). ▪ Construction of four storey sports and performing arts centre generally accommodating rooftop tennis courts, sports courts, fitness centre, studios and changing facilities, spectator seating, lecture theatre, teaching and learning spaces, meeting rooms. ▪ Associated landscaping ▪ Services upgrades
Stage 3 Roseby Building, Redlands Hall and Liggins Building Refurbishment	▪ Erection of demountable classrooms adjacent to the Adams Centre (1) (to be removed at completion of Stage 4) ▪ External alterations to Liggins Building (6) including the creation of a verandah (associated with student café) ▪ Internal alterations to Liggins Building (6) to create a new canteen and student café at ground floor level and relocated library and resources facility at first floor level ▪ Alterations and additions to Roseby building (7) including minor demolition works Associated landscaping ▪ Services upgrades
Stage 4 Humphery Learning Hub and Resource Centre	▪ Internal refurbishment of Lang Gymnasium (17) to create classrooms ▪ Demolition of existing buildings and structures including Humphery building (16) and existing canteen / assembly building (13). ▪ Construction of new four storey education building accommodating rooftop swimming pool and accessible rooftop, reception and administration offices, staff rooms, library, meeting rooms,

	classrooms and teaching spaces and amenities with roof top swimming pool and associated facilities. ▪ Covered outdoor learning area ▪ Associated landscaping ▪ Decant interim Music Faculty into new Humphery Learning Hub and create additional car spaces in basement ▪ Visitor parking area (up to 6 spaces) ▪ Services upgrades ▪ Removal of the Stage 3 temporary demountables adjacent to the Adams Centre (1)
Stage 5 Adams Centre Extension	▪ Alterations and additions to Adams Centre (1) including some minor demolition works and construction of a three storey extension to the western elevation to accommodate dance studios. ▪ Associated landscaping ▪ Services upgrades
Development Timeframe	20 years
Local Government Area	North Sydney
Local Planning Instruments	North Sydney Local Environmental Plan 2013 (NSLEP 2013) North Sydney Development Control Plan 2013 (NSDCP 2013)

1.1 Heritage Impact Statement - Methodology

This Statement of Heritage Impact has been prepared in accordance with the standard guidelines of the NSW Heritage Office to accompany an application for proposed works at SCECGS Redlands, Cremorne, 272 Military Road, Cremorne. The subject site is identified as a heritage item on the *North Sydney Local Environmental Plan 2013* (NSLEP 2013).

The assessment of potential heritage impact has been undertaken by Lynette Gurr, Senior Heritage Consultant of NBRSPARTNERS Architects. Details of the SCECGS Redlands, Cremorne, Concept Proposal and Stage 1 Development have been prepared by Tanner Kibble Denton Architects (TKD).

1.2 Heritage Listings

The following places within the study area are listed on the *North Sydney Local Environmental Plan 2013* (NSLEP 2013), Schedule 5 Environmental heritage:

- *SCECGS Redlands, 274 Military Road, Cremorne (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) - Local significance, Item No: I0065;*
- *Former Cremorne Post Office/telephone exchange, 219 Military Road, Cremorne (Lot 12, DP 877844), - Local significance, Item No: I0064.*

The following heritage items are listed on the NSLEP 2013 and located in close proximity to the subject site (see Figure 3):

- *St Peter's Anglican Church, 29 Waters Road (corner Gerard and Winnie Streets), Cremorne (Lot 1, DP 999570) - Local significance, Item No: I0080.*

In addition, the Heritage Council of NSW has requested the following properties listed on the State heritage register and *NSLEP 2013*, Schedule 5 Environmental heritage, be assessed in relation to the impact of the proposed work on the subject site (see Figure 3):

- *7 Cranbrook Avenue, Cremorne ("Belvedere"), State significant - Item No: I0045; and*
- *11 Cranbrook Avenue, Cremorne ("Egglemont"), State significant - Item No: I0046*

The subject site is not located within a conservation area.



Figure 3 – Heritage Map showing heritage items shaded in ochre. The subject site, circled in red, is identified as Heritage Item I0065 (Source: North Sydney Local Environmental Plan 2013, Heritage Map, Sheet HER_003)

1.3 Heritage Significance

1.3.1 SCECGS Redlands, 272 Military Road, Cremorne

The following Statement of Significance for SCECGS Redlands, Cremorne, is taken from the "North Sydney Heritage Inventory" (SHI Number 2181334):

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 Federation style dwellings that address Gerard

Street 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.

1.3.2 Cremorne Post Office – Former Post Office, 219 Military Road

The following Statement of Significance for Cremorne Post Office – Former Post Office, 219 Military Road, Cremorne is taken from the “North Sydney Heritage Inventory” (SHI Number 2181205):

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 its Free Classical porch indicative of civic tastes of the period. Of local significance for its role in the development of the area.

1.3.3 St Peter's Anglican Church, 29 Waters Road, Cremorne

The following Statement of Significance for St Peter's Anglican Church, 29 Waters Road (corner Gerard and Winnie Streets), Cremorne is taken from the “North Sydney Heritage Inventory” (SHI Number - I0080).

Important local church on an isolated triangular site which, in addition to being a fine example of Federation Gothic architecture, is an important streetscape item and an indicator of the late development of the area.

1.3.4 Nos 7 and 11 Cranbrook Avenue, Cremorne

Heritage Council of NSW has requested Nos 7 and 11 Cranbrook Avenue, Cremorne be assessed in relation to the impact of the proposed work on the subject site. Both 'Belvedere' and 'Egglemont' (11 Cranbrook Avenue) are impressive examples of the Inter-War California Bungalow style and belong to the “Cranbrook Avenue Group”.

No 7 Cranbrook Avenue, Cremorne



Figure 4 – View to “Belvedere”, 7 Cranbrook Avenue, Cremorne, identified as Heritage Item I0045. The heritage item is located on the corner of Cranbrook Avenue and Allister Street (Source: NBRSPARTNERS, February 2015)

No 7 Cranbrook Avenue, Cremorne, designed by architect, Alexander Stuart Jolly, is a single-storey residence and excellent example of the Inter-War California Bungalow style, with white rough-cast, timber shingles, dark stained timber beams and low pitched, wide, sheltering eaves, wide verandah, stained timber roof beams, deep overhanging roofs, dynamic asymmetry and cleverly exposed structural timbers.

The following Statement of Significance for “Belvedere”, 7 Cranbrook Avenue, Cremorne is taken from the “North Sydney Heritage Inventory” (Listing No: 00320 / State Heritage Database No 5045243):

See also under 'Cranbrook Avenue Group' NSHS1052. The house is generally regarded as one of the finest individual California Bungalow designs in NSW, described by JM Freeland as 'an eloquent sculptural statement' which 'anticipated later domestic work by nearly half a century'. The RAI regard it as 'the best work of a highly individual designer' (architect Alexander Stuart Jolly) LEP, 1989).

The proposed development at Redlands Campus, 272 Military Road, is located some distance from the heritage item and outside the visual catchment (the heritage item is located opposite Redlands Junior School, main address at Murdoch Street with secondary entry at 2 Allister Street). The proposed works will have no negative heritage impact on No 7 Cranbrook Avenue, Cremorne, a State heritage listed item.



Figure 5 – View northwest along Cranbrook Avenue from 7 Cranbrook Avenue (cnr Cranbrook Ave and Allister St) to the proposed development. Views are obstructed by buildings and mature plantings (Source: NBRSPARTNERS, February 2015)

No11 Cranbrook Avenue, Cremorne



Figure 6 – View to “Esslemont”, 11 Cranbrook Avenue, Cremorne, identified as Heritage Item I0046. The heritage item is located east and downhill from the corner of Cranbrook Avenue and Allister Street (Source: NBRSPARTNERS, February 2015)

No 11 Cranbrook Avenue, Cremorne, known as “Esslemont”, designed in the Inter-War California Bungalow style, relates stylistically to the adjacent house (No 7 Cranbrook Street) and other houses in the Cranbrook Avenue Group. The residence has extensive grounds is sited on a sloping site with a low, stepped wall, stone walls flanking a low wide paired 'wide lattice' form timber gate, large shrubs provide screening from the street. The name “Esslemont” is carved into the sandstone boundary wall either side of the main pedestrian entry gate. A paved tennis court and high (steel pipe and wire netting) fence runs up to the house and to the street wall. The rear garden contains a single garage and swimming pool.

The following Statement of Significance for “Egglemont”, 11 Cranbrook Avenue, Cremorne, is taken from the “North Sydney Heritage Inventory” (SHI No: 2181055):

See also under 'Cranbrook Avenue Group' NSHS1052. Generally regarded as an exemplary example of the California Bungalow style, this house is a definitive house of the period which complements its more individually designed neighbour. It retains an original room configuration and some detailing. The landscape setting is also of significance.

The proposed development is located some distance from the heritage item and outside the visual catchment. The proposed works will have no negative heritage impact on No 11 Cranbrook Avenue, Cremorne, a State heritage listed item.

Cranbrook Avenue Group

The group is described as a short stretch of Cranbrook Avenue, with two large exemplary California Bungalows (Nos 7 and 11) and two Arts and Crafts style houses. The buildings are designed in the Inter-War California Bungalow and Federation Arts and Crafts style.

The following statement of significance for the Cranbrook Avenue Group is taken from the North Sydney Heritage Inventory (SHI No 2181052).

A group of five early twentieth century houses, all with considerable architectural merit, two of which are outstanding examples of their style (Nos 7 and 11). The group has a strong visual relationship, punctuated by one tall block of apartments which is so disproportionate that its presence is negligible.



Figure 7 – View to Nos 32 and 34 Cranbrook Avenue, Cremorne, identified as Heritage Items of local significance on the North Sydney LEP. The two properties are located on the northern side of Cranbrook Avenue, opposite the State heritage listed items (Source: NBRS+PARTNERS, February 2015)

2.0 HISTORIC OVERVIEW

2.1 SCECGS Redlands

The origin of Redlands lies in the history of three schools. Redlands School grew from the College for Girls established in 1884 by Misses E Liggins and C Arnold in Fitzroy Street Milsons Point. In 1896, the school was transferred to the present site in Military Road. At that time, the house on the property was known as “Redlands” (1881-1937) and was located near the Military Road alignment (see Figure 8, Figure 9, Figure 10 and Figure 11).

In 1911, following the death of Miss Liggins and the retirement of Miss Arnold, Miss GA Roseby became the owner and the Principal, and, with her sister, Miss SM Roseby, maintained Redlands School until 1945. During Miss Roseby’s time, the school grew and expanded, purchasing various surrounding properties including “Derrilee” (purchased in 1939 from the Belbridge family. In 1923, they built a new Junior School which they named “Liggins House” in honour of the founder.

Part of the school site containing Redlands House was sold by Catherine Liggins in 1940 to Thomas Cummins Ford.¹ Three years earlier in April 1937 “Redlands” a “*substantial brick residence, full sized tennis court, lawns and gardens (the property was recently occupied as a ladies college)*” was advertised for auction sale.² The house was shortly thereafter demolished and the 3 roods and 37 perches of land subdivided into Lots A-D. Ford subsequently re-subdivided that land into eight allotments fronting a new street called Monford Place (DP 19282 as shown in Figure 12) and erected a group of flat buildings thereon.³ Gertrude Amy Roseby was the owner of land to the north & east and west & south of Ford’s property.

“Derrilee” was located on a portion of land conveyed as a 99-year leasehold from John Cooper to Francis Adams in 1881. In 1894, Adams conveyed an underlease to Frances Belbridge who erected the house fronting Military Road adjoining Redlands to the west (see Figure 10 and Figure 11). Belbridge assigned the property in 1898 to John Lowry Adams who lived here until his death in 1910. The residue of the 99-year leasehold remained in the ownership of the Belbridge family until 1939 when they assigned same to Gertrude Amy Roseby for the sum of £4,050. She converted the land to Torrens title the following year. “Derrilee” is shown circled in the 1943 aerial survey (Figure 13). The house was later demolished by SCEGGS Redlands.

The Sydney Church of England Girls’ Grammar School was established in 1895 by Diocesan Synod. The original Head School was situated in Victoria Street, Darlinghurst, but was subsequently moved to ‘Chatsworth’ Macleay Street, Potts Point. In 1900, the school council purchased the property, ‘Barham’, in Forbes Street, Darlinghurst. This is the present location of SCEGGS Darlinghurst.

The North Sydney Branch of the school was opened in 1911. It occupied the Parish Hall, Christ Church North Sydney, premises at ‘Toongarah’ Bay Road North Sydney (from 1916 until 1936) and ‘Standish’ in River Road, Greenwich

¹ Primary Application 33412, Certificate of Title Vol 5033 Fol 96, NSW Land & Property Information.

² “Cremorne – Redlands”, *Sydney Morning Herald*, 15 April 1937, p17.

³ Gillham M & Dunlop R., (1945) *Redlands in Retrospect: The Story of Redlands from its founding in 1884 to the retirement of Miss Roseby in 1945*, p22-24

until December 1942, when the school was temporarily closed, largely due to World War II.⁴

Miss Roseby retired in 1945 and in 1946 the Redlands School was purchased by the North Sydney Branch of the Sydney Church of England Girls' Grammar School. It became known as SCEGGS Redlands.

After 1956, and during the Headship of Mrs Isobel Humphery, an extensive building programme was undertaken including the main teaching buildings used today, the Science Building and the Assembly Hall.

The SCEGGS Council was involved in a financial crisis in 1973/4. As a result, the school council ceased to operate and SCEGGS Redlands was to be sold for town house and unit development. A group of parents put forward a proposal to run the school under parent control. This proposal was adopted in 1976 and the school slowly began to move forward into a new era. In 1978, SCEGGS Redlands became co-educational and became known as SCEGGS Redlands.

In 1988, the new gymnasium was opened. It was named the Lang Building in honour of John and Fay Lang, one of the parents, and subsequently Chairman of Redlands, who fought against the schools closure. Designed by architect Alex Popov, it was built by Waterhouse Constructions Pty Ltd and was opened officially on Friday, 22nd April.

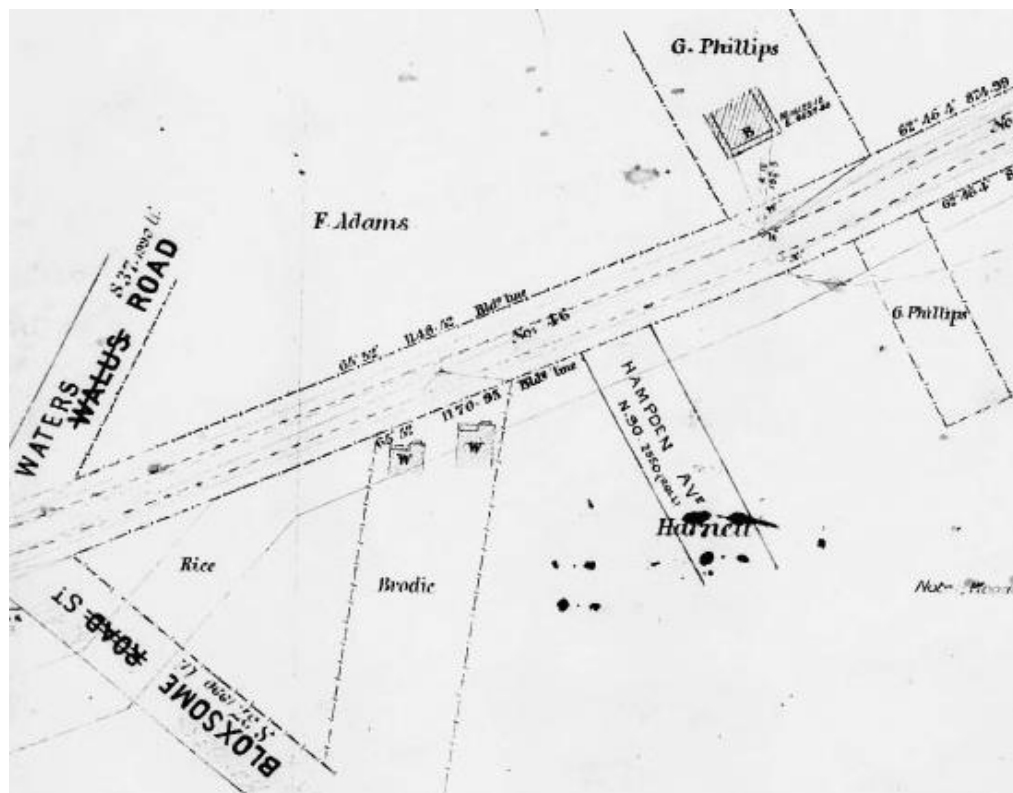


Figure 8 — Plan of the alignment of Military Road in the Municipality of St Leonards, 1884. Part of Redlands is shown thereon in the ownership of G Phillips. (Source: NSW Land & Property Information, Crown Plan S21 1990)

⁴ Gillham M, Dunlop R., and Birk J., S.C.E.G.G.S. Redlands in Retrospect, The Story of the School from 1884 to 1965.

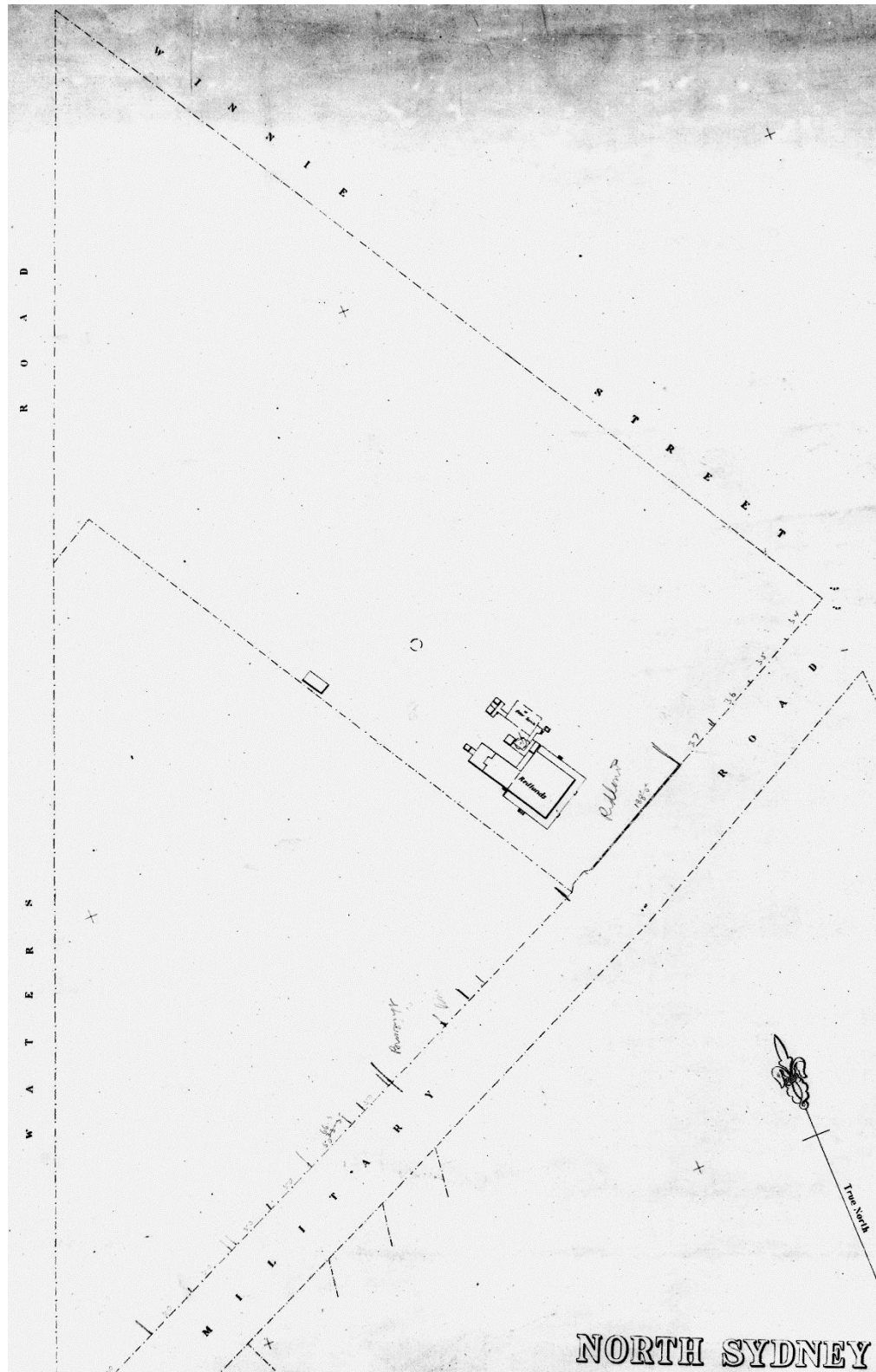


Figure 9 – Detail Survey North Sydney, Sheet 75, 2 November 1892 showing the location of the “Redlands” house, tank/well and outbuilding (Source: North Sydney Heritage Centre Collections, Stanton Library)

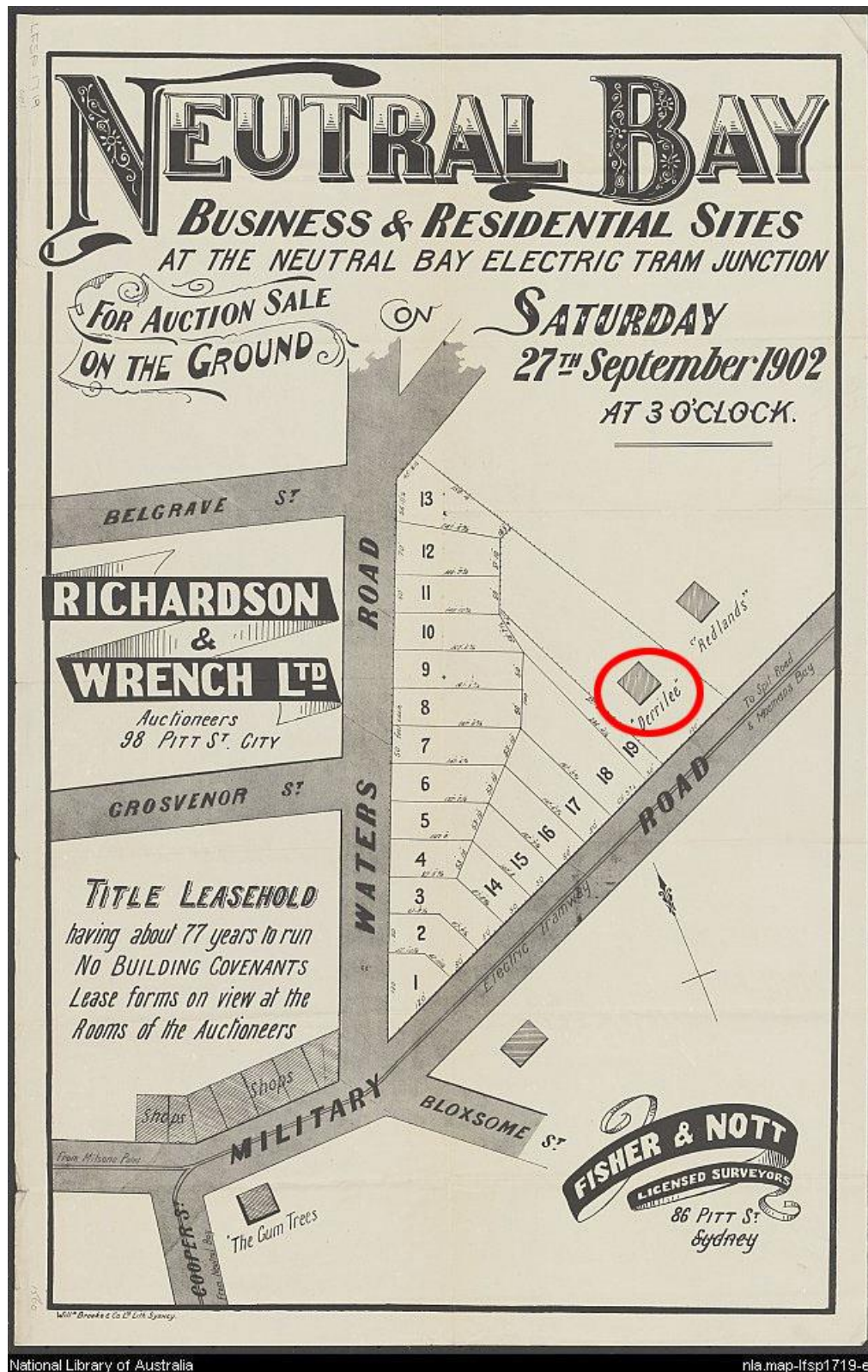


Figure 10 — Neutral Bay Business & residential Site at the Neutral Bay electric tram junction, 27 September 1902. (Source: Stanton Library, North Sydney Heritage Centre Collections, LH REF SP 338)

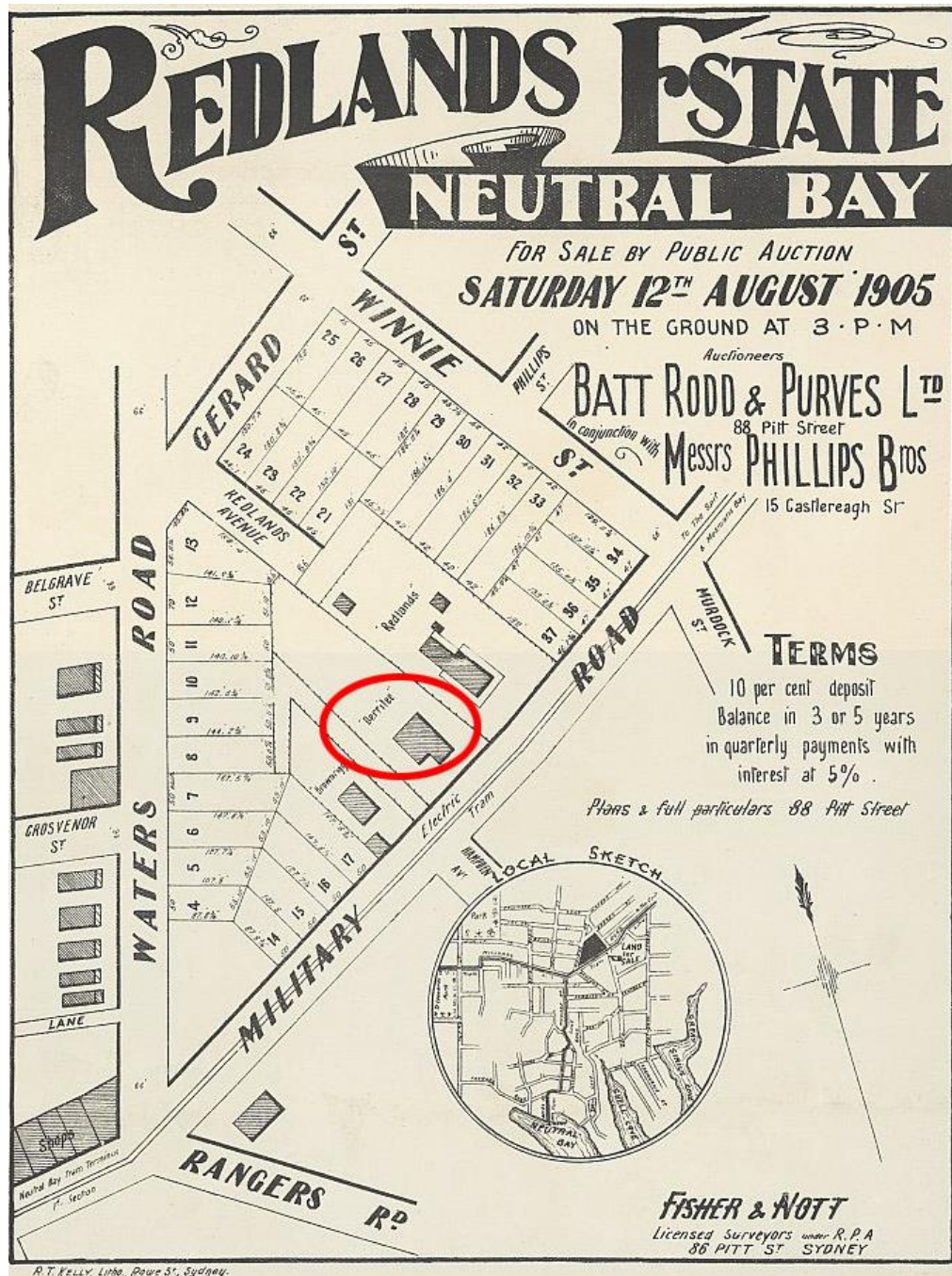


Figure 11 – Redlands Estate Neutral Bay Public Auction 1905 showing the location of the property and house identified as “Derrilee” circled in red adjoining “Redlands”. (Source: NLA, MAP Folder 115, LFSP1716)

Municipality of North Sydney
Shire of C970863

— PLAN —

— of part of Redlands Estate Neutral Bay —

— PARISH OF WILLOUGHBY — COUNTY OF CUMBERLAND —

— Scale :—30feet to an inch —

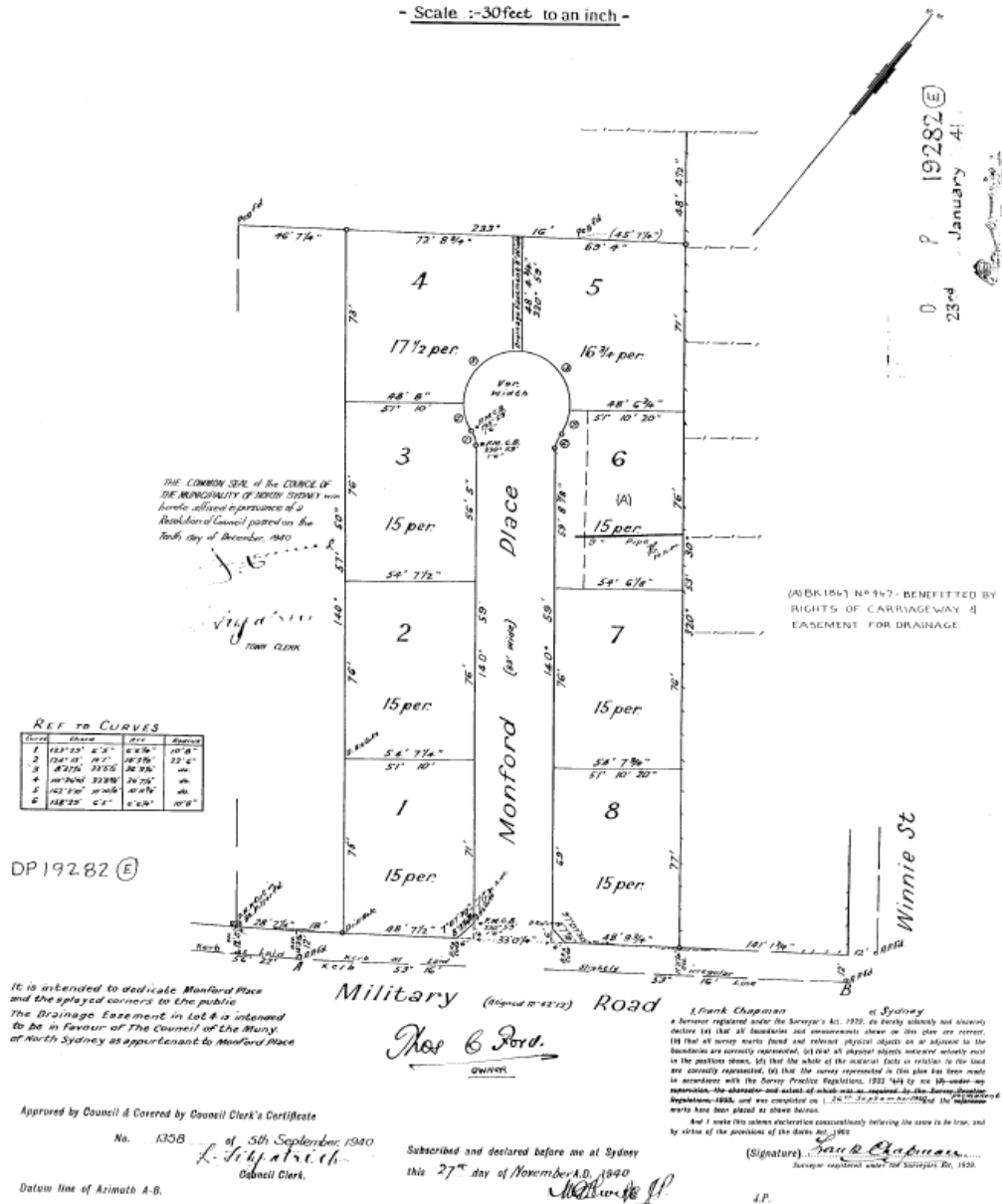


Figure 12 — DP 19282, Plan of part of Redlands Estate Neutral Bay, 1940. (Source: NSW Land & Property Information)



Figure 13 – 1943 aerial showing Redlands school site with “Derrilee” house near Military Road (indicated by red arrow) and Liggins Building located north of the dwelling (Source: NSW Land and Property Information, SIX Maps)

In 2007, the 3rd major capital works project in the last 25 years was completed - the Liggins Atrium Project. This newly renovated Science Block was renamed the Roseby Building after the school's longest serving Head, Miss GA Roseby. Also in 2007, the former Cremorne Post Office was established as a Training and Function Centre for the school and named after Mr Bruce and Mrs Marcia Adams, one of the parents (and subsequently Deputy Chairman of Redlands) who fought against the school's closure⁵.

2.2 SCECGS Redlands - Murdoch Street Campus

A third school became part of the Redlands story in 1989. Cremorne Girls High had been established as the Neutral Bay Girls Intermediate High School in 1926 on part of the site of the Neutral Bay Primary School. In 1935 they moved to their new purpose built site at Murdoch Street Cremorne which was opened by the Minister for Education Mr Drummond MLA. In 1941 the name of the school was changed to Neutral Bay Girls' Junior High and in 1952 it became Cremorne Junior High School. When the school took on its first 5th year in 1954 the name changed to Cremorne Girls High School.⁶

Dwindling numbers saw the closure of the school by the Minister for Education in 1987 and the two acre site was purchased by Redlands in December 1989. The Junior school was transferred to this site the following year and subsequently Years 7 and 8 Middle School, has also moved to the Murdoch Street Campus.

⁵ "Our History", Redlands website as at 29/11/2013: <http://www.redlands.nsw.edu.au/go/about-redlands/our-history>.

⁶ Verticle File, Stanton Library – History of Cremorne Girls' High School

In 1993 the school opened an early childhood education centre known as Redlands House, in the Former Cremorne Hall, part of the Murdoch Street Campus and in 2002 the \$6 million Governor Phillip Building (now known as the Peter Cornish Building) was completed, catering for the needs of Years 3-8.⁷

2.3 Redlands – Master Plan for Military Road Campus

In 2013, S.C.E.C.G.S Redlands Limited, owners of Redlands School, sought approval to expand the School facilities over a five to seven year period. The Master Plan for Redlands is based on the following objectives:

- Enable an excellent academic programme;
- Support a fulfilling and diverse extra-curricular experience;
- Create an inclusive, supportive and secure pastoral environment;
- Attract and retain exceptional staff;
- Achieve productive industry, community and parental partnerships;
- Maintain a robust and flexible operational infrastructure;
- Develop efficient, effective, expressive and environmentally sustainable facilities; and
- Develop an inclusive, transparent and strong governance model.

⁷ SCECGS Redlands Website

3.0 PHYSICAL DESCRIPTION

3.1 General Background

The following description of Redlands is based on the report prepared by NBRSPARTNERS, Heritage Survey, Redlands, Military Road and Murdoch Street Campuses, Cremorne (dated 30 July 2008). To update the information, a site visit was undertaken on 6 December 2013. The site of Redlands, located within the suburb block of Cremorne, is bounded by Military Road to the south, Monford Place to the south, Winnie Street to the east, Gerard Street to the north and Waters Road to the northwest.

3.2 Site Context

Winnie Street Streetscape

The following figures and captions describe the Winnie Street streetscape of the street providing the boundary of the Redlands site. Medium density residential development is generally being constructed on the eastern side of Winnie Street while single-storey, sole-occupancy residential is located on the western side.



Figure 14 – View of Winnie Street showing medium residential development located on the eastern side of Winnie Street on the corner of Gerard Street (left) and Military Road (right) (Source: NBRSPARTNERS, December 2013)



Figure 15 – No 6 Winnie Street, Federation cottage owned by Redlands and currently used as staff residence (Source: NBRSPARTNERS, December 2013)

Military Road Streetscape



Figure 16 – Located at Military Road, the main entry to Redlands, is the Administrative Office, known as Lone Oak, on the east (left) and the Administrative Office on the west (right) (Source: NBRSPARTNERS, December 2013)



Figure 17 – Located at Military Road, the main entry to Redlands, is the Administrative Office on the west (left) and the pedestrian entry to Redland campus (right) (Source: NBRSPARTNERS, December 2013)



Figure 18 – Former Post Office now known as the Adams Centre, located on the southern side of Military Road, showing the North Elevation facing onto Military Road. Redlands, currently use Adams Centre as a dance studio (Source: NBRSPARTNERS, December 2013)



Figure 19 – Adams Centre, showing the West Elevation. The adjoining site is used as a parking area for Redlands vehicles (Source: NBRSPARTNERS, December 2013)



Figure 20 – Former Post Office, interior used by Redlands as a dance studio. Original features associated with use as a post office have been removed (Source: NBRSPARTNERS, December 2013)

Monford Place Streetscape



Figure 21 – Military Road looking north to the entry to Monford Place showing two-storey blocks of flats located within the street. The building at the left, No 2 Monford Place is currently used as the Redlands Administration block (Source: NBRSPARTNERS, December 2013)



Figure 22 – Two-storey block of flats in Monford Place, currently used as residential. A number of the blocks of flats are owned by Redlands (Source: NBRS+PARTNERS, December 2013)



Figure 23 – Two-storey block of flats, located at Nos 7 and 8 Monford Place, currently used as residential, proposed for demolition in Stage 1 of the Masterplan and be replaced by a 4-storey New Learning Hub building and basement carpark (Source: NBRS+PARTNERS, December 2013)

Gerard Street Streetscape

The following images and captions describe Gerard Street, located at the northern boundary of the school site. On the northern-side of Gerard Street, located on the corner of Winnie and Gerard Streets, is St Peter's Anglican Church. Single-storey, residential stock are located on the southern side of the street with some buildings occupied by the school and used as learning spaces and administration offices.



Figure 24 – View east along Gerard Street showing St Peter's Anglican Church with multi-storey development in the distance. This site is a heritage item and located opposite Redlands (Source: NBRSPARTNERS, December 2013)



Figure 25 – St Peter's Anglican Church is located on the corner of Winnie and Gerard Streets. Redlands attend services and chapel at the church (Source: NBRSPARTNERS, December 2013)



Figure 26 – View to No 15 Gerard Street, residence located at the corner of Winnie and Gerard Streets (left). View east showing Nos 13 and 15 Gerard Street, residential cottages adjoining Redlands (right) (Source: NBRSPARTNERS, December 2013)

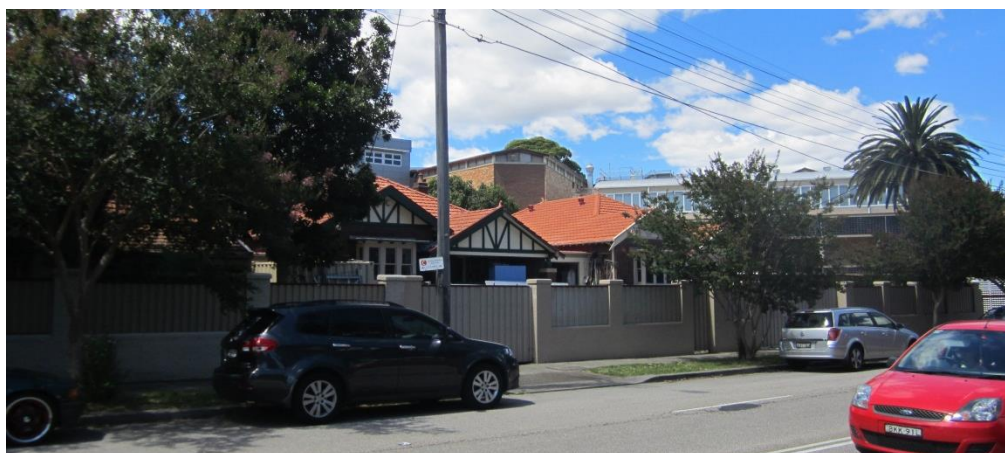


Figure 27 – View south from Gerard Street to cottages at Nos 1-11 Gerard Street, owned by Redlands and adaptively reused as learning centres (Source: NBRSPARTNERS, December 2013)



Figure 28 – View of street-facing outside learning area to Redlands Gerard Street cottages (Source: NBRSPARTNERS, December 2013)



Figure 29 – View to Redlands Gerard Street entry gate with cottages in the background (left). View of Redlands looking south from Gerard Street with the Gym (right) (Source: NBRSPARTNERS, December 2013)

Waters Road Streetscape

Waters Road is located west of Gerard Street and contains a two- and three-storey school and residential buildings.



Figure 30 – View to Redlands from Waters Street showing the Lang Building (gymnasium) (left). The three-storey Humphery Building adjoins the gymnasium (right) (Source: NBRSPARTNERS, December 2013)



Figure 31 – Two-storey residential development, at the corner of Waters and Belgrave Streets, is located opposite the Gerard Street entry to Redlands (Source: NBRSPARTNERS, December 2013)

Redland Campus

The following figures and captions describe the buildings and open spaces that form the Redlands campus.



Figure 32 – Liggins Building, two-storey classroom block with verandah located on the eastern side of the building (Source: NBRSPARTNERS, December 2013)



Figure 33 – Liggins Building, two-storey classroom block, showing first floor verandah leading to classrooms (left) and western elevation of the classroom block with demountable building adjoining to the west (Source: NBRSPARTNERS, December 2013)



Figure 34 – Narrow circulation spaces between Liggins Building and demountable (left) and other learning spaces (Source: NBRSPARTNERS, December 2013)



Figure 35 – A number of narrow circulation spaces are located between the learning spaces (Source: NBRSPARTNERS, December 2013)



Figure 36 – Design and Technology - Visual Arts (Former residence) showing exterior (left) and interior classroom with some original decorative features evident, including timber fretwork (right) (Source: NBRSPARTNERS, December 2013)