

STATEMENT OF HERITAGE IMPACT

**Proposed development at
WAITARA PUBLIC SCHOOL,
68 Edgeworth David Avenue
WAHROONGA**



Job No. 2823
December 2017

Heritage21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

RAPPOPORT PTY LTD ©
CONSERVATION ARCHITECTS AND HERITAGE CONSULTANTS
Suite 48, 20-28 Maddox Street, Alexandria, NSW 2015
(02) 9519 2521
reception@Heritage 21.com.au

Heritage Impact Statements

Conservation Management Plans

On-site Conservation Architects

Photographic Archival Recordings

Interpretation Strategies

Expert Heritage Advice

Fabric Analyses

Heritage Approvals & Reports

Schedules of Conservation Work

TABLE OF CONTENTS

1.0 INTRODUCTION	4
1.1 BACKGROUND	4
1.2 SITE IDENTIFICATION	4
1.3 HERITAGE STATUS	5
1.4 PURPOSE	6
1.5 METHODOLOGY	7
1.6 AUTHORS	7
1.7 LIMITATIONS	7
1.8 COPYRIGHT	7
2.0 HISTORICAL CONTEXT	8
2.1 LOCAL & SITE HISTORY	8
3.0 PHYSICAL EVIDENCE INCLUDING SETTING	10
3.1 LOCALITY	10
3.2 STREETScape	10
3.3 VIEWS	11
3.4 THE EXISTING SITE	11
3.5 CONDITION	12
3.6 PHOTOGRAPHIC SUMMARY	12
4.0 HERITAGE SIGNIFICANCE	16
4.1 ESTABLISHED SIGNIFICANCE	16
5.0 WORKS PROPOSED	18
5.1 PROPOSAL DESCRIPTION	18
5.2 DRAWINGS	18
6.0 ASSESSMENT OF HERITAGE IMPACT	19
6.1 HERITAGE MANAGEMENT FRAMEWORK	19
6.2 HERITAGE IMPACT ASSESSMENT	24
6.3 IMPACT ON HERITAGE ITEM - ON-SITE TREE GROUP	27
6.4 IMPACT ON WAHROONGA NORTH HCA	29
6.5 IMPACT ON IN THE VICINITY HERITAGE ITEMS	31
6.6 IMPACT OF PROPOSAL ON CULTURAL HERITAGE SIGNIFICANCE	32
7.0 CONCLUSION & RECOMMENDATIONS	34
7.1 IMPACT SUMMARY	34
7.2 GENERAL CONCLUSION	35
7.3 MITIGATION MEASURES	35
8.0 SOURCES	36
APPENDIX I	37
APPENDIX II	39

ACKNOWLEDGEMENT OF COUNTRY

Heritage 21 values the Ku-ring-gai and Darug people as the traditional custodians of this place we now call Wahroonga/Waitara. We recognise and respect their cultural heritage, beliefs, and continuing relationship with the land and water.

Cover page: Waitara Public School, view towards the north-west section of the site across Edgeworth David Avenue.
(Source: Heritage 21, 17.01.17)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	23.08.17	PW	KB	PW
2	Report issued (RI).	18.09.17	PW	AK	AK
3	Reported issued (R2) for Development Submission.	13.12.17	PW	-	PW

1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ('SoHI' or 'report') has been prepared on behalf of GHD Woodhead Architects, who have been engaged by the owner of the site, the New South Wales ('NSW') Department of Education, to submit a development application ('DA') for the redevelopment of Waitara Public School (the 'subject site' or 'site').

1.2 Site Identification

The site is located at 68 Edgeworth David Avenue, Wahroonga which falls within the boundaries of the Hornsby Shire Council local government area. It occupies a corner site at the intersection of Edgeworth David Avenue (northern frontage) and Myra Street (western frontage). Highlands Avenue terminates at the southern lot boundary of the site, as depicted below in Figure 1. The site is physically separated from Nigalara Avenue by a row of residences. The site is legally defined as: Lots 11–13 of Deposited Plans ('DP') 17375; Lot A of DP 309739; and Lot 1 of DP 333142.



Figure 1. Aerial view of locality with approximate boundaries of the subject site outlined in red. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <<http://maps.six.nsw.gov.au/>>.)

1.3 Heritage Status

The subject site **is** listed as an item of environmental heritage under Schedule 5 of the *Hornsby Local Environmental Plan 2013* ('HLEP'). The details of this listing follow:

Item name	Address	Significance	Item number
Waitara Public School – grounds (excluding buildings)	48-58 Myra Street	Local	760

This site **is** listed as an item of heritage on the Section 170 (s.170) Heritage and Conservation Register of the NSW Department of Education (see Appendix I). The details of this listing follow:

Item name	Address	Endorsed Significance	SHI Number
Waitara Public School	Edgeworth David Avenue	Local	4640426

In addition, the site **is** located within the Northern Precinct of the Wahroonga North Heritage Conservation Area ('HCA'), as listed under the HLEP 2013 and depicted below in Figure 2. The details of this listing follow:

Heritage Conservation Area	Identification	Significance
Wahroonga North Heritage Conservation Area	C8	Local

The site **is** also situated in the vicinity of the following items of environment heritage, as listed under Schedule 5 of the HLEP 2013:

Item name	Address	Significance	Item number
Street Trees	Edgeworth David Avenue (Road Reserve)	Local	475
Street Trees	Myra Street (Road Reserve)	Local	758
House	34 Highlands Avenue	Local	746
"Brierdence"	55 Myra Street	Local	761
Uniting Church	79 Edgeworth David Avenue	Local	742

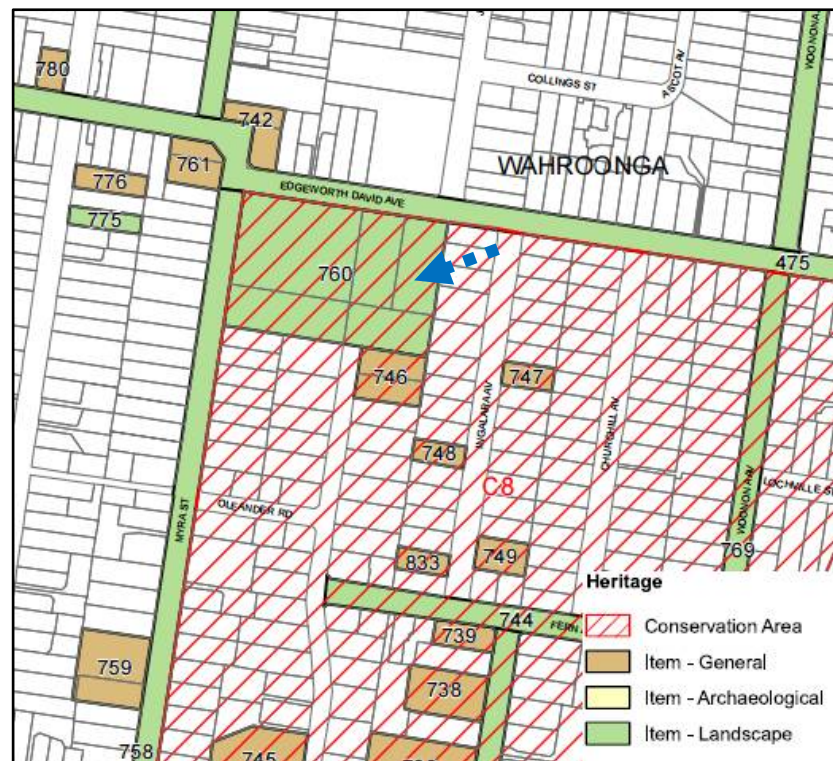


Figure 2. Detail of Heritage Map HER_017D, showing subject site (indicated by blue arrow) within the Wahroonga North HCA (hatched in red, labelled C8), and heritage items in the vicinity, shaded tan. (Source: NSW Legislation Online, <<http://www.legislation.nsw.gov.au/#/view/EPI/2011/649/maps>>)

The site is **not** listed in the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.¹ Additionally, the site is **not** listed in the Royal Australian Institute of Architects' Register of Significant Architecture in NSW.

1.4 Purpose

The subject site is a heritage item and located within the Wahroonga North HCA as well as being situated in the vicinity of items of environmental heritage, all of which are listed under Schedule 5 of the HLEP 2013. Sections 5.10(4) and 5.10(5) of the HLEP 2013 require Hornsby Shire Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.1), on the heritage significance of the abovementioned heritage items and heritage conservation areas and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 6.0 below.

Accordingly, this SoHI provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

¹ The Register of the National Estate ceased as a statutory heritage list in 2007; however, it continues to exist as an inventory of Australian heritage places.

1.5 Methodology

The methodology used in this SoHI is consistent with *Statements of Heritage Impact* and *Assessing Heritage Significance* published by the Heritage Division of the NSW Office of Environment and Heritage ('OEH') and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Authors

This Statement of Heritage Impact ('SoHI' or 'report') has been prepared by Paul Rappoport and Patrick Wilson, of Heritage 21, Heritage Consultants.

1.7 Limitations

- This SoHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SoHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

A comprehensive historical investigation of the local area and site was carried out by Heritage 21 during the preparation of a Heritage Inventory Sheet for Waitara Public School. This Inventory Sheet has been attached to this report as Appendix II. It should be referred to, in conjunction with the following material, for information pertaining to the historical development of the local area and site.

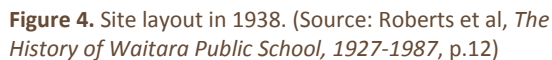
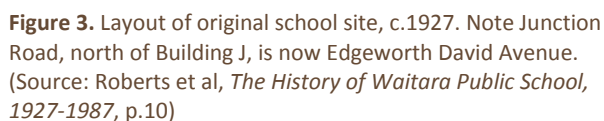
2.1 Local & Site History

The following historical information is relevant to the Wahroonga North HCA and has been extracted from Section 9.3.10 of the *Hornsby Development Control Plan 2013* ('HDCP'). As discussed above, this material should be read in combination with the Historical Notes section of the Inventory Sheet (Appendix II).

- a. The earliest subdivisions were offered for sale from the 1890's coinciding with the opening of the North Shore Railway Line. Development was slow to proceed with some land from early auctions being the part of later subdivisions.*
- b. The major subdivisions are closely linked to the main building periods of the area being Victorian/Federation and some Inter War buildings in the southern precinct and Inter War and Post War building in the north.*

Northern Precinct

- a. The Northern Precinct is bounded by Edgeworth David Avenue, the F3 Freeway, Fern Avenue, Myra Street and Oleander Road.*
- b. The area north of Fern Avenue includes land that was subdivided in 1913 (Ingalara Estate) and 1926 (Wahroonga Heights Estate). The lots are typical suburban subdivisions of the period with regular frontages. Further subdivisions of the underlying lot pattern are not evident.*
- c. The landform slopes down from the central plateau area around Highlands Avenue and Fern Avenues. Street streets are a strong and unifying feature of the Precinct's landscape character. This is complemented by mature trees and plantings within gardens.*
- d. The predominant building period (1913 to 1950) is represented by Inter War and Post Wars dwelling. This reflects the delay between subdivision and take up of land in the area. Dwelling are typically small, single storey buildings in garden settings with some modern infill buildings.*



3.0 PHYSICAL EVIDENCE INCLUDING SETTING

3.1 Locality

The suburb of Wahroonga, located approximately 22 kilometres north-west of the Sydney's central business district, is considered part of the Upper North Shore region. It is an established residential suburb with population (for the portion of Wahroonga within the Hornsby Shire) of approximately 4,586.²

3.2 Streetscape

Due to its corner location, the site has frontages to both Myra Street and Edgeworth David Avenue. The built environment of these two streetscapes are discussed below. Highlands Avenue, which provides motor vehicle access to the site is also covered.

Myra Street is a heavily trafficked thoroughfare which falls away gently to the south of the site. Outside the context of the site, the Myra streetscape is distinctively residential, comprising a mixture of one- to two-storey detached dwelling. On both sides of the street, the western portion of which lies outside the Wahroonga North HCA, the dwellings manifest as predominantly post-war and recent additions. In the main, residences in Myra Street demonstrates similar moderate setbacks from the road and established gardens. The leafy feel of the streetscape is underlaid by numerous mature street plantings (heritage listed, item 758) and dual grassed verges. Dominant materials include: face and rendered brick as well as terracotta and concrete tiles.

Situated on the western side of the Myra Street and Edgeworth David Avenue intersection is "Brierdene" (heritage item 761). Described as a: *'Fine early Federation period house with features typical of both Bungalow and traditional wrap-around verandah types'*³, its eastern boundary is delineated by a high timber paling fence. The fence largely extinguishes any visual relationship between the item and the streetscape in the vicinity of the site.

Also, heavily trafficked, Edgeworth David Avenue slopes gently away from the site towards its M1 overpass, from which point it becomes Junction Road. This streetscape is principally residential, exhibiting a mixture of single- and two-storey detached residences and some flats, ranging in character from typical inter-war dwellings to contemporary additions. The northern side of Edgeworth David Avenue is situated outside the Wahroonga North Heritage Conservation Area.

Located on the eastern side of the Myra Street and Edgeworth David Avenue intersection is a Uniting Church, (heritage item 742). The church is noted to be: *'Good example of a Late Twentieth Century brick church in Gothic style'* including *'Fine quality decorative face brickwork and bell-tower with copper spire'*.⁴ Compared to the street plantings in Myra Street, less mature trees are present in

² .idcommunity, 'Community profile: Wahroonga', accessed 14.08.17, < <http://profile.id.com.au/hornsby/about?WebID=260>>.

³ NSW OEH, 'Brierdene', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780346>>.

⁴ NSW Office of Environment and Heritage (OEH), 'Uniting Church', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780347>>.

Edgeworth David Avenue (heritage item 475). The overall verdancy to this thoroughfare is supported by the existing treescape at Waitara Public School as well as mature plantings in the front gardens of private residences.

Many of the characteristics outlined above are repeated in Highlands Avenue. Points of difference include: larger setbacks, some examples of more substantial dwellings and flat topography. The heritage item, 'House' (476), which abuts the south-east aspect of the site – and described as a '*Good example of a Post-War period textured brick house*' – has a limited visual connection with the site due to the density of mature trees clustered in this corner of Waitara Public School.⁵

3.3 Views

As detailed in Section 1.3, several items of environmental heritage as well as the various built and natural elements of the Wahroonga North HCA are located within the visual catchment of the site. Details concerning these visual relationships follow:

- sightlines exist between the north-west corner of the site and the Uniting Church (742) (see Figure 10) and "Brierden" (761, see Figure 11), and vice versa;
- the Street Trees (475), located to the western reaches of Edgeworth Davidson Avenue, exhibit a visual relationship with the northern boundary of the site, and vice versa;
- views from the site with Street Trees (758) located to the northern reaches of Myra Street, and vice versa;
- the House (746) (see Figure 12), which adjoins the south-eastern corner of the site, possesses a limited visual relationship to the southern boundary of the site and its interior, and vice versa; and
- views exist between the Wahroonga North HCA via Myra Street, Edgeworth Davidson Avenue and Highlands Avenue to the site, and vice versa.

The assessment carried out in Section 6.5 will focus on assessing the *potential* impact of the proposal (see Section 5.0) on the above identified visual relationships.

3.4 The Existing Site

The site – a functioning public primary school – comprises several different educational, administration, recreational and ancillary buildings as well as landscape elements. This following description should be read in conjunction with the Physical Description provided by the recently prepared Inventory Sheet (Appendix II).

Building J – the original infants' schoolhouse, constructed in 1927 – is situated in the north-west section of the site, with a frontage to Edgeworth David Avenue. Although heavily modified, it has

⁵ NSW Office of Environment and Heritage (OEH), 'House', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780343>>.

retained its original form and presents as a single-storey utilitarian schoolhouse of timber weatherboard and brick, surmounted by a hipped roof of terracotta tile (Figure 21).

Building A – originally the primary school house, constructed in 1939 – is located in the north-east section of the site, at a moderate setback from Edgeworth David Avenue. It is a single-storey, L-shaped building of brick with a hipped roof of terracotta tile, the item is typical of austere, schoolhouses built in the late Inter-War period (see Figure 20).

Other buildings and structures at the site include brick and timber single-storey classrooms, erected over the post-war period, a large hall (constructed 1985), library, recent addition two-storey brick classroom (Building M), metal demountables and a series of covered areas.

The grounds of the school encompass some c.142 mature or semi-mature indigenous and cultural plantings. These significant stands of trees are particularly prominent in the following locations: along the boundaries of Myra Street and Edgeworth David Avenue; in the north-east corner of the site; the Highlands Avenue entry to the site; and south-east corner of the site. Smaller clusters and individual trees are also scattered across the interior of the site.

Outside the north-east corner of the site, dominated by a thick stand of indigenous trees, a mixture of indigenous and exotic trees are present across the remainder of Waitara Public School. Main species include: Smooth-barked Apple Myrtle (*Angophora costata*), Queensland Box (*Lophostemon confertus*), Red Mahogany (*Eucalyptus resinifera*), Turpentine (*Syncarpia glomulifera*), and Sydney Blue Gum (*Eucalyptus saligna*).

The site also contains a number of hard and soft landscaping areas, specifically asphalt zones in and around various school buildings, natural grass areas in the north-west sector of the site, and a synthetic grass oval in its south-east sector.

3.5 Condition

Overall, the built elements at the site appear as in good physical condition. General wear and tear to fabric, including evidence of timber decay to weatherboard cladding, is noted.

Existing trees are subject to periodic assessments. Refer to DA supplied tree assessments for details concerning the health of individual trees.

3.6 Photographic Summary

The following photographs, taken by Heritage 21 on 17.01.17, provide a visual survey of the site and its setting.



Figure 5. View to the northern boundary of the site, across Edgeworth David Avenue, facing south. Note the treescape. (Source: Heritage 21, 17.01.17)



Figure 6. View to the northern boundary of the site, across Edgeworth David Avenue, facing south. Building J is indicated by the red arrow. (Source: Heritage 21, 17.01.17)



Figure 7. View to the north-west corner of the site, across Edgeworth David Avenue, facing north-east. (Source: Heritage 21, 17.01.17)



Figure 8. View to the southern boundary of the site along Highlands Avenue, facing north. (Source: Heritage 21, 17.01.17)



Figure 9. Close-up of the Uniting Church, heritage item 742, from Edgeworth David Avenue, facing north. (Source: Heritage 21, 17.01.17)



Figure 10. View to Uniting Church, heritage item 742, from the site, across Edgeworth David Avenue, facing north. Note significant visual obstruction provided by mature trees present to the church site. (Source: Heritage 21, 17.01.17)



Figure 11. View to “Brierdence”, heritage item 761, from the site, across Mya Street, facing west. (Source: Heritage 21, 17.01.17)



Figure 12. View to House, heritage item 746, facing north-east. (Source: Heritage 21, 17.01.17)



Figure 13. View to north-east cluster of on-site trees from the interior of the site, facing east. (Source: Heritage 21, 17.01.17)



Figure 14. View to eastern boundary of the site, from the interior of the site across oval, facing east. (Source: Heritage 21, 17.01.17)



Figure 15. View from the Highlands Avenue entry to the site along the southern boundary towards the western perimeter. (Source: Heritage 21, 17.01.17)



Figure 16. View from the southern boundary of the site towards the interior of the site, facing north-west. (Source: Heritage 21, 17.01.17)



Figure 17. View along the western boundary of the site, from the interior of the site, facing north. (Source: Heritage 21, 17.01.17)



Figure 18. View to the northern elevation of Building A, facing south. (Source: Heritage 21, 17.01.17)



Figure 19. View from the northern boundary to the northern elevation of Building A, facing south. (Source: Heritage 21, 17.01.17)



Figure 20. View to the eastern elevation of Building A, facing north-west. (Source: Heritage 21, 17.01.17)



Figure 21. View to the northern elevation of Building J, facing north-east. (Source: Heritage 21, 17.01.17)

4.0 HERITAGE SIGNIFICANCE

4.1 Established Significance

4.1.1 Subject site – Statement of Significance

The following Statement of Significance ('SoS') for the site derives from the NSW OEH database under the title 'Grounds of Waitara Public School':

Prominent stand of indigenous trees and cultural tree planting from c1940s/50's conserved within school grounds. Of local significance.⁶

The Statement of Significance for the site contained in the Department of Education s.170 Register has also been included (see Appendix I):

Busy arterial road conserving group of old indigenous trees and characteristic period old planting of Brush Box (at western end) from the 1950's. Of local significance.

In preparation of the Heritage Inventory Sheet, Heritage 21 assessed the significance of the site and produced the following SoS. Refer to the Inventory Sheet (Appendix II) for the details of significance assessment.

The trees at Waitara Public School have historical, aesthetic and social significance at the local level.

In operation from 1927, Waitara Public School is important as one of the earliest sites of public education in the Hornsby district. Its establishment and development as a school is a significant marker of the consolidation of the wider area (Waitara and Wahroonga) from rural periphery to dormitory suburbs during the inter-war period.

The grounds of the site host an array of fine and mature trees, many of which have reached a considerable size and outstanding form and evoke a powerful sense of place. While these trees are dispersed across the site, the density of the treescape is highest in the north-east corner, south-west quadrant, and to the Edgeworth David Avenue and Myra Street boundaries of the grounds. In the main, it is these areas of the site which create an ad hoc natural composition strongly associated with the picturesque and scenes of natural beauty. The leafiness of the site makes a strong visual contribution to the character of the wider area, a value amplified by the site's corner position.

The trees are a mixture of remnant and regrowth indigenous species and typical inter-war and post-war plantings. They embody historical significance for their long association with Waitara Public School and the local area.

As an early and ongoing community resource with great visual appeal, the site makes an important contribution to the character of the surrounding area as perceived by the local community. It is probable that the community of the site's users, for instance current and past students, parents and staff, hold a strong attachment to the site. It is conceivable that this attachment focuses on the notable and distinctive treescape. Further research into the social significance of the site's treescape is needed, however, to comprehensively outline its social value.

⁶ NSW OEH, 'Search for heritage: Grounds of Waitara Public School', updated 09.07.01, accessed 14.07.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780634>>.

4.1.2 Wahroonga North Heritage Conservation Area – Statement of Significance

The following SoS, extracted from the HDCP 2013 (Section 9.3.10), is available for the Wahroonga North HCA:

- a. *The Wahroonga (north) Heritage Conservation Area is closely associated with the opening of the North Shore Railway line in the 1890s, and includes land in the early estates of the locality. Bundarra Estate (1892) and its subsequent Federation development. It also includes the pre War and Inter War subdivisions of the Bundarra (Ingalaria) Estate (1913), Wahroonga Heights Estate (1926) and the two divisions of the Highlands Estate (1933 and 1938) that led to the Inter War and Post War development in the area.*
- b. *The Heritage Conservation is strongly associated with significant local persons including the Horden Family and particularly the family matriarch, Caroline Horden and the Horden Family Estate which centered on their mansion, 'Highland House.'*
- c. *The Heritage Conservation Area is aesthetically distinctive, with a strong collection of Federation residential buildings. This includes 'Highlands House' (1892), 'Neringla' (1895) and 'Cherrygarth' (1897). The overlay of Inter War and Post War houses is unified and made complementary by the landscaped setting.*
- d. *The Heritage Conservation Area is important as a reference site for Hornsby, particularly in relation to the early development of the area. The area has potential to reveal its pre Victorian development and use through research.*
- e. *The Heritage Conservation Area demonstrates the post 1892 residential development of the area, exhibiting built and landscape qualities that are becoming rare within Hornsby and which are endangered by continuing unsympathetic development.*

5.0 WORKS PROPOSED

5.1 Proposal Description

From the set of drawings provided by GHD Woodhead Architects, dated 20.12.17, it is understood that the following works are proposed at the site:

- demolition of x8 buildings in the northern section of the site, x2 of which originate from the inter-war period (Buildings A and J);
- removal and/or relocation of approximately x16 demountable classrooms;
- tree removal to allow for installation of new four-storey infill building in the north-western corner of site; and
- landscaping works, including the addition of a 'Heritage Courtyard' feature.

5.2 Drawings

Specific details of the proposed development are shown in drawings by GHD Woodhead Architects, dated 20.12.17 and received by Heritage 21 on 13.02.17. For the purposes of this SoHI the below listed drawings were studied. The full-scale drawings accompanying the application should be referred to for any details.

- Cover Sheet/Locality Plan/Drawing List – DA-AR-0000
- Notification Plan and Elevations – DA-AR-0050
- Context Analysis Site Plan – DA-AR-0101
- Site Demolition Plan – DA-AR-0110
- Site Plan/Set Out Plan – DA-AR-1000
- Site Elevations – DA-AR-1010
- North & South Elevations – DA-AR-3000
- East and West Elevations – DA-AR-3001
- Sections – DA-AR-3100
- Myra Street View – DA-AR-5001
- Edgeworth David Ave. View – DA-AR-5002
- Building Fabric Finishes – DA-AR-5010
- Site Shadow Diagrams – DA-AR-9000

A preliminary Landscape Plan, received by Heritage 21 on 13.12.17, also informs the heritage assessment of this report.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of our Heritage Impact Assessment carried out in Section 6.2. of this report.

6.1.1 *Hornsby Local Environmental Plan ('HLEP') 2013*

The statutory heritage conservation requirements contained in Section 5.10 of the HLEP 2013 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposals are:

- (1) Objectives
- (2) Requirements for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

6.1.2 *Hornsby Development Control Plan ('HDCP') 2013*

Our assessment of heritage impact also considers the heritage-related sections of the HDCP 2013 that are pertinent to the subject site and proposed development. These include:

9.2 – Heritage Items

9.2.1 *General Design Requirements*

9.3 – Heritage Conservation Areas

9.3.1 *General Design Provisions*

9.3.3 *Gardens, Fences and Gates*

9.3.4 *Demolition*

9.3.12 *Wahroonga (North) Heritage Conservation Area – Character Statement*

9.4 – Development in the Vicinity of Heritage

9.4.1 *Development in the Vicinity of Heritage Items and Heritage Conservation Area*

6.1.3 Site Specific Management

The following assessment of heritage impact considers the Recommended Management policy of the existing entry for the site on the s.170 Register of the Department of Education. A paraphrased summary of these policies follows:

- *A landscape management plan should be prepared for the grounds. A curtilage zone should be established for each tree. This would generally extend to 3 metres outside the drip line. All future work within the curtilage should be assessed by an arborist.*

- *Pruning (to control size, improve shape, flowering or fruiting and the removal of diseased, dead or dangerous material), not exceeding 10% of the canopy of a tree within a period of two years does not need an approval or assessment of heritage impact. Any other changes to significant plantings and landscaping on the site should be referred to an arborist and a heritage impact assessment prepared.*

The following management recommendations were produced by Heritage 21 in the preparation of the Site Inventory for a S.170 Register update (Appendix II):

In general, the identified heritage values of Waitara Public School should be managed in accordance with best practice conservation principles offered by The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 and pertinent documentation produced by the NSW Office of Environment and Heritage.

Any work at the site which carries the potential to impact upon identified heritage values should entail the preparation of a Heritage Impact Statement.

The established heritage values of the site require management efforts to focus on the conservation of the on-site landscape items, a large and dispersed group of culturally significant trees. It should be noted, however, that specific aboriginal terminology and advice is beyond the scope of these recommendations. As consequence, before any new work which could impact the tree group is considered or engaged in, the guidance of a qualified arborist should be sought. Arborists can play a chief role in the conservation of mature trees by providing stable growing conditions, identifying routine and remedial treatments, as well as considering the ability of a tree to react to such treatments.

The preparation and implementation of a tree management plan to conserve both their heritage and natural significance in the long-term is recommended.

It is important to note that the identified heritage values of the tree group are embodied in their collective appearance, rather than in any one individual tree. As a consequence, while the retention of existing on-site trees is stressed, the removal of a limited number of individual trees can be considered if the impact on the overall verdancy and canopy of the site is assessed as minimal.

Long-term preventative maintenance should underpin the conservation approach employed for the on-site tree group. The aim should be to develop and maintain a stable physical tree structure and growing environment in order to avoid individual trees entering into a mortality spiral or death from acute causes. Strategies to achieve this goal could involve the adoption of a schedule of conservation works or cyclical maintenance plan, encompassing such strategies as periodic minor and/or target pruning (to avoid excessive thinning and wounding), weeding, mulching, fertilising, and irrigation efforts.

All trees have a finite life span and eventually senesce and die. This eventuality would require a removal and replacement strategy which should form a key component of any tree management plan. From a heritage perspective, the emphasis throughout the whole tree replacement process should be on planting to preserve, if possible, the outstanding canopy and general verdancy of the site. Risk, Council tree removal policies and procedures, as well as community support must also be considered in attempting to decide at what stage of tree's life cycle removal and replacement is appropriate. All attempts should be made to use the same species, number of trees, and spacing as the original planting. Ideally, the replacement species should be limited to the species, varieties, or hybrids

available at the particular period when the subject tree was initially planted. However, circumstances may dictate that an alternate species, variety or hybrid, which is better suited to the available growing environment, be selected.

New built forms at the site should be compatible with its landscape character. Strong consideration must be given to the provision of an adequate curtilage between new developments and the tree group. Furthermore, it is vital that new works should not overly detract from the largely tree-based sense of place associated with the site. New built structures should avoid obscuring sight lines and vistas to the on-site treescape which are available from Myra Street, Edgeworth David Avenue, and Highlands Avenue.

Extreme care should be expended to avoid or minimise disturbance to either the root zone (e.g. during excavation) and canopy of the tree group both before, during, and after new work. The advice of an arborist should be sought to establish a Tree Protection Zone (TPZ) around each on-site tree in order to regulate such matters as the construction of buildings and fences, paving, etc. which may impact on the health, appearance, or conservation of the tree group. Compaction and/or hard paving of a tree's root zone should also be avoided or minimised. Semi-permeable or permeable paving material should be considered if such an action is considered warranted.

6.1.4 OEH Guidelines

In its guidelines for the preparation of Statement of Heritage Impacts, NSW OEH provides a list of considerations in the form of questions aimed at directing and triggering heritage impact assessment.⁷ These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage item/s. Below are listed the questions deemed most relevant to the proposed development as outlined in Section 5 of this report.

Demolition of a building or structure

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

Major additions (see also major partial demolition)

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*

⁷ NSW Office of Environment and Heritage, *Statement of Heritage Impacts*, n.d., accessed 12.06.17, <chrome-extension://oemmndcbldboiebfnladdacbfmadadm/http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

New development adjacent to a heritage item (including additional buildings and dual occupancies)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

New landscape works and features (including carparks and fences)

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

Tree removal or replacement

- *Does the tree contribute to the heritage significance of the item or landscape?*
- *Why is the tree being removed?*
- *Has the advice of a tree surgeon or horticultural specialist been obtained?*
- *Is the tree being replaced? Why? With the same or a different species?*

6.1.5 Other Heritage Considerations

Other general heritage matters which may not have been addressed in heritage controls or requirements by the local Council and/or OEH are likely to include considerations as to whether:

- The historical use of the site would be maintained and if not, if the proposed new use would be suitable to the heritage significance;
- The historical setbacks and boundaries of the site would be retained as existing; and
- Any significant views to and from significant buildings or elements, or across significant areas would be impacted.

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, Wahroonga North HCA and the heritage items in the vicinity of the proposal. This assessment is based upon the Historical Context (refer to Section 2.0), Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (described above) and the assessment of the impact of the proposal on the relevant heritage items and heritage conservation area situated in the vicinity of the new works (refer to Section 1.3).

6.2.1 Overview

Heritage 21 recognises the challenging heritage issues engaged with at the site by the design team. The redevelopment of Waitara Public School – considered essential works in order for the site to efficiently cater for an expanding student population and advancing pedagogical approaches – has had to navigate a myriad of heritage constraints and opportunities. Nonetheless, it is our consideration that the proposal complies with the fundamental ethos of pertinent planning schemes, specific management policies, and accepted best practice approaches to the management of cultural heritage in Australia.

We are confident that the redevelopment of this complex site has been conceived in such a manner that the interface between the key components of the proposal (refer to Section 5.0) with the onsite listed item, its trees, as well as the Wahroonga North HCA and in the vicinity heritage items has been managed in sensitive and sensible fashion.

It is our professional opinion that overall, the proposal would have a neutral impact on the cultural heritage significance of the site, Wahroonga North HCA and nearby heritage items. Further, we consider some elements of the new works to enhance the contribution of Waitara Public School to the surrounding HCA. The details supporting this appraisal follow.

6.2.2 New building

6.2.2.1 Siting

Due to the wide dispersal of on-site heritage listed trees several locations for the new building were contemplated. Based upon design discussions with GHD Woodhead Architects as well as the supplied document entitled 'Masterplanning Journey' (GHD Woodhead Architects, received by Heritage 21 on the 16.08.17) we are satisfied that the decision to situate the new building in the north-west corner of the site has been driven primarily by an effort to retain the maximum number of existing trees as well as provide an adequate visual and physical curtilage between the development and surrounding HCA.

The new building would essentially maintain the established moderate setback of extant buildings in the north-west corner of the site. In our opinion, this aspect of the design is respectful of the form and siting of the historic layout of the wider site as well as the Edgeworth David Avenue and

Myra Street streetscapes. It is our consideration that the continuation of these setback patterns would contribute to a reduction in the building's potential to present as a discordant element to the site and adjoining streets as well as ameliorates any potential impact on present sightlines.

6.2.2.2 Demolition

As discussed above, the proposed location for the new building allows for the greatest portion of the existing on-site treescape to be maintained. The product of this proposed siting would be the demolition of the majority of buildings existing in this section of the site.

For the most part, the buildings proposed for demolition range from late 1950s and 1960s timber weather board classrooms, the Hall (constructed in 1985) and modern metal demountables. These buildings have not been identified as items of environment heritage within the HLEP 2013 or HDCP 2013, nor in the Site Inventory prepared by Heritage 21 (attached as Appendix II to this report). Their removal, in our opinion, is supportable and desirable, as it would enable the maximum number of on-site trees to be retained.

The demolition of Building A and J however, are distinct from this assessment. These buildings have been assessed in the Site Inventory (Appendix II) as comprising a degree of heritage value, although not to the requisite standard to warrant individual listing. Further, both buildings are classified as Contributory items to the North Wahroonga HCA by merit of their construction during the inter-war period. Heritage 21 understand that the removal of Building J is considered necessary in order to retain the maximum possible extent of the treescape by siting the new building in the north-west section, while the removal of Building A is proposed in an effort to unlock landscaping and educational potential in the eastern section of the site. The potential impact of this component of the proposal on HCA is assessed in Section 6.4 of this report.

6.2.2.3 Height, scale & bulk

The difference in height and scale between the proposed new building and existing on-site buildings is evident. The dimension of the new building is felt appropriate however, due to the nature of the development and site. Lower-scale alternatives, contemplated during the design phase, were deemed to not adequately address the current or future needs of the site as a public primary school (for instance, future expected student growth). Additionally, in our consideration, the scale and height of the proposed new building would significantly reduce pressure on the site to be further developed in the long-term.

The overall dimensions of the new building have been purposefully reduced by the following design strategies:

- the adoption of a comparatively low-pitched roof for the proposed building, which would significantly reduce its potential height and scale;
- conspicuous articulation efforts, including the inclusion of an array of horizontal elements and ample fenestration (which would produce a high solid-void ratio), use of

louver windows to the plant rooms and general variation to the façade;

- the proposed external materials and finishes (see Section 6.2.1.5 for more detail); and
- siting the plant room to the central area of the roof to limit its visibility to the public domain.

In combination, these aspects of the proposal would lessen its potential to dominate in a visual and/or physical sense the site's treescape, surrounding HCA, and nearby heritage items.

It is also important to note that the proposed building would exceed the existing tree canopy along the Edgeworth David Avenue and Myra Street boundaries of the site. This is a significant aspect of its design, which would not only aid in the conservation of the aesthetic value and visual prominence of the on-site tree group (see below, Section 6.3) but also assist in maintaining the general pedestrian scale of the site and surrounding streetscapes. The impact of the new building on the Wahroonga North HCA is detailed further in Section 6.4.

6.2.2.4 Design

The viability of contemporary design in the context of heritage environment is a well-established tenant. It is recognised however, that tension can accumulate around issues of architectural expression and balance; for instance, the extent to which an infill building should be informed by the visual and architectural cues of the site or surrounding HCA. Heritage 21 considers the proposal to have successfully navigated this issue. While the proposed design would not replicate the materiality, form and/or volume of residential dwellings in the Wahroonga North HCA, it would pay respect to both the on-site item, the tree group, and character of the HCA by siting the new building in a location which would entail the least amount of tree removal as well as visual impact on HCA contributory dwellings.

Heritage 21 would also like to point out that replication is not the only or necessarily 'best' pathway towards achieving harmonisation; heritage design quality is not automatically assured when new elements are made to correspond with the original. In this case, it is felt that proposing a building more in line with the typology of the Wahroonga North HCA's Northern Precinct predominant building period (1913 to 1950) would not only prevent the required purposes of the redevelopment to be satisfied, but also communicate to its users and public a false impression of history as well as a lacklustre design initiative. Further, the site itself and surrounding built environment hosts an eclectic mix of built forms, exhibiting varying heights, storeys, setbacks, styles and roof forms. The appropriate architectural cues to replicate are not easily discernible, especially for a building whose purpose is educational.

The general form and design of the proposal, along with its corner siting in the grounds of a primary school, make it clearly identifiable as a contemporary educational facility. This recognition of the scholastic nature of both the site and the proposed new building provides a common basis for interpretation by users and members of the public. Therefore, while the new

building may not be overly informed by any original buildings at the site, it is historically and contextually related.

6.2.2.5 Materials, finishes & colour

The proposed materiality of the proposed new building has been consciously selected towards harmonising external features with the extant heritage environment, while at the same time maintaining the contemporary distinguishability of the development.

To this end, Heritage 21 is satisfied that intended materials for the proposal would be compatible with the on-site heritage item and Wahroonga North HCA. None of the selected materials appear to have the potential as appearing as discordant or historical faux elements the existing historic environment. To the contrary, the subtly textured quality of the Equitone fibre cement cladding, and the scant but effective use of contrasting colour and shades, lends visual interest to the proposal as well as operating in conjunction with fenestration pattern and varied facades of the new building, to disperse its overall scale and bulk.

The proposed materials and colour and finishes scheme complies with 'Material and Finishes' Measures of Section 9.3.10(a) of the HDCA.

6.3 Impact on heritage item - on-site tree group

Our understanding of how the culturally significant tree group present at the site would be impacted by the proposal is based on the provided drawings by GHD Woodhead Architects (see Section 5.2) as well as the *Arboricultural Development Impact Assessment Report: Waitara Public School*, prepared by Birds Tree Consultancy, dated 25.07.17, and received by Heritage 21 on the 18.08.17.

As noted in Section 6.2.2.1, on balance, the proposal would retain the greatest possible number of on-site trees while allowing for necessary redevelopment. In the main, it is our assessment that the cumulative effect of the proposed proportions of the buildings and incorporated efforts (see Section 6.2.2.3) would result in a harmonised and even, interconnected relationship with the on-site tree group, rather than a connection based upon dominance or subservience.

Existing sightlines to the treescape from the public domain, available from Myra Street, Edgeworth David Avenue and Highlands Avenue as well as from within the interior of the site would remain available. Although some alteration to these views would be experienced in the north-west corner of the site where the new building is proposed. In this section of the site the northern and western elevations of the new building would install a built backdrop to the existing treescape, especially when viewed from the public domain. It is our assessment that this visual impact to the trees in the north-west corner is acceptable, on heritage grounds, for the following reasons:

- the trees would still be visible from the public domain, with the new building simply providing a backdrop rather than obscuring or hiding the items;

- the subdued and natural colour scheme of the building (see Section 6.2.2.5), in conjunction with an articulated design (see Section 6.2.2.3), would significantly reduce the possibility of the new built element of drowning out or dominating this part of the on-site tree group; and
- a contradistinctive relationship between an established landscape element and sympathetically sited and designed new built element has the potential to emerge, which through the operation of the tree-building contrast could amplifying the character and visual appeal of the treescape, thereby possibly enhancing their aesthetic value and public appreciation.

The *Arboricultural Development Impact Assessment Report* identifies 23 trees for removal; four (4) due to decay, poor health or hazard potential and another 18 which would not be viable to be retained due to the proposed development under the Australian Standard, *AS4970-2009 Protection of trees on development sites* 2009. Tree removal at the site is predominantly restricted to a cluster situated between the Edgeworth David Avenue boundary tree line and the northern elevations of Buildings H, I, J and K (see Waitara School Site Plan). Relevant drawings should be referred to for the specific details of tree removal.

As detailed in Section 6.2.2.1, Heritage 21 is satisfied that the siting of the new building in its proposed location offers the maximum practicable preservation of the site's treescape. We also note that the management recommendations for the site, see the Site Inventory (Appendix II), emphasise that the identified heritage significance of the on-site trees is embodied by their collective appearance. Consequently, it is our assessment that the removal of a limited number of individual trees from the site is acceptable, from a heritage perspective, as it would overall, have a minimal impact on the site's verdancy and canopy. Additionally, the north-west section of the site, where the limited tree removal is proposed, would not become a denuded area. A representative array of existing species and mature trees would be retained in this section, especially along the Myra Street and Edgeworth David Avenue perimeters of the site. This would ensure the site, in this section, retains its distinctive tree-lined character as well as preserve the connectivity of on-site trees with adjoining and nearby street plantings.

In accordance with the management recommendations of the Site Inventory (Appendix II), new plantings are planned to the eastern side of the site, in the vicinity of the proposed Heritage Courtyard. These tree replacement works would help preserve the overriding value of the site – its collectively fine canopy and general leafiness. At this point, Heritage 21 has not studied a Planting Schedule and cannot comment on the appropriateness of proposed species selection for the new plantings. The following extract derives from the Site Inventory (Appendix II) and is provided for Council's consideration:

All trees have a finite life span and eventually senesce and die. This eventuality would require a removal and replacement strategy which should form a key component of any tree management plan. From a heritage perspective, the emphasis throughout the whole tree replacement process should be on planting to preserve, if possible, the outstanding canopy and general verdancy of the site. Risk, Council tree removal policies and procedures, as well

as community support must also be considered in attempting to decide at what stage of tree's life cycle removal and replacement is appropriate. All attempts should be made to use the same species, number of trees, and spacing as the original planting. Ideally, the replacement species should be limited to the species, varieties, or hybrids available at the particular period when the subject tree was initially planted. However, circumstances may dictate that an alternate species, variety or hybrid, which is better suited to the available growing environment, be selected.

On the whole, the proposal would have a neutral impact on the heritage value of the item. A relatively small number of culturally significant trees would be removed for essential reasons however, the integrity and intactness of the site's collective treescape would be preserved and augmented by the careful siting and design of the new building and additional plantings. In addition, it is our consideration that the new building, by evoking a contradistinctive relationship with the retained tree line present to the north-west boundaries of the site, would enhance the aesthetic value of the item. Hence, we are of the opinion that the proposal would not detrimentally diminish the identified heritage values of the site or threaten the long-term conservation of the tree group. We do however, urge that the following recommendations of the *Arboricultural Development Impact Assessment Report* are conditioned by Council for this proposal:

- 7.0 Pre-Constriction Tree Protection Measures;
- 8.0 Site Management Issues;
- 9.0 Tree Protection Measures During Construction; and
- 11.0 Compensatory Planting.

6.4 Impact on Wahroonga North HCA

6.4.1 Demolition of inter-war buildings

As discussed in Section 6.2.2.2, the proposal would entail the demolition of Building J and Building A, both of which have been assessed as being contributory items to the Wahroonga North HCA. While a prescription of Section 9.3.10(a) of the HDCP 2013 is that inter-war era buildings should not be demolished in the HCA, we consider the proposal pertaining to these two contributory items warranted and as having a minor impact on the historic and aesthetic value of the HCA as a whole.

The existing contribution offered by Buildings J and A to the Wahroonga North HCA is constrained by their location on its far northern perimeter. This peripheral positioning limits their visual presence within the conservation area; for instance, they are not in the immediate context of a consistent and/or numerous morphology of other inter-war buildings. Both buildings are largely subsumed by the strong landscape character of their encompassing site.

In summary, it is our contention that neither building makes a strong visual contribution to the Wahroonga North HCA or is a particularly fine or distinctive example of inter-war architecture. Because of their minimal contributory value, it is our assessment that the demolition of Building J and Building A would have a minimal and acceptable heritage impact on the HCA. The trade-off

afforded by the proposal in relation to these two buildings – i.e. allowing for the maximum possible retention of the on-site tree group and the unlocking of landscape and educational opportunities in the eastern section of the grounds – is also considered by Heritage 21 to outweigh any adverse impact their demolition would potentially have on the Wahroonga North HCA. We also note that the footprint of Building A would be interpreted in the new works through a landscaped feature labelled ‘Heritage Courtyard’. Refer to Section 7.3 of this report for further mitigation measures.

6.4.2 Impact of proposed new building

Clearly, the proportions of the four-storey new building are not commensurate with the overall existing scale of the Wahroonga North HCA; which in the Northern Precinct is characterised by single storey dwellings. Heritage 21, however, assesses the potential impact of this difference in scale on the HCA as acceptable for the following reasons:

- the proposed siting of the new building is at the greatest possible distance from the residential lined boundaries of the site, essentially to the far north-west corner of the HCA, which provides an acceptable transitional space and buffer zone between old and new elements and significantly reduces the potential of the larger building from dominating any of the surrounding HCA located properties as well as alleviating any abrupt change in the rhythm and scale of the surrounding streetscapes;
- the existing and proposed landscaping works at the site, including the heritage listed tree group, would soften and screen the new development from the perspective of bordering residential properties within the HCA and aid in the conservation of the wider leafy setting of the locality; and
- articulation strategies have been utilised to reduce the overall bulk of the new building (see 6.2.2.3).

Due to the above reasons, it is our consideration that the Northern Precinct of the HCA would still be able to be read, post-proposal, as a low-scale residential locality comprised of Federation, inter-war and post-war dwellings.

Significantly, the proposed design can hardly be considered a bold architectural expression. This contemporary neutrality however, is a conscious and appropriate response to the historic environment. The relative simplicity and reserved nature of the proposal would enable the identified character of the HCA to remain visually ascendant. Instead of a ruptured effect, the presence of the contemporary building, situated at the outer edge of the HCA, would highlight its historic layers and character, which in turn focuses viewers on the relationship between the old and the new in a strongly didactic way. In addition, the provision of a transitional space between the new building and existing structures within the HCA would encourage a contemplation of the locality’s pattern of development and provoke consideration of such issues as change and continuity and the natural succession of time. We consider the proposal to add another layer to the palimpsest of the HCA, which would enable users and observers to become aware – whether consciously or unconsciously – of the historical continuum in which they operate.

Although subdued in architectural character, the scale of the proposed building, its high-quality materiality and position in the north-west corner of the site in the vicinity of an intersection, would likely make it a landmark feature over time. However, the potentiality of the new building to become prominent within this space does not instinctively undermine the ability of the contributory items within the HCA, as well as the on-site tree group, from retaining their visual primacy. Heritage 21 is of the belief that the contradistinctive relationship which would emerge from the contrast of the old and new at the site and HCA would amplify character – and, hence, enhance the value – of the heritage item as well as inject a contemporary layer of sympathetic development into the locality which would fit in well with its diverse building stock and future character.

6.5 Impact on in the vicinity heritage items

As detailed in Section 1.3, several items of environmental heritage are situated in close proximity to the subject site. While redevelopment is proposed for the entire site, the most pertinent component of the new works for the nearby heritage items is the installation of the four-storey building in the north-west corner of the site. The siting of the new building in this area of the site would bring it within the visual catchment of “Brierdenance” (761), the Uniting Church (742) and the Street Trees of Myra Street (758) and Edgeworth David Avenue (475).

For the reasons detailed in Section 6.2.2.1, Heritage 21 is satisfied that the siting of the new building in the north-west corner of the site, while placing it within the visual catchment of several heritage items, is reasonable and would provide the best heritage outcome for the subject site, in the vicinity items and Wahroonga North HCA.

Furthermore, the potential impact of the new development on the heritage significance of the above-mentioned items has been minimised on several fronts.

The majority of existing trees which line the Myra Street and Edgeworth David Avenue perimeter of the site would be retained in the proposal. The continued presence of these trees would enable them to provide a visual buffer between the nearby heritage items and proposed building. In addition, nearby street trees and those situated to the southern edge of the Uniting Church site (see Figure 10) would contribute to landscape screening. The general leafiness of the site, surrounding heritage items and streetscapes would also play an active role in softening and shielding the proposed building from the field of view of in the vicinity heritage items. Heritage 21 recognises that an over dependence on existing landscape features as a mitigatory factors can be undermined by their intrinsic nature (for example, the relative ease with which they can be removed or die and not be replaced). However, as the majority of these tree plantings exist as listed landscape items and/or are located on listed sites the likelihood of their conservation in the short and long term is considered high.

The separation between the new building and the heritage items, provided by Myra Street and Edgeworth David Avenue, would also provide a transitional and separating space between proposed and extant features. A point which is reinforced by the moderate existing setbacks of “Brierdenance” and the Uniting Church from the street. In combination, such factors would enable

both these items to remain legible as independent places following the completion of the redevelopment.

Heritage 21 acknowledges that the erection of a large contemporary building to the north-west section of the site would likely create a new landmark feature. However, we stress that prominence in the streetscape should not be automatically equated with visual domination. It is our assessment that above mentioned streetscape factors (the transitional space provided by the road and setbacks of the nearby items), together with the siting of the new buildings and its continuation of setbacks would maintain an ample visual and physical curtilage between it and the nearby heritage items. The high design quality of the proposed building, articulated form, and its distinguishability as a contemporary addition to the locality also lessens its potential to visually compete with or overwhelm nearby heritage items.

The proposal would not impact upon the Street Tree items in either Myra Street or Edgeworth David Avenue. These heritage items would continue to underline, in conjunction with the largely maintained treescape of the site, the noted verdancy of the streetscapes.

Heritage 21 is also satisfied that primary views to and between “Brierdence”, the Uniting Church and the Street Tree items (475 and 758), from the public domain, would not be detrimentally impacted upon by the new works. Views from “Brierdence” to the subject site are already limited, due to an existing fence (see Figure 11) and, as such, would not be worsened by the proposed new construction. The existing sightline from the Uniting Church to the site’s tree group would be maintained, albeit with a new visual backdrop of the proposed building. This is considered as an acceptable impact as the on-site trees would still be visible and, as explained in Section 6.3, not overwhelmed by the new building.

Due to its location adjoining the south-east corner of the site, essentially at the greatest possible distance from the majority of the new works, it is not felt that the heritage value and views of the House item (746) would be adversely impacted.

The proposed work would not adversely affect the ability of members of the public and/or users of the nearby heritage items from being able to view the listed places and/or continue to appreciate their value.

6.6 Impact of proposal on cultural heritage significance

Heritage 21 finds that the proposed works would not diminish the established cultural value of the site, Wahroonga North HCA or in the vicinity heritage items. The character and visual contribution of the on-site tree group would remain largely unaltered, as would its use and visual primacy and relationship to surrounding streetscapes and the HCA. The relatively neutral but high-quality design of the proposal, which would be situated to the greatest possible distance from the residential core of the conservation area, would not dilute the significant built character or value of Northern Precinct of the Wahroonga North HCA detrimentally.

In addition, the new works are felt to be in line with the historic patterns of development at the site – which are generally defined as built responses to changing pedagogical approaches as well as student and staff requirements and numbers – and would not in no way impede the ability of members of the public to continue appreciating the historical nature and character of Waitara Public School.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The guidelines of the NSW OEH require the following aspects of the proposal to be summarised.⁸ This is based on the assessment of impact provided in Section 6.0 of this SoHI.

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of subject site, Wahroonga North HCA and heritage items in the vicinity:

- it would be a compatible development, continuing the historic use of the site as a primary school;
- it would retain the collective integrity and visual character of the on-site item, the tree group, and maintain its ability to operate as a perceptible component of the wider HCA;
- its design is site responsive and cognisant of the historic and natural environment;
- it would establish a satisfactory curtilage between new works and the on-site heritage item, the tree group, the HCA and nearby heritage items;
- it would not impact upon the historic subdivision and/or patterns of growth of the HCA;
- it would conserve principal views between the on-site heritage item, nearby items, and the HCA;
- its landscaping works and adaption of Building A would augment the already noted aesthetic setting of the site and HCA, enhancing natural properties as well as amenity;
- the provision of new tree plantings;
- the public would still be able to fully appreciate the on-site tree group, HCA and nearby heritage items; and
- the identified cultural heritage value of the on-site item, nearby items, and HCA would not be diminished.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

A relatively small number of culturally significant trees would be removed by the proposal. As outlined in Section 6.3, Heritage 21 is satisfied that this limited degree of tree removal is warranted and would not have an adverse impact on the heritage value of the site. We again state that the recommendations of the *Arboricultural Development Impact Assessment Report* be conditioned by Council.

⁸ NSW OEH, *Statements of Heritage Impact*, p.2.

The proposal would also necessitate the demolition of Buildings J and A, which have been assessed as being contributory items to the Wahroonga North HCA. While Heritage 21 assesses the impact of this change to be acceptable and not to diminish the heritage value of the HCA in any measurable sense and notes that mitigations efforts have already been incorporated within the proposal (see Section 6.4), we have supplied further recommendations in Section 7.3 below.

7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was engaged by GHD Woodhead Architects, on behalf of their clients, prior to the issuing of this report to provide an analysis of heritage issues as well as detailed design advice. Over a lengthy design period, feedback was provided by Heritage 21 on multiple occasions and proposals altered accordingly. Although alternative planning arrangements for the site were discussed, none of those considered – to our knowledge – were more sympathetic than the current DA proposal.

7.2 General Conclusion

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would have an overly neutral impact on the heritage significance of the subject site, Wahroonga North HCA, and heritage items in the vicinity. In addition, certain components of the proposal would enhance the contribution of the site to the HCA (new tree plantings, high-quality design of infill building, general landscaping). It is our assessment that the proposal, in its entirety, is supportable on heritage grounds.

7.3 Mitigation Measures

Heritage 21 offers the following supplementary mitigation strategies for the consideration by Council:

Interpretation Plan

An Interpretation Plan should be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction but for interactive engagement between a site and the community.

Salvageable Materials

As part of any future heritage interpretation for the site, Heritage 21 would strongly encourage the adaptive reuse of any salvageable materials from Buildings A & J. This could include bricks, fenestration, signage, and other items of moveable or non-moveable heritage.

Photographic Archival Recoding

A Photographic Archival Recording (PAR) of Building J and A should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The recording shall be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) prepared by the NSW OEH and copies should be retained in relevant and accessible repositories.

8.0 SOURCES

- Australia ICOMOS, 'The Burra Charter: The Australia ICOMOS Charter for places of Cultural Significance', *Australia ICOMOS*, 2013, <<http://australia.icomos.org/publications/charters/rces/heritagebranch/heritage/hmstatementsofhi.pdf>>.
- .idcommunity, 'Community profile: Wahroonga', accessed 14.08.17, <<http://profile.id.com.au/hornsby/about?WebID=260>>.
- NSW Office of Environment and Heritage (OEH), 'Brierdene', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780346>>.
- , 'Uniting Church', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780347>>.
- , 'House', *Heritage places and items*, n.d., accessed 15.08.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780343>>.
- , 'Search for heritage: Grounds of Waitara Public School', updated 09.07.01, accessed 14.07.17, <<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1780634>>;
- , *Statement of Heritage Impacts*, n.d., accessed 12.06.17, <chrome-extension://oemmnndcbldboiebfnladdacbdmfmadm/http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>.

APPENDIX I

DEPARTMENT OF EDUCATION		SHI Number 4640426
SCHOOL HERITAGE		
Item Name: Waitara Public School		
Location: Edgeworth David Avenue, Wahroonga [Hornsby]		
Address: Edgeworth David Avenue	Planning: Sydney North	
Suburb / Nearest Town: Wahroonga 2077	Historic Region: Sydney	
Local Govt Area: Hornsby	Parish: South Colah	
State: NSW	County: Cumberland	
Other/Former Names:		
Area/Group/Complex:	Group ID:	
Aboriginal Area:		
Curtilage/Boundary:		
Item Type: Landscape	Group: Landscape - Cultural	Category: Historic Landscape
Owner: Department of Education and Training		
Admin Codes: 3334	Code 2: 531	Code 3: 318
Current Use:		
Former Uses:		
Assessed Significance:	Endorsed Significance:	
Statement of Significance:	Busy arterial road conserving group of old indigenous trees and characteristic period old planting of Brush Box (at western end) from the 1950's. Of local significance.	
Historical Notes or Provenance:		
Themes:		
Designer:		
Maker / Builder:		
Year Started:	Year Completed:	Circa: No
Physical Description:		
Physical Condition:		
Modification Dates:		
Recommended Management:	A landscape management plan should be prepared for the grounds. A curtilage zone should be established for each tree. This would generally extend to 3 metres outside the drip line. All future work within the curtilage should be assessed by an arborist.	
Pruning (to control size, improve shape, flowering or fruiting and the removal of diseased,		
DEC S170 HERITAGE AND CONSERVATION REGISTER		
Date: 20/01/2017	Full Report with Images	Page 1
This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.		

DEPARTMENT OF EDUCATION

SHI Number

4640426

SCHOOL HERITAGEItem Name: **Waitara Public School**Location: **Edgeworth David Avenue, Wahroonga [Hornsby]**

dead or dangerous material), not exceeding 10% of the canopy of a tree within a period of two years does not need an approval or assessment of heritage impact. Any other change to significant plantings and landscaping on the site should be referred to an arborist and a heritage impact assessment prepared

Management:**Further Comments:**

Criteria a)

Criteria b)

Criteria c)

Criteria d)

Criteria e)

Criteria f)

Criteria g)

Integrity / Intactness:**References:**

Studies:

Parcels:

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Recommendations:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:

Date First Entered: 01/05/2008

Date Updated: 18/11/2016

Status: Basic

DEC S170 HERITAGE AND CONSERVATION REGISTER

Date: 20/01/2017

Full Report with Images

Page 2

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.

APPENDIX II

ITEM DETAILS						
Name of Item	Waitara Public School (Primary School) – Tree group					
Other Name/s Former Name/s	1927 – Waitara Infants' School 1937 – Waitara Primary School					
Item type (if known)	Landscape item					
Item group (if known)	Education – Landscape-cultural					
Item category (if known)	School – State (public)					
Area, Group, or Collection Name	N/A					
Street number	68					
Street name	Edgeworth David Avenue					
Suburb/town	Wahroonga				Postcode	2076
Local Government Area/s	Hornsby Council Local Government Area					
Property description	Lot A, DP 309739; Lots 11-13 DP 17375; and Lot 1, DP 333142					
Location - Lat/long	Latitude	33°42'28.7"S		Longitude	151°06'41.6"E	
Location - AMG (if no street address)	Zone	N/A	Easting	N/A	Northing	N/A
Owner	NSW Department of Education					
Current use	Primary School					
Former Use	Infants' School (1927-1937) Primary School (1937 -)					
Statement of significance	The trees at Waitara Public School have historical, aesthetic and social significance at the local level. In operation from 1927, Waitara Public School is important as one of the earliest sites of public education in the Hornsby district. Its establishment and development as a school is a significant marker of the consolidation of the wider area (Waitara and Wahroonga) from rural periphery to dormitory suburbs during the inter-war period. The grounds of the site host an array of fine and mature trees, many of which have reached a considerable size and outstanding form and evoke a powerful sense of place. While these trees are dispersed across the site, the density of the treescape is highest in the north-east corner, south-west quadrant, and to the Edgeworth David Avenue and Myra Street boundaries of the grounds. In the main, it is these areas of the site which create an ad hoc natural composition strongly associated with the picturesque and scenes of natural beauty. The leafiness of the site makes a strong visual contribution to the character of the wider area, a value amplified by the site's corner position. The trees are a mixture of remnant and regrowth indigenous species and typical inter-war and post-war plantings. They embody historical significance for their long association with Waitara Public School and the local area. As an early and ongoing community resource with great visual appeal, the site makes an important contribution to the character of the surrounding area as perceived by the local community. It is					

	probable that the community of the site's users, for instance current and past students, parents and staff, hold a strong attachment to the site. It is conceivable that this attachment focuses on the notable and distinctive treescape. Further research into the social significance of the site's treescape is needed, however, to comprehensively outline its social value.	
Level of Significance	State ☐	Local ☒

DESCRIPTION	
Designer	1926-27 – Architect's Branch, Education (1925-1927, now NSW Department of Education, 2015 -) 1939 – Government Architect Post-war developments – unknown
Builder/ maker	1926/27 – De B.F. Carden 1939 – A.B. Anderson Post-war developments – unknown
Physical Description	The following discussion of on-site buildings, structures and trees should be read in conjunction with the Waitara School Site Plan (2017) and most recent Arborist Report. <i>Built</i> Building J, situated in the north-west corner of the site at a small setback from the Edgeworth David Avenue boundary, is the site's original schoolhouse, constructed in 1927. It is a single-storey, timber weatherboard building, set on brick supports which are enclosed by timber lattice, and surmounted by a tiled gable roof. While Building J has a moderate degree of historical and architectural significance as an example of an inter-war educational edifice and as the site's original schoolhouse, it is not assessed as attaining the threshold for individual listing (Criterion A or C). It should be considered a contributing building to the inter-war layer of the Wahroonga North Heritage Conservation Area, within which the site is situated. Building A, located in the north-east quadrant of the school at a moderate setback from the Edgeworth David Avenue boundary, was constructed in 1939 as the site's primary schoolhouse. It is a single-storey, face brick building, surmounted by a tiled hip roof. The original main entrance, which addresses Edgeworth David Avenue, projects forward of the core building and comprises a separate tiled hip roof, which sits below the main roofline. The words 'Waitara Public School 1939' are attached to the brick work above this entrance. While Building A has a moderate degree of historical and architectural significance as an example of an austere late-1930s schoolhouse, it is not assessed as attaining the threshold for individual listing (Criterion A or C). In similar fashion to Building J, it should be considered a contributing building to the inter-war layer of the Wahroonga North Heritage Conservation Area. The site also contains several other post-war and late twentieth century buildings, including a Library (Building E), Hall (c.1985, Building F) and a more recently erected two-storey face brick classroom building (Building H), as well as approximately fifteen modern demountables. These buildings are assessed as having little individual heritage significance and, in the case of the post-war structures - due to their siting in the interior of the site – do not make a prominent contribution to the streetscape of the Wahroonga North Heritage Conservation Area. The site also contains a number of hard and soft landscaping areas, specifically asphalt zones in and around various school buildings, natural grass areas in the north-west sector of the site, and a synthetic grass oval in its south-east sector. These areas are assessed as having no heritage significance. <i>Landscape</i> The grounds of the site encompass approximately 225 trees. The majority of these trees are mature. The main species include: Smooth-barked Apple Myrtle (<i>Angophora costata</i>), Queensland Box (<i>Lophostemon confertus</i>), Red Mahogany (<i>Eucalyptus resinifera</i>), Turpentine (<i>Syncarpia glomulifera</i>), and Sydney Blue Gum (<i>Eucalyptus saligna</i>). The most recent Tree Assessment Report should be referred to for a complete inventory of tree species present on site. Collectively, the site's treescape is assessed as having high heritage significance and, as the listed item on the site, attain the threshold for criteria A (historical significance), C (aesthetic significance), and D (social significance). Significant stands of trees are located in the following locations: along the western and northern boundaries of Myra Street and Edgeworth David Avenue; in the north-east corner of the site; in the vicinity of the Highlands Avenue entry at the south of the site; and in the south-east corner of the site. Smaller stands of trees are also scattered within the site, between buildings and around dedicated

	play areas. Indigenous species of tree, while present across the site, are particularly concentrated in the north-east corner.					
Physical condition and Archaeological potential	Overall, the buildings appear to be well-maintained and in good physical condition, outside general wear and tear. Evidence of timber decay is noted. Periodic arborist assessments are carried out on site. These reports should be referred to for a detailed and up-to-date understanding of the health of individual trees. The following archaeology summary derives from the Aboriginal Heritage Due Diligence Assessment Waitara Public (July 2017) produced by Cultural Heritage Connections Pty Ltd: <i>No known sites are recorded within the study area boundaries. No Aboriginal objects were located during the site inspection. No trees with the potential for cultural scars were located within the study area. The site inspection revealed a disturbed landscape. The area would have been within an upper slope landform over 500 metres from the nearest water source and therefore unlikely to be a favoured location for camping. Decades of use as a school have resulted in disturbance to and removal of natural A horizon soils. It is assessed that there is low potential for Aboriginal objects to be present on the surface or sub-surface within the study area.</i>					
Construction years	Start year	1927	Finish year	-	Circa	☐
Modifications and dates	1923 – 20-acre (0.8 hectare) site purchased from the Horderns by the Education Department 1926/27 – Infants' schoolhouse is constructed 1933 – Land purchased along Myra Street 1935 – Land purchased in 1933 was exchanged for land fronting Edgeworth David Avenue which brought the site to its current size, c.4-acres (1.6 hectares) 1939 – Primary schoolhouse constructed 1950s/1960s – Portable timber weatherboard and brick classrooms constructed 1955 – Wooden trusses hall constructed, demolished in 1983, replaced by existing hall 1985 c.2000s – Double-storey schoolhouse constructed, modern demountables erected					
Further comments						

HISTORY

Historical notes

Local History

The traditional owners of the Hornsby Shire district are the Guringai and Dharug people. Many Indigenous people believe that they have occupied Australia since time immemorial (Karskens, 2009, p.25). Currently, archaeological evidence places their occupation of the Hornsby Plateau to between 15,000 and 20,000 years prior to British colonisation (GML, 2005, p.5).

Pre-contact Indigenous society in the Sydney Basin was complex and sophisticated. It revolved around efficient resource management, cyclical occupation and an intimate knowledge of the land. British settlement posed a profound challenge to this traditional lifestyle. Despite instances of cross-cultural interaction and co-existence, contact between the Guringai and Dharug and Europeans in the Hornsby Region was often violent (Hornsby Shire Council, n.d., para.4). By the 1830s, encroaching settlement, in combination with conflict and introduced disease, had severely eroded traditional Indigenous society and culture across the district (GML, 2005, p.5). Although as recent research has established (Irish, 2017) Aboriginal people did not simply disappear from the post-contact landscape. For Indigenous people, the Hornsby region remains imbued with cultural and spiritual connections and significance. The suburb name 'Wahroonga', within which the site is located, appears to have been derived from a local Indigenous phrase for 'our home' (Rowland, 2008, para.1).

European colonisation initially made slow inroads across the Hornsby Plateau. The distance of the region from the harbour and its rugged, heavily wooded terrain were not conducive factors to closer settlement. Until the mid-nineteenth century, the area was sparsely populated and predominantly hosted convict and private timber-getters. In the wake of commercial land clearing, rural uses intensified. By the 1860s the district's orchard and dairy industries had been joined by upper-class retreats, and Victorian villas dotted the landscape (Metzke, 2004).

The semi-rural, sparsely populated character of Hornsby underwent a pivotal shift in the lead up to, and immediate aftermath of, the construction of the North Shore railway line, completed in 1890. Large private estates and agricultural holdings were progressively broken up to cater for new middle-class occupants who desired to leave the congested, 'unhealthy' older suburbs of Sydney's inner city. Over the early twentieth century, several residential suburbs of a distinctive bourgeois character consolidated in the region (Rowland, 2008, para.3). Residential and commercial infilling, increasingly of a medium-to-high density, has continued over the twentieth- and twenty-first centuries (GML, 2005, p.5).

Site History

In contrast to the common trend of residential subdivision experienced by private estates in the Hornsby region from the late nineteenth century, the Highlands Estate – within which the future site of Waitara Public School lay – remained largely intact until the 1930s. The Highlands Estate, some 24 acres (9.7 hectares) in size, was situated between Junction Road (renamed Edgeworth David Avenue, c.1938), Myra Street, and Bundarra Avenue. It had been purchased in 1892 by Alfred James Horden (1859-1932), scion of a prominent Sydney retailing and merchant dynasty.

At the time of its purchase by Horden, the land encompassing the Estate was predominantly covered by bush and scrub, likely a mixture of post-logging regrowth as well as remnant Blue Gum High Forest (GML, 2005, p.7; Karskens, 2009, p.24). Clearing began in 1893 in the southern reaches of the Estate (away from the future Waitara Public School site). A fine house, named 'Highlands' and designed in the American 'Shingle Style' by then leading Sydney architect John Horbury Hunt (1838-1904), was constructed for Alfred and his wife Caroline (1870-1938) (Office of Environment & Heritage, 2006). This house, once the epicentre of the Estate, exists today no. 9 Highlands Avenue.

The Highlands Estate remained essentially whole until Alfred's death in 1932, which triggered a series of residential subdivisions, the establishment of the street, Highlands Avenue (1938), and progressive residential development, with infilling continuing into the 1950s (GML, 2005). However, prior to this concentrated period of subdivision, the Horderns – perhaps motivated by vocal demands for a local public school for the growing district (Roberts et al, 1987, p.5) – had agreed to sell a 2-acre (0.8 hectares) portion of their estate to the Education Department in 1923 for £1250 (GML, 2005, p.7).

	Despite the apparent urgency with which the local community viewed the establishment of a school (Roberts et al, 1987, p.5), development was delayed until 1926. Initial works and facilities were basic. Builder De B.F. Carden of Roseville, the successful recipient of the Department's tender, constructed a timber weatherboard schoolhouse - comprising three-classrooms, a staffroom and veranda – facing what was then known as Junction Road (Building J). The design of the schoolhouse was provided by the Architect's Branch of the Education Department. Associated educational infrastructure, 'weather sheds', and a toilet block were also erected near the southern boundary of the site. The school was in operation as an Infants' School. Electric lights and a sewerage connection were provided in 1928 (Roberts, et al, 1987, p.5). Aerial photographs from the 1930s indicate that the grounds of the original school site were largely cleared of trees, except along the boundaries of Myra Street and (at that point) Junction Road. These trees were likely preserved for aesthetic and practical reasons, such as shielding the pupils the disturbances of the surrounding roads. Following the death of three students – Henry Molesworth and James Beveridge in 1927 and Nellie Bower, 1933 – a Memorial Garden and stone bird bath was established at the centre of the site. Stone had been donated by Hornsby (then Shire) Council, with the stonework completed by Nellie's father. The bird bath was relocated to its present site (north-east corner) to make way for additional buildings in the 1940s (Roberts et al, 1987, p.7). In order to deal with overcrowding, a recurring trigger for development at the site (Roberts et al, 1987), additional land was purchased along Myra Street during the 1933 Highlands Estate subdivision. This was exchanged in 1935 for land fronting Edgeworth David Avenue, an expansion which brought the site to its current size, roughly 4 acres (1.6 hectares) (GML, 2005, 7). A portable classroom, 'from Naremburn', was installed in 1935 (Roberts et al, 1987, p.8). Its growing student body saw the site reclassified as a Primary School in 1937 (Roberts et al, 1987, p.8). To cater for the primary students, a new brick schoolhouse (Building A) was erected in the acquired portion of the enlarged site. Construction was carried out over 1939 by A.B. Anderson from drawings provided by the Government Architect, for a cost £5975. The new schoolhouse comprised four classrooms, a library, headmaster's office and a 'hatroom' (Roberts et al, 1987, p.7). At the same time, new 'weathersheds', washrooms and a toilet block were also built. Research has unearthed little information concerning the intent – if any – of the site's abundant tree plantings. The planting periods, however, are somewhat discernible. During the initial establishment of the school in 1927, many of the indigenous trees bordering the site were retained. Following this – and likely in connection with the built expansion of the school in the late 1930s – a sizable stand of mature indigenous trees, including Sydney Blue Gum, Red Mahogany, Turpentine and Smooth-barked Apple Myrtle, in the north-east corner of the site were also retained. Over the 1940s and 1950s, an extensive tree planting effort of Queensland Brush Box, various species of Cypressess and Camphor Laurels – common species within post-war planting schemes in Sydney – was implemented. This date range is based upon the findings of arborists and a note within the site's bicentennial history that planted trees had matured by the mid-1970s (Roberts et al, 1987, p.25). It is also possible that some of the existing trees were planted during the mid-1980s, following building activities at the site (Roberts et al, 1987, p.27). While currently unknown, it would seem probable that school beautification efforts as well as practical factors, such as mollifying traffic noise, were the prime drivers of these landscaping efforts. In the post-war period, further buildings were constructed at the site to cope with a drastic rise in student numbers. Portable timber classrooms were provided on multiple occasions in the 1950s by the Department and in c.1963 several brick classrooms were also added. At least two new rooms appear to have been added to the primary schoolhouse (Building A) during the 1960s, a period which also witnessed the increasing asphaltting of the school grounds and the establishment of dedicated play areas with related equipment (Roberts et al, 1987, pp.22-23). In 1955, a wooden trusses hall, designed by local architect Alan K. Eedy, was constructed (at the site of the current hall) by builder G.J. Harwood. This hall represented a significant achievement for the school community, as it had covered half its costs through P & C Association fundraising efforts.
--	---

	Damage caused by white ants led to its demolition in 1983, with the existing hall constructed its place and functioning by mid-1985 (Roberts et al, 1987, p.19). Several modern demountables, together with a double-storey brick building (Building H), have been added to the site in the recent past.
--	--

THEMES	
National historical theme	1. Tracing the natural evolution of Australia 4. Building settlements, towns and cities 6. Educating
State historical theme	Environment – naturally evolved Towns, suburbs and villages Education

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The site, in operation from 1927, is important as one of the earliest public primary schools in the Hornsby district. It has a long association with the Waitara and Wahroonga localities, contributing a significant civic layer to their early twentieth century emergence as residential suburbs. The evolution of the site – its development out of a grand late Victorian estate; establishment as a public school through community advocacy and governmental involvement in education; progressive development in reaction to an expanding regional population; and tree retention/planting efforts – illustrates both change and continuity across the Hornsby district. The retention of remnant and regrowth indigenous trees and planting programs - most likely a series of deliberate efforts - instigated across the school grounds during the post-war period, provide evidence of landscaping and beautification efforts at an educational site. The majority of existing trees exhibit a long association with the site and local area, their origins ranging from likely the pre-contact and/or colonial period and a concentrated planting phase between the 1940s and 1950s.
Historical association significance SHR criteria (b)	There is no known significant human occupation or any event, person or group of importance which used the site or was associated with it since its construction. Accordingly, the site does not attain the requisite standard of significance under this criterion.
Aesthetic significance SHR criteria (c)	The landscaping elements of the site, specifically its mature trees and thick canopy spread, create an ad hoc composition of elements with a strong visual and evocative impact. The array of tree species, differing stages of maturity, individual peculiarity, and concentrations across the grounds of the site, function to form a complexity of natural composition and natural texture associated with the picturesque. In combination with its corner position, this treescape gives the site landmark qualities and makes an important aesthetic contribution to the local area.
Social significance SHR criteria (d)	While the item is likely valued by the local community for reasons of amenity – a factor which does not contribute to this criterion – it is also plausible that it is valued as an enduring educational resource and an important contributor to the leafy character associated with Waitara and Wahroonga. Generations of students, staff and parents – a community of users – may have a strong attachment with the site, for instance as a place of personal development, education, and/or employment. It would seem likely that the social value of the site would concentrate on its most memorable tangible element, its treescape. However, in determine the extent to which site satisfies this criterion – i.e. evidence of demonstrated attachment – a community research/assessment study would be required.
Technical/Research significance SHR criteria (e)	There is no evidence to suggest that the tree group has the potential to contain information not available in other sources. Accordingly, the item does not attain the requisite standard of significance under this criterion.
Rarity SHR criteria (f)	While the site contains an outstanding example of a tree group, it is not unique to the Sydney metropolitan region. Other primary school sites on the Upper North Shore also exhibit impressive treescapes. Accordingly, the item does not attain the requisite standard of significance under this criterion.
Representativeness SHR criteria (g)	The site is assessed as a particularly fine representative example of school landscaping works, which are held in high esteem by its users and local community.
Integrity	The trees group, comprising of a mixture of remnant and regrowth indigenous species as well as post-war cultural plantings, exhibit a high degree of integrity with the majority being maturing or mature examples.

HERITAGE LISTINGS

Heritage listing/s	<i>Hornsby Local Environmental Plan 2013</i> Waitara Public School – grounds (excluding buildings) Item number - 760
	Department of Education s.170 Register Waitara Public School Item Number - 4640426
	Item situated within the Wahoonga North Heritage Conservation Area, listed under the <i>Hornsby Local Environmental Plan 2013</i> Item number – C8

INFORMATION SOURCES**Include conservation and/or management plans and other heritage studies.**

Type	Author/Client	Title	Year	Repository
Heritage Review	Godden Mackay Logan: Heritage Consultants	<i>Wahroonga (North) Heritage Conservation Area Review: Final Report</i>	July 2005	Hornsby Shire Council
Online	Hornsby Shire Council	'Aboriginal Heritage'	n/d	Hornsby Shire Council
Publication	Grace Karskens	<i>The Colony: A History of Early Sydney</i>	2009	Allen & Unwin
Publication	Mari Metzke	<i>Pictorial History Hornsby Shire</i>	2004	Kingsclear Books
Online	NSW Office of Environment and Heritage	'Highlands'	2006	Heritage Database
Publication	Elizabeth Roberts, Chei Harkess and Mari Metzke	<i>The History of Waitara Public School, 1927-1987</i>	1987	Waitara Public School
Online	Joan Rowland	'Hornsby'	2008	<i>The Dictionary of Sydney</i>
Report	Vanessa Hardy	Aboriginal Heritage Due Diligence Assessment Waitara Public School, 48-58 Myra Street, Wahroonga, NSW	2017	Cultural Heritage Connections Pty Ltd

RECOMMENDATIONS

Recommendations	In general, the identified heritage values of Waitara Public School should be managed in accordance with best practice conservation principles offered by <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013</i> and pertinent documentation produced by the NSW Office of Environment and Heritage. Any work at the site which carries the potential to impact upon identified heritage values should entail the preparation of a Heritage Impact Statement. The established heritage values of the site require management efforts to focus on the conservation of the on-site landscape items, a large and dispersed group of culturally significant trees. It should be noted, however, that specific aboriginal terminology and advice is beyond the scope of these recommendations. As consequence, before any new work which could impact the tree group is considered or engaged in, the guidance of a qualified arborist should be sought. Arborists can play a chief role in the conservation of mature trees by providing stable growing conditions, identifying routine and remedial treatments, as well as considering the ability of a tree to react to such treatments. The preparation and implementation of a tree management plan to conserve both their heritage and natural significance in the long-term is recommended.
------------------------	---

	It is important to note that the identified heritage values of the tree group are embodied in their collective appearance, rather than in any one individual tree. As a consequence, while the retention of existing on-site trees is stressed, the removal of a limited number of individual trees can be considered if the impact on the overall verdancy and canopy of the site is assessed as minimal. Long-term preventative maintenance should underpin the conservation approach employed for the on-site tree group. The aim should be to develop and maintain a stable physical tree structure and growing environment in order to avoid individual trees entering into a mortality spiral or death from acute causes. Strategies to achieve this goal could involve the adoption of a schedule of conservation works or cyclical maintenance plan, encompassing such strategies as periodic minor and/or target pruning (to avoid excessive thinning and wounding), weeding, mulching, fertilising, and irrigation efforts. All trees have a finite life span and eventually senesce and die. This eventuality would require a removal and replacement strategy which should form a key component of any tree management plan. From a heritage perspective, the emphasis throughout the whole tree replacement process should be on planting to preserve, if possible, the outstanding canopy and general verdancy of the site. Risk, Council tree removal policies and procedures, as well as community support must also be considered in attempting to decide at what stage of tree's life cycle removal and replacement is appropriate. All attempts should be made to use the same species, number of trees, and spacing as the original planting. Ideally, the replacement species should be limited to the species, varieties, or hybrids available at the particular period when the subject tree was initially planted. However, circumstances may dictate that an alternate species, variety or hybrid, which is better suited to the available growing environment, be selected. New built forms at the site should be compatible with its landscape character. Strong consideration must be given to the provision of an adequate curtilage between new developments and the tree group. Furthermore, it is vital that new works should not overly detract from the largely tree-based sense of place associated with the site. New built structures should avoid obscuring sight lines and vistas to the on-site treescape which are available from Myra Street, Edgeworth David Avenue, and Highlands Avenue. Extreme care should be expended to avoid or minimise disturbance to either the root zone (e.g. during excavation) and canopy of the tree group both before, during, and after new work. The advice of an arborist should be sought to establish a Tree Protection Zone (TPZ) around each on-site tree in order to regulate such matters as the construction of buildings and fences, paving, etc. which may impact on the health, appearance, or conservation of the tree group. Compaction and/or hard paving of a tree's root zone should also be avoided or minimised. Semi-permeable or permeable paving material should be considered if such an action is considered warranted.
--	--

SOURCE OF THIS INFORMATION			
Name of study or report	N/A	Year of study or report	N/A
Item number in study or report	N/A		
Author of study or report	N/A		
Inspected by	Heritage 21		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Heritage 21	Date	June 2017

IMAGES - 1 per page

Image caption	Significant stand of remnant indigenous trees, north-east corner of grounds				
Image year	2017	Image by	Heritage 21	Image copyright holder	Heritage 21



IMAGES - 1 per page

Image caption	Significant stand of indigenous and cultural planting, north-west quadrant of the site, viewed across the Edgeworth David Avenue and Myra Street intersection				
Image year	2017	Image by	Heritage 21	Image copyright holder	Heritage 21



IMAGES - 1 per page

Image caption	On-site treescape, facing approximately south-east				
Image year	2017	Image by	Heritage 21	Image copyright holder	Heritage 21



IMAGES - 1 per page

Image caption	North elevation, previous primary schoolhouse (Building A), constructed in 1939				
Image year	2017	Image by	Heritage 21	Image copyright holder	Heritage 21



IMAGES - 1 per page

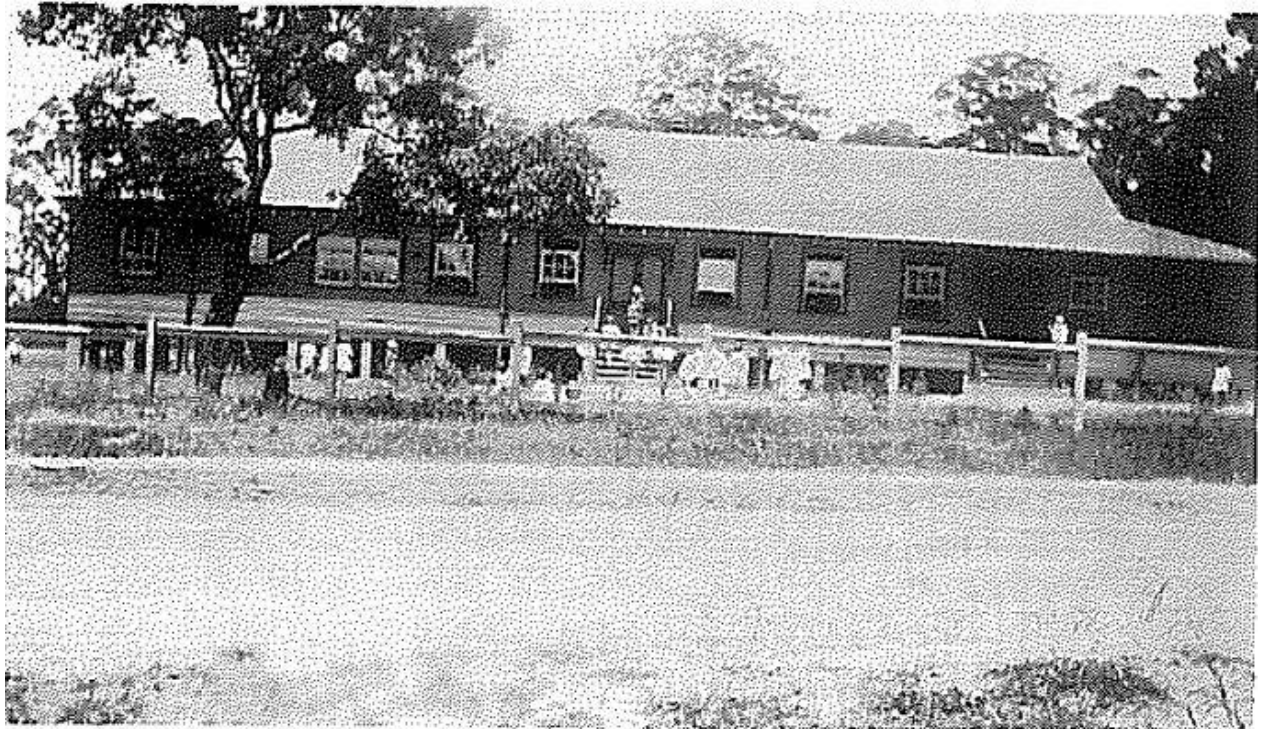
Image caption	East elevation, primary schoolhouse (Building A), constructed in 1939				
Image year	2017	Image by	GHD Woodhead	Image copyright holder	GHD Woodhead



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Photograph of original schoolhouse (Building J)				
Image year	1927	Image by	Unknown	Image copyright holder	Roberts et al, 1987



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Northern elevation of previous infants' schoolhouse (Building J), constructed in 1927				
Image year	2017	Image by	Unknown	Image copyright holder	Roberts et al, 1987



IMAGES - 1 per page

Image caption	Aerial photograph showing the original school site (top left) and the undeveloped/developed proportions of the Highlands Estate.				
Image year	1930	Image by	Unknown	Image copyright holder	Hornsby Shire Council



IMAGES - 1 per page

Image caption	Aerial photograph of the site showing its post-1935 expansion and new primary schoolhouse (1939)				
Image year	1943	Image by	Sixmaps	Image copyright holder	Sixmaps

