

# **DEMOLITION REPORT**

## **CRANBROOK SCHOOL: WAR MEMORIAL HALL AND MANSFIELD BUILDING**

10 APRIL 2018  
SH1179  
PREPARED FOR BUILDCORP

**URBIS**

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# EXECUTIVE SUMMARY

Urbis has been engaged by Buildcorp to prepare the following Demolition Report for the War Memorial Hall and Mansfield Building that are located at Cranbrook School, 5 Victoria Road, Bellevue Hill. The proposed demolition of these buildings would be part of a State Significant Development Application (SSDA) at the Cranbrook School. Though not a requirement of the SSDA process, this demolition report has been prepared in accordance with the policies of Woollahra Council. This report should be consulted alongside the Heritage Impact Statement prepared for the proposed development.

The Cranbrook School is listed as an item of environmental heritage under Schedule 5 of the Woollahra Local Environment Plan 2014. The Conservation Management Plan prepared for the Cranbrook School site by City Plan Heritage, dated June 2010, identifies the War Memorial Hall and Mansfield Buildings as buildings of moderate significance. The War Memorial Hall and the Mansfield Building have little heritage significance but contribute to the overall heritage significance of Cranbrook.

The War Memorial Hall is a post-war institutional building that was constructed to serve as the cultural centre of the school and named to honour those of the Cranbrook community who served in the Second World War. The building houses moveable heritage objects that have social significance to the Cranbrook School community. The building is a face brick construction ranging in height from one to two storeys.

The Mansfield Building was constructed in the mid-twentieth century, in a post-war architectural style. The building is a face brick construction with multi-paned glazing providing a vertical emphasis. The building is named after John Mansfield who was a Cranbrook alumnus and the architect of a number of buildings located on the site.

An assessment of the significance of the two buildings has determined that the buildings do not have individual local or state significance. The proposed demolition of these buildings is recommended for approval.

# 1. INTRODUCTION

## 1.1. BACKGROUND AND PROPOSAL

Urbis has been engaged by Buildcorp to prepare the following Demolition Report for the demolition of the War Memorial Hall and Mansfield Building located on the grounds of Cranbrook School, Bellevue Hill. The address of Cranbrook School is 5 Victoria Road, Bellevue Hill.

The entire site of Cranbrook School is individually listed as an item of environmental heritage under Schedule 5 of the Woollahra Local Environment Plan (LEP) 2014. The full LEP listing relates to the following:

- Buildings known as
  - Cranbrook;
  - Harvey House;
  - Perkins Building (junior school);
  - Sick Bay;
  - Headmasters' House; and
  - Rotunda (sports pavilion).
- Landscape elements identified as:
  - the two-storey sandstone building (formerly gatehouse);
  - sandstone retaining wall with balustrade and stairway on north-west terrace of Cranbrook;
  - gates, gateposts, bollards and stone retaining wall to Victoria Rd;
  - sandstone fence and retaining wall to New South Head Rd; and
  - four sets of sandstone gateposts with iron gates to New South Head Rd.
- Plantings identified as:
  - Two Hoop Pines;
  - Three Norfolk Island Pines;
  - A Kauri Pine;
  - A Black Booyong;
  - A Port Jackson Fig; and
  - A Chilean Wine Palm.

The buildings which this report pertains to are the War Memorial Hall and the Mansfield Building. These buildings are not specified on the LEP listing. Furthermore, the Conservation Management Plan prepared for the site by City Plan Heritage, dated June 2010, has assessed these buildings to have moderate significance to the Cranbrook School site.

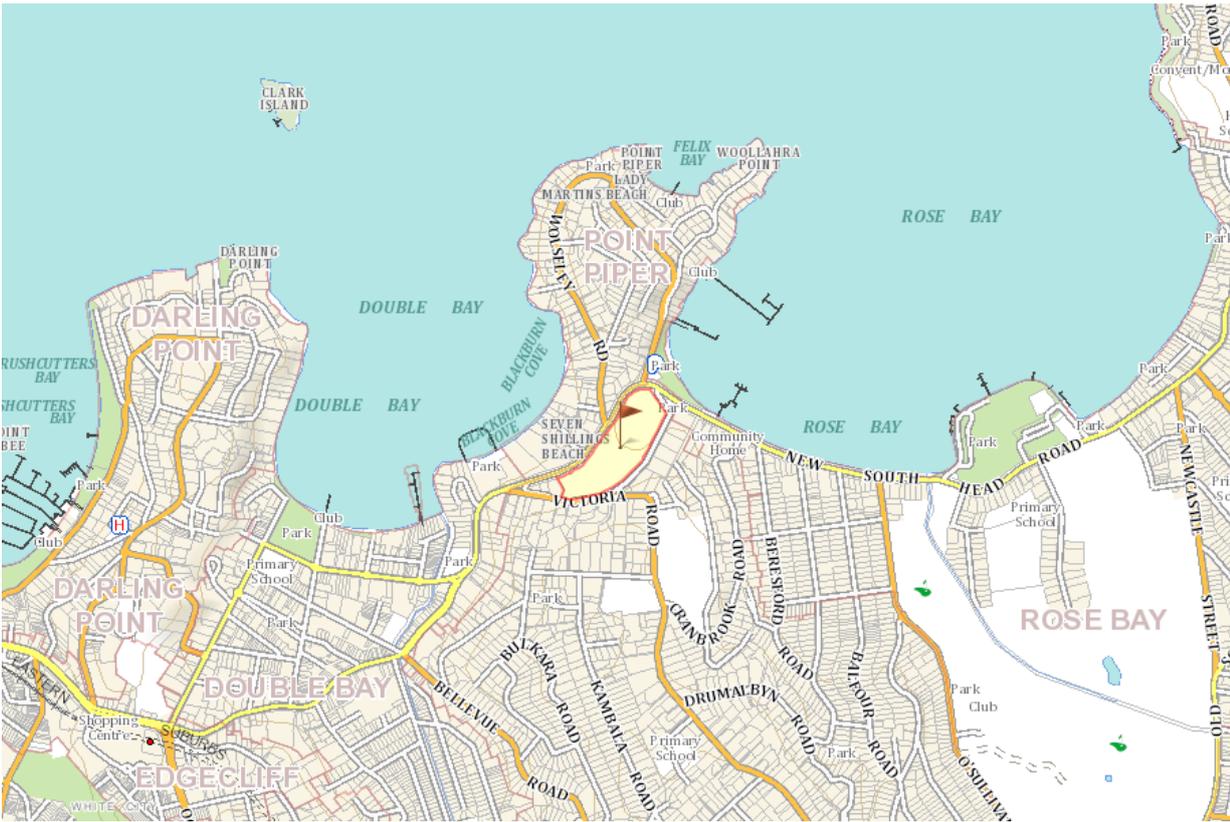
The proposal is to demolish the War Memorial Hall and the Mansfield Building, in order to construct the New Memorial Hall teaching facility.

## 1.2. SITE LOCATION

The subject site is located at 5 Victoria Road, Bellevue Hill and is known as Cranbrook School. The site is legally identified as:

- Lot B DP186768;
- Lot C DP186768;
- Lot 1 DP 431347;
- Lot 1 DP 663630;
- Lot 9 DP9005;
- Lot 10 DP9005;
- Lot 11 DP9005;
- Lot 12 DP9005;
- Lot 13 DP9005;
- Lot 14 DP9005;
- Lot 15 DP9005;
- Lot 16 DP9005;
- Lot 17 DP9005; and
- Lot 18 DP9005.

Figure 1 – Map of the locality, subject site is indicated by highlight



Source: Six Maps, 2017

Figure 2 – Aerial image of subject site with War Memorial Hall and Mansfield Building indicated



Source: Six Maps, 2017

### **1.3. METHODOLOGY**

This Demolition Report has been prepared in accordance with Woollahra Council's Demolition Reports 2014 guideline, and the Heritage Office guidelines 'Assessing Heritage Significance' (2001) and 'Photographic Recording of Heritage Items Using Film or Digital Capture' (2006).

### **1.4. AUTHOR IDENTIFICATION AND ACKNOWLEDGMENTS**

The following report has been prepared by Alida Eisermann (Heritage Consultant). Kate Paterson (Director) has reviewed and endorsed its content.

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

## 2. SITE DESCRIPTION

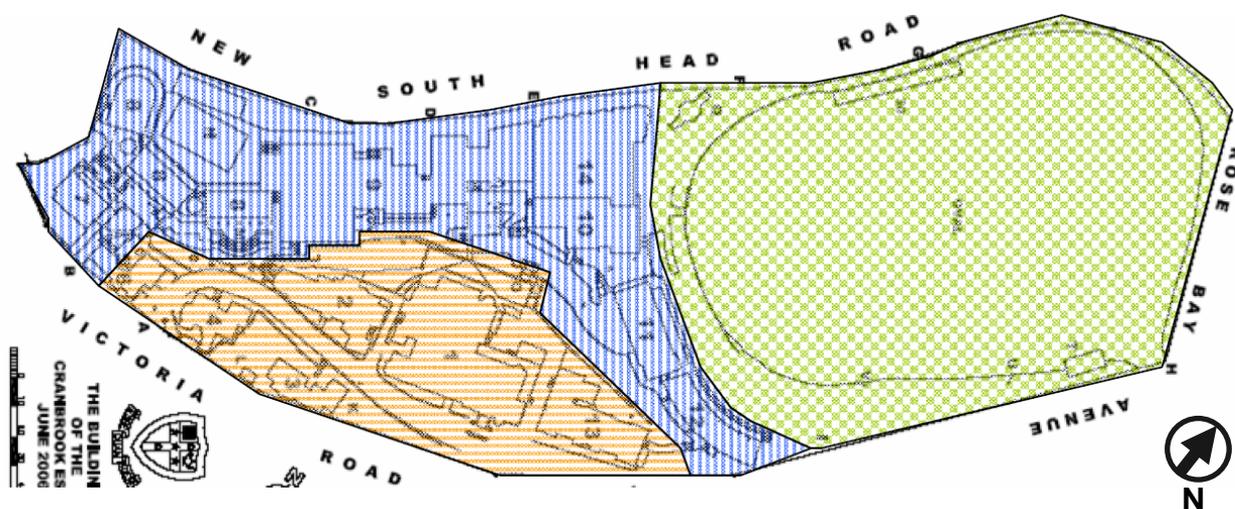
The subject site is located in Bellevue Hill. Bellevue Hill is located in the eastern suburbs of Sydney, approximately five kilometres east of the Sydney central business district.

The site is bordered by Victoria Road, Rose Bay Avenue and New South Head Road. The subject site operates as a school and is a complex site consisting of built and natural elements. The site contains a number of buildings, of a diverse range of architectural periods. The Conservation Management Plan prepared for the site by City Plan Heritage, dated June 2010, has divided the site into three precincts as shown in Figure 3 in below.

Figure 3 – Precinct Map of Cranbrook School

The precincts are:

- 1- Historic Precinct 
- 2- Academic Precinct 
- 3- Oval Precinct 



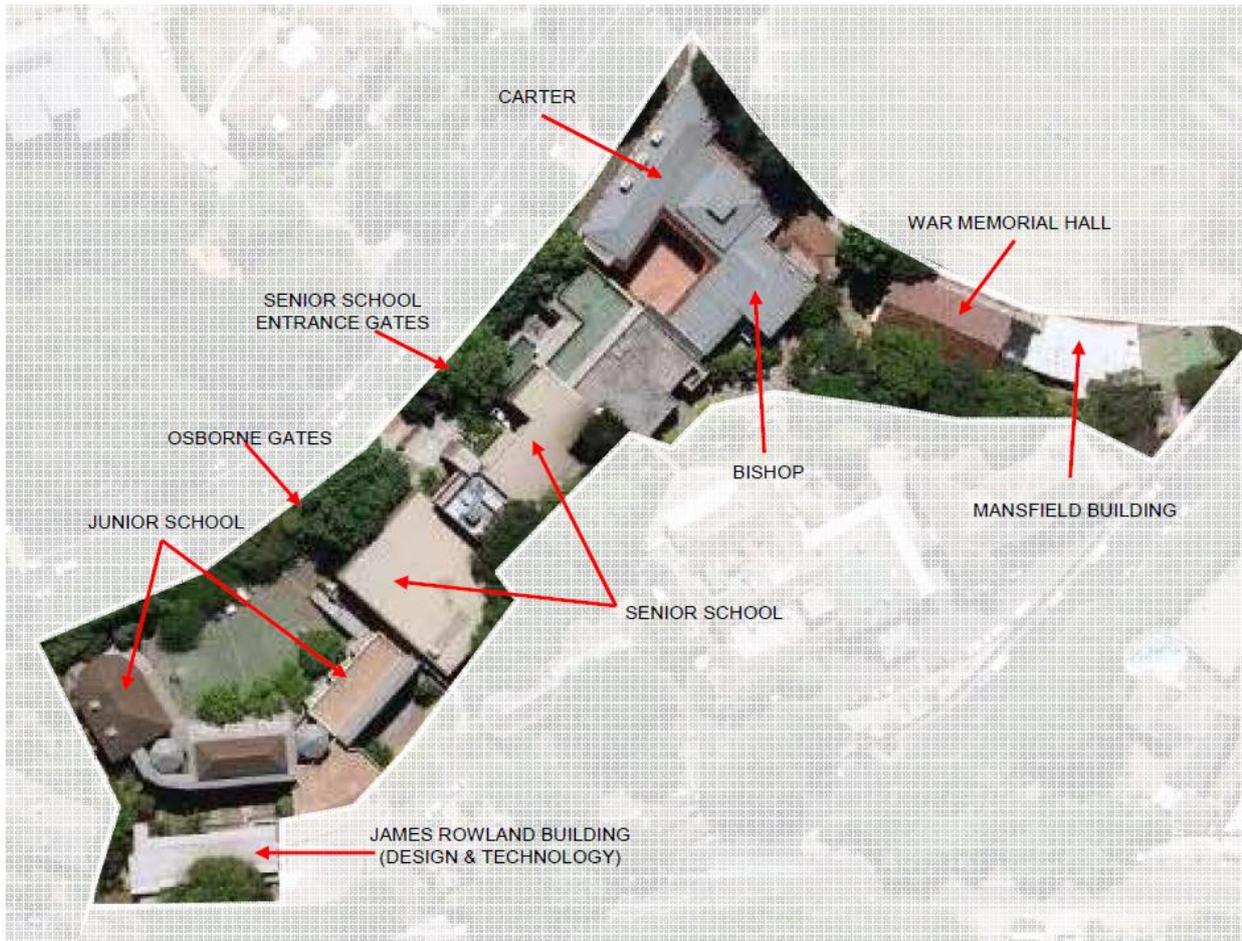
Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

### 2.1. ACADEMIC PRECINCT

The Academic Precinct is positioned with the Oval Precinct to the northeast, and the Historic Precinct to the south. New South Head Road borders this portion of the subject site to the north. Overall, this portion of the school houses the most contemporary buildings and the precinct consists of a limited number of historic buildings and elements. The most significant elements located within the Academic Precinct, include, the Osborne Gates and memorial, and the sandstone retaining wall that is positioned along the New South Head Road boundary of the site.<sup>1</sup>

<sup>1</sup> City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Figure 4 – Aerial image of the Academic Precinct with buildings and elements indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

## 2.2. WAR MEMORIAL HALL AND MANSFIELD BUILDING

Table 1 – Description of War Memorial Hall and Mansfield Building

Building	Description
War Memorial Hall	The War Memorial Hall is constructed in a Post-War institutional style, consisting of face brick and a series of door openings with multi-paned glazing providing vertical emphasis. The building height ranges from single to two storeys, and features a with cathedral ceiling and gabled form, tiled roof, housing the auditorium. The finish of the building is cream brick with a cream painted trim, window and door frames are white. War Memorial Hall is positioned adjacent to the courtyard identified as Camellia Court.
Mansfield Building	Mansfield Building is a face brick construction. The form of the building is in line with the curvature of the adjacent Oval. The architectural style of the building is Post-War. The structure is two storeys in height and features vertical recessed openings. A roof terrace is positioned on top of the flat roof of the building. The roof terrace is finished in synthetic grass. There are identified significant views from the Mansfield Building roof terrace to the Oval, local area, and Sydney Harbour and skyline.



Picture 1 – View of Camellia Court facing south, located between War Memorial Hall and Bishop Building



Picture 2 – Western elevation of War Memorial Hall



Picture 3 – Kauri Pine, a significant tree located in Camellia Court



Picture 4 – War Memorial Hall visible in foreground, Mansfield Building located behind



Picture 5 – Northern elevation of War Memorial Hall viewed from lower level



Picture 6 – Northern elevation of War Memorial Hall viewed from upper level



Picture 7 – Detail of clock face on northern elevation of War Memorial Hall



Picture 8 – Detail of plaque commemorating the opening of the library on 13 November, 1967



Picture 9 – Northern elevation of Mansfield Building



Picture 10 – View from the Historic precinct to War Memorial Hall and the Mansfield Building



Picture 11 – Eastern elevation of Mansfield Building



Picture 12 – Ramp to Mansfield Building roof visible in foreground, Perkins Building located behind



Picture 13 – View of Mansfield Building rooftop



Picture 14 – View west from Mansfield Building roof terrace

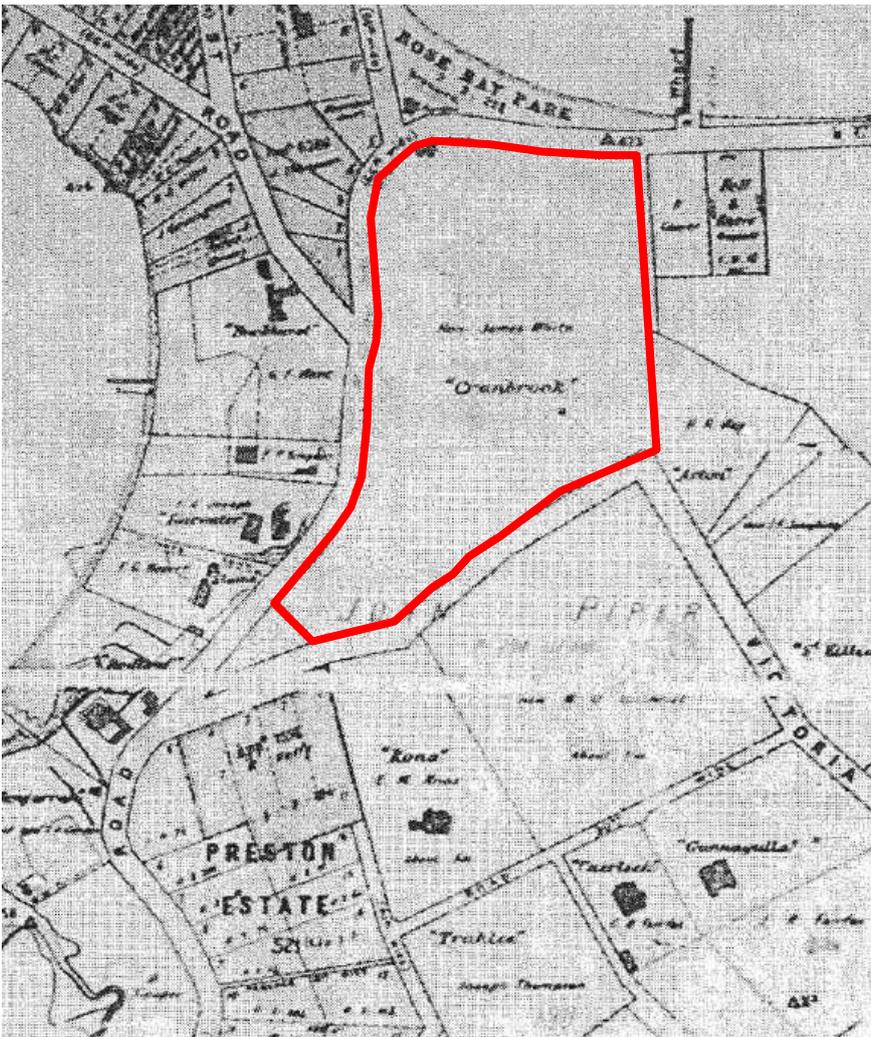


Figure 6 – The Cranbrook residence, c. 1873



Source: Cranbrook School Archives

Figure 7 – Extract from an 1889, map of the municipality of Woollahra, the land on which Cranbrook had been built indicated by outline



Source: Higginbotham and Robinson, Woollahra Local Studies Library

## Owners and occupiers of Cranbrook

### The Tooth Family

Robert Tooth (1821-1893) and his family occupied “Cranbrook” for around five years. In addition to brewing, Tooth had pastoral interests, was active in the anti-transportation movement and was a member of the Legislative Council in 1856/57.<sup>9</sup> He was a Director of the Bank of NSW and a Director of CSR.

Figure 8 – Robert Tooth, date unknown



Source: *State Library of NSW, Government Printing Office 1 - 26268*

### The Towns Family

In September 1864 Robert Tooth sold the residual lease “Cranbrook” to Robert Towns (1794-1873).<sup>10</sup> Towns was a merchant and entrepreneur, who owned a shipping business and whalers. In one of his schemes he brought in labourers from overseas and was credited with “saving Moreton Bay (Queensland) from ruin” by bringing in Chinese labour. He acquired vast land holdings in Queensland and Townsville was named after him.<sup>11</sup> Towns died of a stroke at “Cranbrook” in 1873.

Figure 9 – Robert Towns, date unknown



Source: *Wollongong City Library, P10/P10613*

## The White and Scott Families

James White (1828-1890) purchased the lease of "Cranbrook" in January 1873. A pastoralist and racehorse breeder, he was also considered to be one of Australia's most prominent sportsmen. He had extensive land holdings in the Hunter River district. Soon after his purchase, White added a large wing and a carriage porch to the house. These were designed by John Horbury Hunt. He filled the house with "costly art treasures: European porcelain and pictures by Italian, German and English artists". After his death in 1890, ownership of the lease passed to his widow Mrs Emily White, who after her marriage to William Scott, a Captain Veterinary Surgeon of His Majesties Forces, transferred it to him in 1896. It was not until March 1902 that the land was sold by the Cooper Estate to William Scott. The 19 acres (7.7 hectares) purchased in 1902 by William Scott comprised Lots 11 and 12, and part of Lot 17 of the Point Piper Estate (Cooper's Estate). This included the triangular section at the intersection of Victoria Road and New South Head Road, on which John Horbury Hunt had built his residence ("Cranbrook Cottage"). Hunt had sub-leased this land since the 1870s, and Scott renewed his lease in January 1899. Hunt's property was later subdivided from the Cranbrook Estate, and was owned by Sir Thomas Hughes. The cottage was demolished when New South Head Road was widened in 1917.

Figure 10 – James White, 1890



Source: State Library of Victoria, IAN01/08/90/6

## **State Governors**

After the Commonwealth Act which was passed in 1900, it was agreed that the Governor-General of Australia would reside in the NSW Government House in Macquarie Street. To facilitate this, a new home had to be found for the State Governor.

On 1 October 1901 Scott (via his Attorneys, because he was in South Africa) sub-leased the balance of his land to the Hon John See, the Premier of NSW, for 5 years at £400 per annum. After he became the owner of the land, Scott renewed the lease on 19 October 1906 with His Majesty King Edward VII rather than the NSW Premier. In July 1907, a small portion of the land at the bend of Victoria Road was sold to the adjacent owners Sarah and James White, and the balance of Scott's land (just over 18 acres) was in December 1907 sold to His Majesty King Edward VII. The reputed purchase price was £22,500.

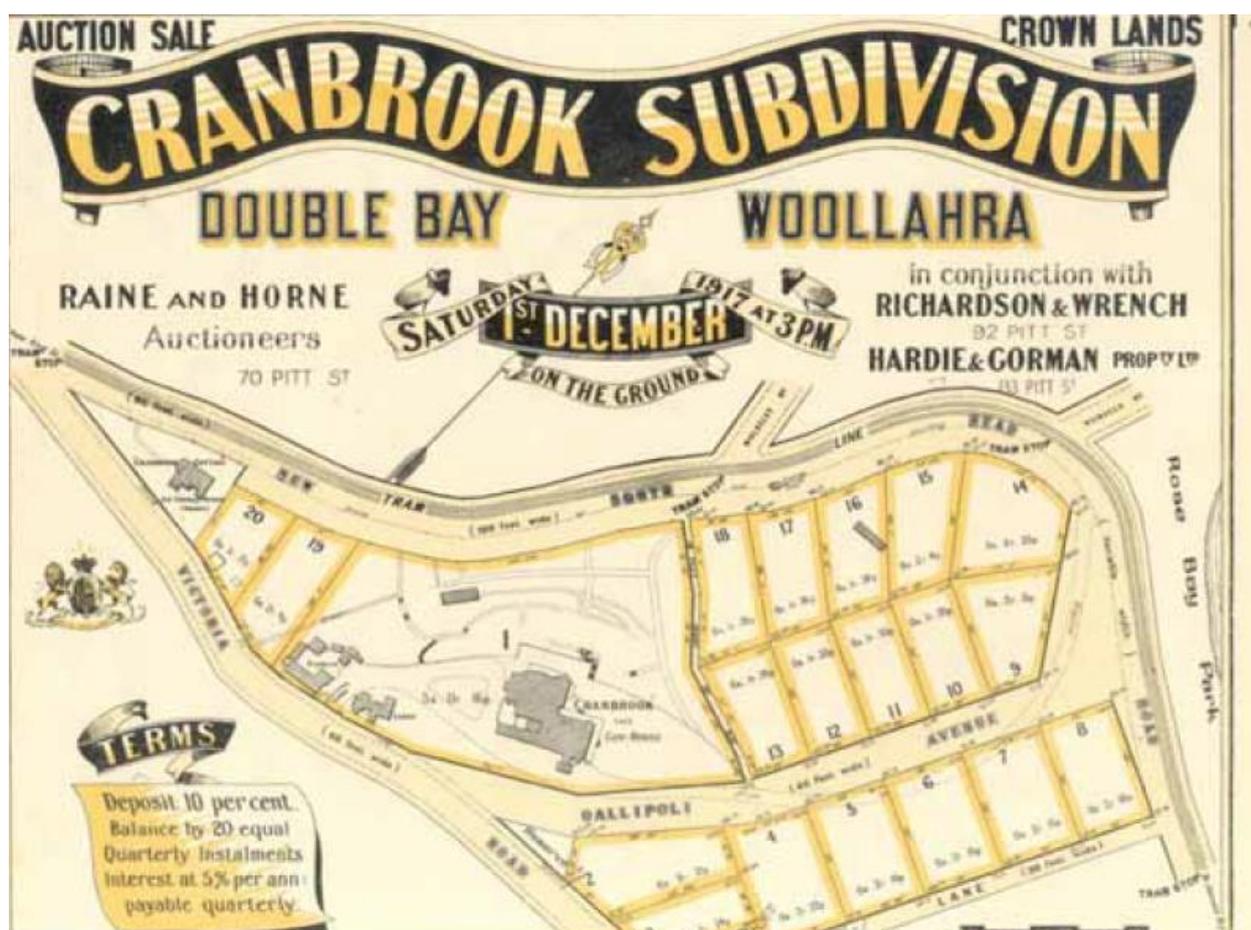
After the first Labour Government was elected in NSW in 1910, debate raged about the future of both the State Governor and the use of Government House in Macquarie Street by the Governor General. The government refused to renew the Commonwealth's lease and in December 1912 took formal possession of the house. However, public opinion was against the abolition of the post of State Governor, and on 20 October 1915, Premier Holman announced that Government House in Macquarie Street would again be available to the State Governor. Governor Strickland and his family moved in November 1915, leaving "Cranbrook" vacant.

Three Governors occupied “Cranbrook” during the Vice-Regal years, Admiral Sir Harry Rawson (1902 – 1909), Lord Chelmsford (1909 – 1913) and Sir Gerald Strickland (1913 – 1917). Cranbrook School later named three of their Houses after these Governors.

After the State Government failed to find another use for the site, the Cranbrook Estate was subdivided and auctioned on 1 December 1917. Covenants ensured that no “wooden residences or terrace buildings”, or hotels, stores or dairies could be built on the sites. As part of the subdivision, a strip of land was resumed to widen New South Head Road and a new road, Gallipoli Avenue (later known as Rose Bay Avenue) was constructed between Victoria Road and New South Head Road, following the line of the New South Head Road entrance driveway.

Although there were several successful bidders at the auction in 1917, including the founders of Cranbrook School, there were various post-auction negotiations between the school, the government and other parties before the new titles to the subdivided lots were eventually registered between 1920 and 1925.

Figure 11 – Cranbrook Subdivision Plan, 1917



Source: Cranbrook School Archives

## Foundation of Cranbrook School

In 1917 a group of businessmen associated with St Marks Church in Darling Point formed a Provisional Committee, with the goal of establishing a boys' school, based on Church of England principles, in the eastern suburbs. Following a suggestion by the Diocesan Architect John Burcham Clamp, it was agreed to bid for "Cranbrook", with a deposit lent by Samuel Hordern (later Sir Samuel Hordern). Samuel Hordern was successful with a bid at the auction of £20,000 for Lot 1.

William Bede Williamson, an estate agent, bid for Lot 9 (£1,690) and Lots 10 and 11 (£2,400). Annie Buchanan, wife of grazier Andrew Buchanan bid for Lot 12 (£1,300) and William Johnson, a merchant, bid for Lot 13 (£1,487 10 shillings). In May and June 1918 Samuel Hordern successfully negotiated with these bidders to assign their purchase rights over to the school (all except Lot 9). In July 1918 when Cranbrook School was incorporated and registered as a company, it was recognised as the purchaser of these properties, and also purchased Lots 14 to 18 from the government (for a total cost of £15,587 10 shillings). Enid Friend, the wife of grazier Owen Friend, purchased Lots 19 and 20.21 Hordern agreed to sell part of Lot 1 (the New South Head frontage below the stables) for £1,500, to increase her holding. The school was also registered as the owner of Lot 7 (on the other side of Gallipoli Avenue) in 1923, although this land was not used as part of the school campus.

The Minister for Public Works released Cranbrook School from the covenant that their site could be used only for residential purposes, and the property became Cranbrook School. The school was officially opened by the State Governor Sir Walter Davidson on 22 July 1918, and it was noted that nearly all the great English public schools had been started in a time of war or difficulty. The first school assembly had 64 boys. Initially the main building housed the Headmaster, Rev F T Perkins, and his family, as well as boarders and resident staff, and provided all the classroom space. The following year a classroom block was built on the lawn to the north-east of the house and a Headmaster's residence on the other side. The school by then was able to accommodate 85 to 90 boarders. Early in 1919 it was decided to open a junior boarding house at Cranbrook to cater for younger boarders. The house "Wyaga" at 26 Victoria Road was leased for this purpose; the students remained there until 1921.

By the end of 1920, there were 102 boarders and 99-day boys, and building work was again under way at the school. By May 1921, the second stage of the classroom block had been completed on the main campus, and its first floor became the junior boarding house, with dormitories for 30 boys, playrooms and masters' quarters.<sup>23</sup> It was later named the Perkins Building.

The right to purchase the remaining land just outside the eastern end of the school oval (Lot 9 of the Cranbrook Estate subdivision) was acquired from William Bede Williamson in November 1921 following a donation by Major Anthony Hordern.<sup>24</sup> This allowed the oval to be extended to the full dimensions of a football field, and a playing field for junior boys to be created. Two more tennis courts were also built on the grounds below "Cranbrook".

## War Memorial Hall

In 1946 the School Council agreed with the Old Cranbrookians Association, that a hall should be erected, for services, ceremonies and general cultural activities of the school. The building was to be "named and dedicated as a public memorial to the Old Boys of Cranbrook School who lost their lives in the recent war". The Cranbrook School War Memorial Fund was established, with the goal of raising £25,000. The fundraising activities included fetes, the sale of badges and the performance of plays, and donations were sought from the school community.

Plans were drawn up by John Mansfield for a new hall based on restructuring the existing gymnasium. However, after the conversion of the gym to classrooms, and increases in student numbers during the years of fundraising, in 1952 a new design for a stand-alone hall connected to the gym was agreed upon. Unfortunately, work had already commenced based on the old design and costs had blown out, so the project was divided into three stages – the hall itself, a curved connecting building between the hall and the gym, and the stage of the hall. The connecting building was never completed, which has resulted in some unusual brickwork keys at the ends of each building.

The new hall, designed by John Mansfield, was located on "a large slope, thickly covered in scrub and trees" and the site was excavated prior to the commencement of building work in late 1952. "Honey-coloured face bricks" were used on the exterior walls and the interiors were cement rendered. It had copper guttering, malthoid and tiles on the roof and steel framed doors and windows.

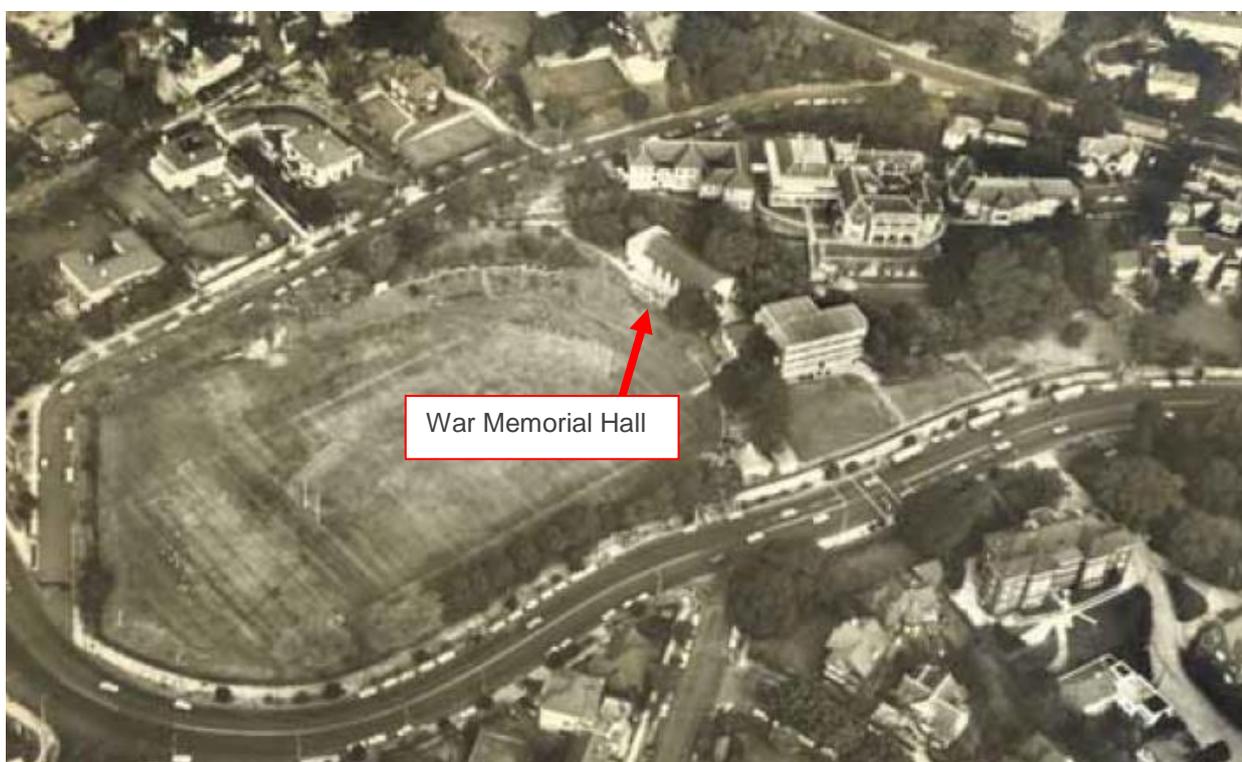
The upper floor was the actual assembly hall, with a stage at one end, and the lower ground floor was music rooms, art rooms, a store and shower rooms. The War Memorial Hall was officially opened on 29 November

1953. The inscription on the foundation stone translates as “Gallant sons spring from the gallant and the good”.

The panelling and the ceiling ribs are of Queensland maple. The sandstone commemorative tablet on the northern wall inside the hall is gilded with the badges of the three services – Royal Australian Navy, Australian Commonwealth Military Forces and Royal Australian Air Force. The crests which appear above the stage are for the three Cranbrook Schools in the world – one in Kent (UK) and one in Michigan (USA) and the Bellevue Hill school. Around the cornices are inscribed in gold letters the names of the principal campaigns and battles of WWII. Below the cornices are twelve shields which bear the coats of arms of the nations of the British Commonwealth and of the allied countries in the forces of which Old Cranbrookians served. These were painted by students, to designs by John Mansfield.

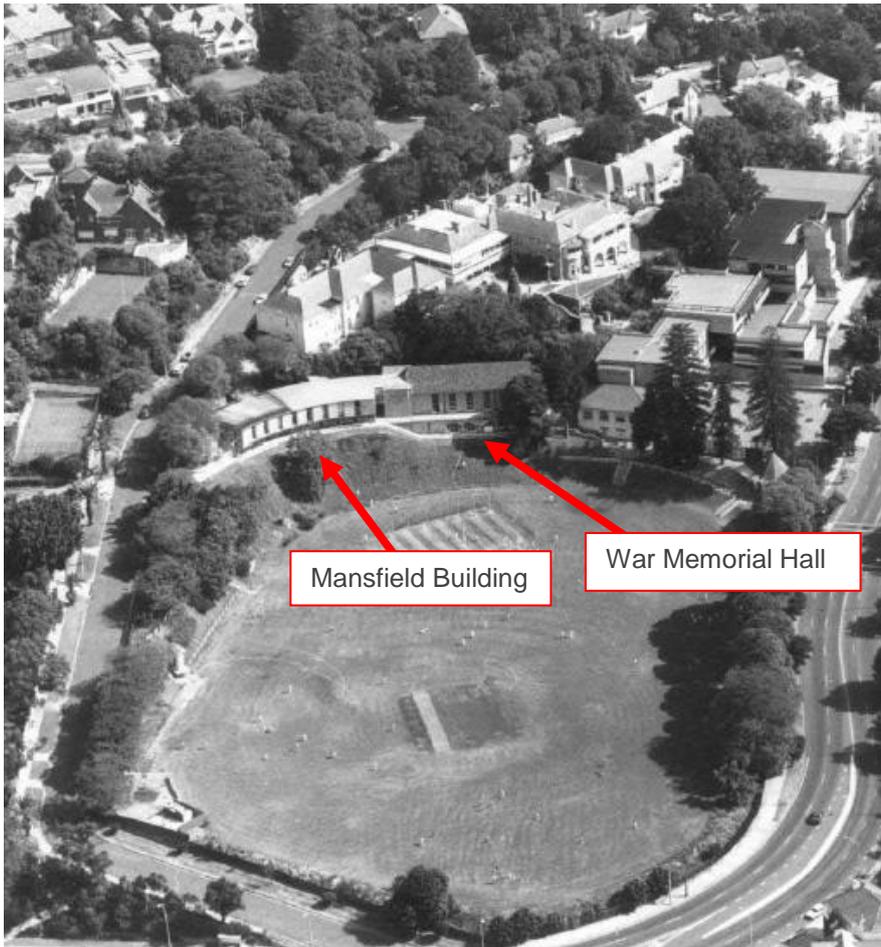
The Gurney Clock was added to the external wall in 1959, in memory of Old Cranbrookian Robert Gurney, a student from 1938 until 1948 who died in 1956. In 1984, part of the lower area was converted to a tuckshop, which remains today, and in 1986 the rest of the lower floor was converted to offices for remedial teaching. In 1997, the War Memorial Hall was refurbished for use by the Drama Department. Studios were created, together with rehearsal facilities and teaching rooms underneath. The stage was redesigned and fitted with new curtains, and the lighting improved.

Figure 12 – Aerial view of Cranbrook School, 1964



Source: Cranbrook School Archives

Figure 13 – Aerial view of Cranbrook School, 1982



Source: Cranbrook School Archives

Figure 14 – War Memorial Hall, 1953



Source: Cranbrook School Archives

Figure 15 – Interior of the War Memorial Hall, 1953



Source: Cranbrook School Archives

## Mansfield Building

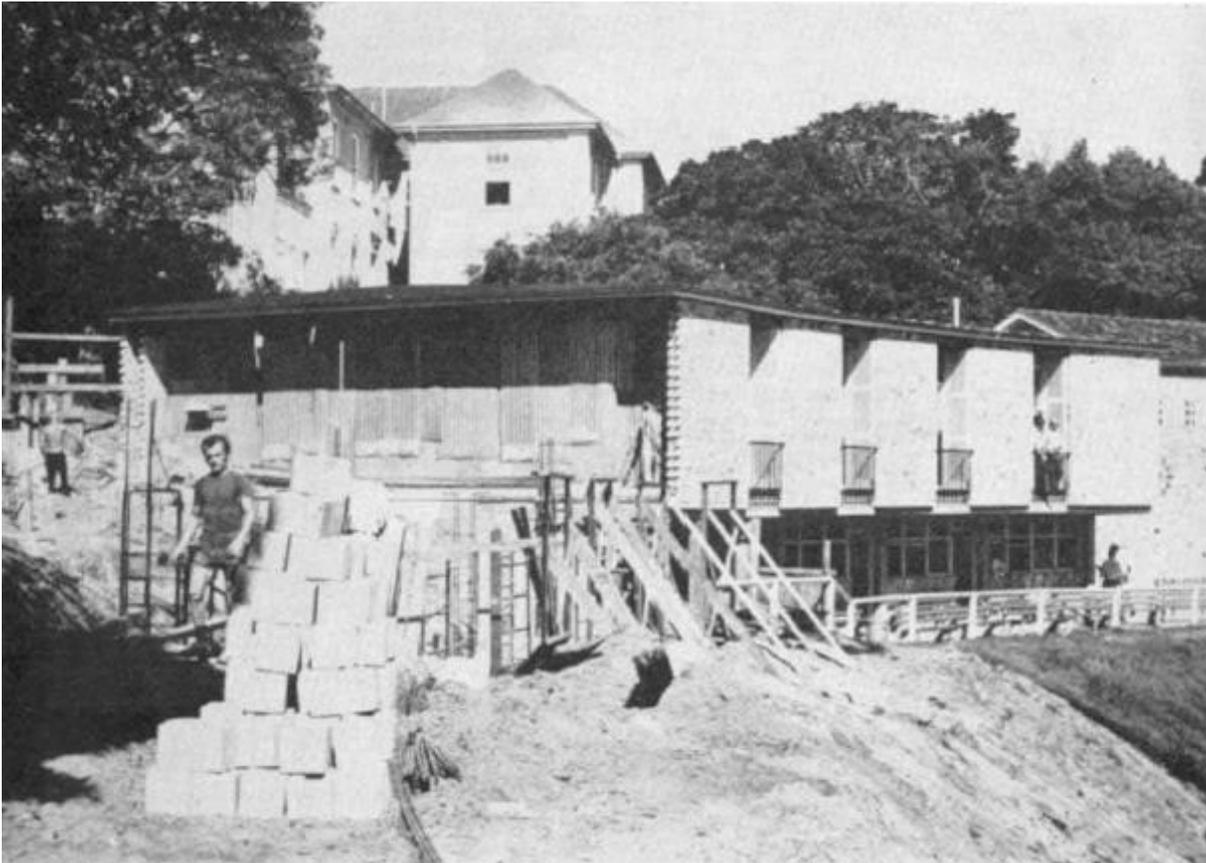
Two concrete bays were constructed in the look-out area above the oval in 1950; each a memorial in honour of a deceased Old Cranbrookian – Anthony Carter (student 1924 – 1932, killed in action 1942) and John Murray (student 1945 – 1947, died 1948). This area was cleared in 1967 to make way for the Mansfield Building, and the plaques were moved to the Chapel courtyard.

The first stage of the Mansfield Building was completed in early 1968 to house the Senior School library. The ground floor contained a librarian's work room, a periodicals room, display boards and listening areas for foreign language students. The upper level had the main reading room, separate areas for the Sixth Form to read and work, a committee room and the Librarian's room. It was named the John Stephen Mansfield Library, after John Mansfield who was an Old Cranbrookian, a member of the School Council and had been the Honorary School Architect for many years prior to his death. He had also bequeathed funds to the school for the building of the library.

The second stage of the building was a classroom block, added in 1971. The extension, which required the removal of the eastern wall of the original building, contained two classrooms, a masters' room, a Sixth Form room and an entrance lobby.

In 1981 the whole of the top level was altered for its use as a Visual Arts centre. In 1985 part of the under-floor area was converted to store rooms, by Fowell Mansfield Jarvis and Maclurcan, Architects. The remainder of the space was then used for photography and counselling. It is currently used for photography.

Figure 16 – Stage 2 of the Mansfield Building under construction, 1971



Source: Cranbrook School Archives

Figure 17 – Mansfield Building with War Memorial Hall located on the right, 1971



Source: Cranbrook School Archives

## 4. HERITAGE LISTING

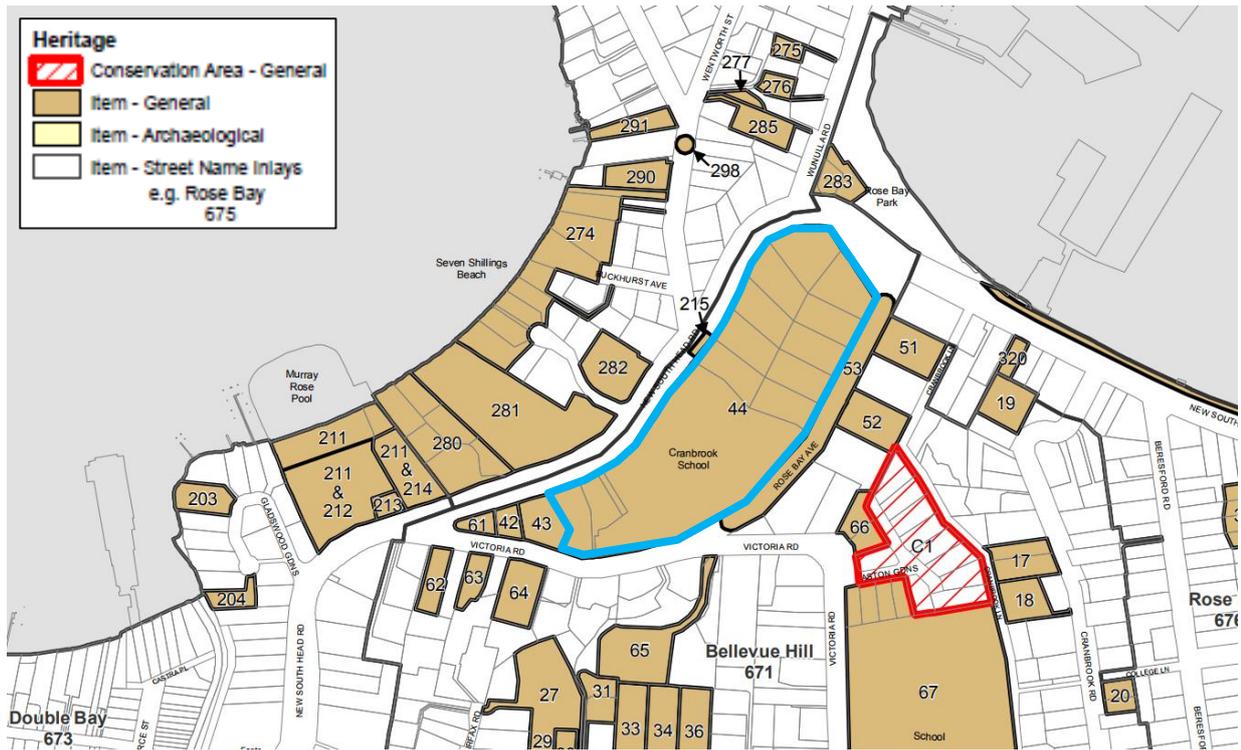
The subject site is heritage listed under the Woollahra Local Environmental Plan 2014, as shown on the heritage map below.

The entire site of Cranbrook School is individually listed as an item of environmental heritage under Schedule 5 of the Woollahra Local Environment Plan (LEP) 2014. The full LEP listing relates to the following:

- Buildings known as
  - Cranbrook;
  - Harvey House;
  - Perkins Building (junior school);
  - Sick Bay;
  - Headmasters' House; and
  - Rotunda (sports pavilion).
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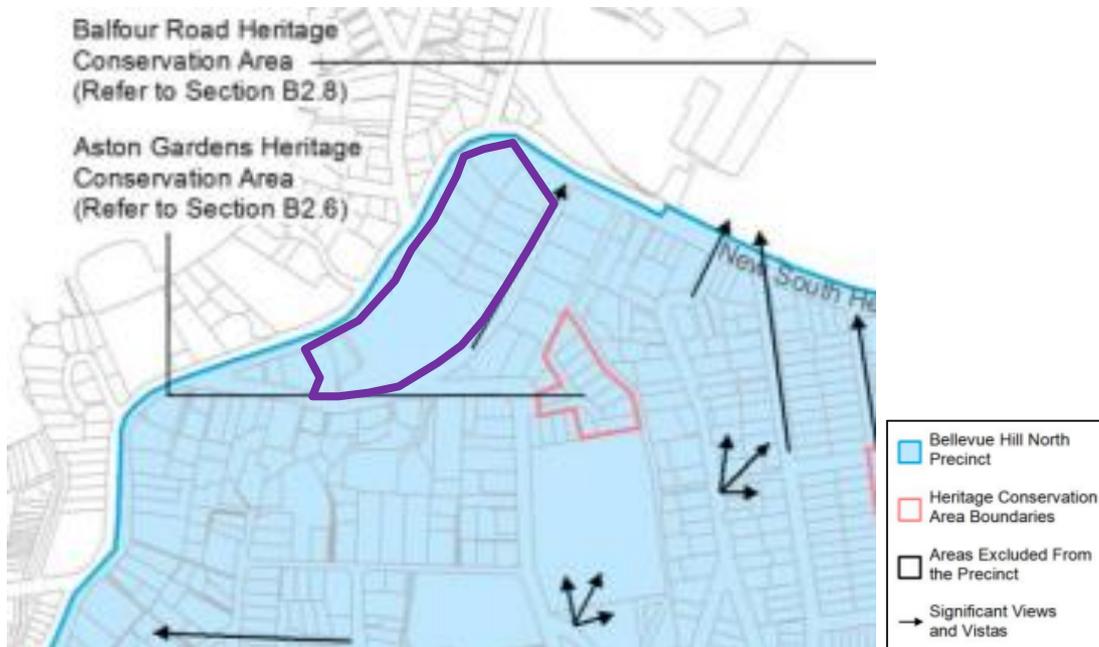
The buildings which this report pertains to are the War Memorial Hall and the Mansfield Building. These buildings are not specified on the LEP listing. Furthermore, the Conservation Management Plan prepared for the site by City Plan Heritage, dated June 2010, has assessed these buildings to have moderate significance to the Cranbrook School site.

Figure 18 – Extract of Heritage Map HER\_002, subject site indicated by blue outline



Source: Woollahra Local Environment Plan 2014, Heritage Map HER\_002.

Figure 19 – Subject site indicated by purple outline in Bellevue Hill North Precinct



Source: Woollahra Development Control Plan, 2015

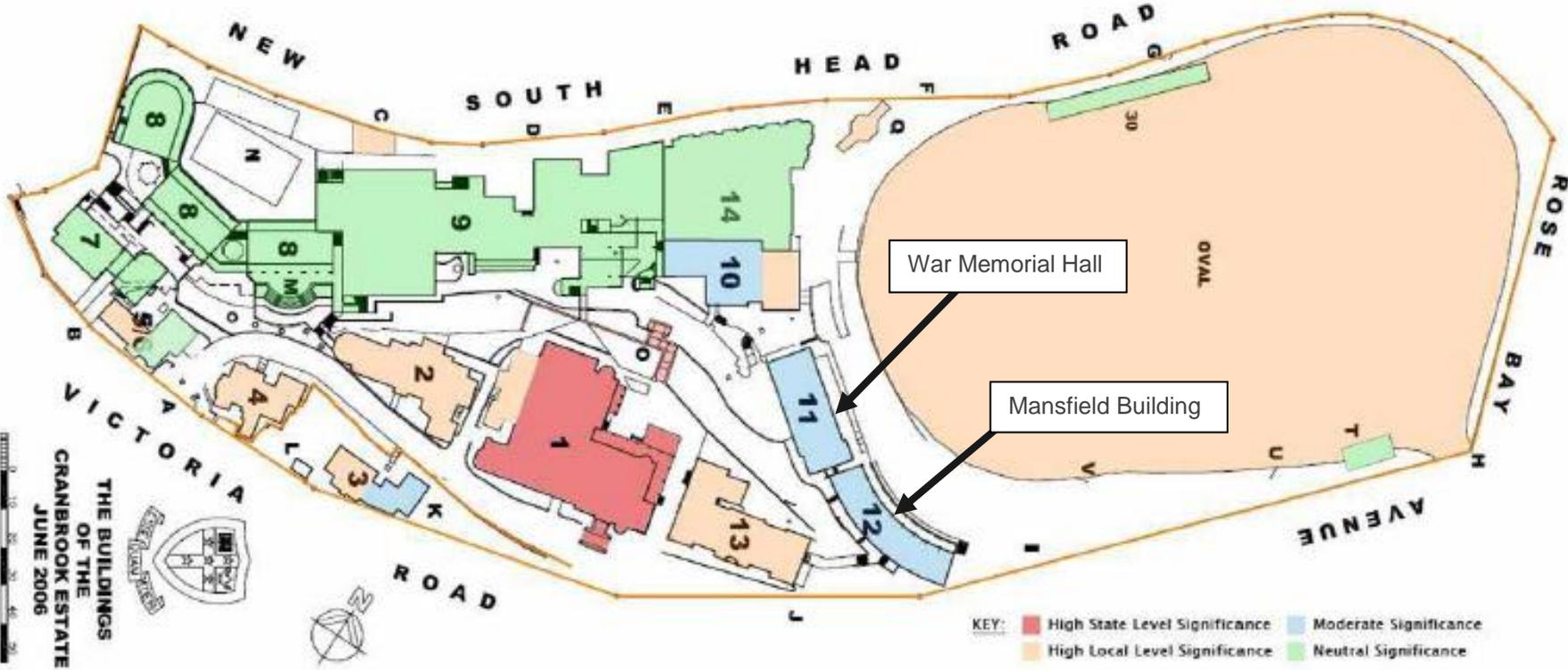
Figure 20 – Significance ranking of site, War Memorial Hall and Mansfield Building indicated

ELEMENT / SPACE	COMPONENTS OR ELEMENTS OF SIGNIFICANCE	SIGNIFICANCE RANKING
<b>SITE</b>		
Overall site complex and setting		High / Local Level
"Cranbrook"	The original residence	High / State Level
Housemaster's Residence	Modified later addition to "Cranbrook" Interiors	High Moderate
Street House	Formerly Harvey Interiors	High Moderate
Foundation & Archives	Sandstone former Stables New fabric	High Neutral
Perkins Building	Early development phase	High
Headmaster's Residence	Combines original Gate Lodge Interiors	High Moderate to High
Health Centre & Stacy	Original purpose built Inter-war period school hospital Later addition to hospital	High Moderate
James Rowland Building	New fabric	Neutral
Furber Building (Junior School)	New fabric	Neutral
Senior School Building	New fabric	Neutral
Bishop Building	Originally science block Gymnasium	Moderate High
Carter	New fabric	Neutral
War Memorial Hall	Post-war altered building	Moderate
Mansfield Building	Post-war altered building	Moderate
Justin McDonald Stand	New fabric	Neutral
The John Saunders Pavilion	Formerly Rotunda, original phase	High
Hordern Oval	Original oval with modifications	High
Oval Scoreboard	Relatively new fabric	Neutral
Tennis Courts	Modified later elements	Neutral
Landscape	Original driveway leading from Victoria Road to "Cranbrook"	High
	Rock outcrops and natural land formation throughout the site	High
	Hoop Pines, Norfolk Island Pines, Kauri Pine, Black Booyong, Port Jackson Fig, Chilean Wine Palm	High
Victoria Road gates, stone gate posts & Sentry Box	Early development phase / State Government phase	High
Osborne Gates and associated memorial	Altered and neglected memorial Water pump within memorial	High Intrusive

ELEMENT / SPACE	COMPONENTS OR ELEMENTS OF SIGNIFICANCE	SIGNIFICANCE RANKING
Hordern Oval Gates	Early development phase	High
Rose Bay Avenue Gates	Removed and replaced with metal gates	Little
McPherson Gates	Relocated from Osborne memorial to Rose Bay Avenue	High
Senior School Pedestrian Gates	Sandstone pillars with cast-iron gate	High
Timber Palling fencing	Later fabric	Little
Steel Palisade fencing	Later fabric	Little
Stone retaining walls to Victoria Road and New South Head Road	Original / early construction phase	High

Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Figure 21 – Significance ranking of site, War Memorial Hall and Mansfield Building indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

# 5. HERITAGE SIGNIFICANCE

## 5.1. WHAT IS HERITAGE SIGNIFICANCE?

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

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessments of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ (2001) guideline from the *NSW Heritage Manual* for subject site.

## 5.2. SIGNIFICANCE ASSESSMENT WAR MEMORIAL HALL

Table 2 – Assessment of heritage significance War Memorial Hall

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>The War Memorial Hall has historical significance as material evidence documenting the post-war development of Cranbrook School. This historical significance is represented elsewhere on the Cranbrook site and as such this building does not meet requirements of this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p>	<p>The War Memorial Hall is associated with the architect John Mansfield. Mansfield, a Cranbrook alumnus, who designed the building. Mansfield worked as the architect at Cranbrook and examples of his work are represented elsewhere on the site.</p> <p>The War Memorial Hall building does not meet the requirements for associative significance.</p>

Criteria	Significance Assessment
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The War Memorial Hall is a post-war institutional style building that has been extensively modified throughout its history. The War Memorial Hall does not meet the criteria for aesthetic significance.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The War Memorial Hall was constructed to service the cultural activities of the school and was dedicated to the alumni who had served in the Second World War. There are moveable objects that are situated within the War Memorial Hall that honour these individuals and the war. The building has social significance on account of the hall which houses these memorial objects. However, the items of moveable heritage are the object which have social significance to the school community. The War Memorial Hall building does not meet the requirements for social significance.</p>

Criteria	Significance Assessment
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The Cranbrook School keeps extensive archival records relating to the site, prior to and after the establishment of the school. The War Memorial Hall is not considered to contribute further information, nor does it individually have research potential. The construction and technical elements of the property are represented elsewhere. It is beyond the scope of this report to assess the archaeological potential of the site. The War Memorial Hall does not meet the criteria for research potential.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input checked="" type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>Post-war institutional buildings are not a rare typology within the context of Sydney. The War Memorial Hall does not meet the criteria for rarity.</p>

Criteria	Significance Assessment
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type <input type="checkbox"/></li> <li>▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>• <i>cultural or natural places; or</i></li> <li>• <i>cultural or natural environments.</i></li> </ul>	<p>The War Memorial Hall is representative of a post-war institutional building. The building does not demonstrate the principal characteristics of the style, nor is the style under threat in the greater Sydney area.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

### 5.3. STATEMENT OF SIGNIFICANCE WAR MEMORIAL HALL

The War Memorial Hall has a social significance to the school community on account of the building being named in honour of the contribution of Cranbrook alumni, following the Second World War. However, this social significance is also represented in the objects of moveable heritage that are located within the building. As such, the War Memorial Hall does not meet the requirements for social significance. Nor does the building meet adequately address the requirements for historical, associative, aesthetic, research, or rarity.

### 5.4. SIGNIFICANCE ASSESSMENT MANSFIELD BUILDING

Table 3 – Assessment of heritage significance War Memorial Hall

Criteria	Significance Assessment
<p><b>A – Historical Significance</b></p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>The Mansfield Building has historical significance as material evidence documenting development of Cranbrook School. This historical significance is represented elsewhere on the Cranbrook site and as such this building does not meet requirements of this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>▪ maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>▪ provides evidence of activities or processes that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<p><b>B – Associative Significance</b></p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history.</i></p>	<p>The Mansfield Building is named after John Mansfield, a Cranbrook Alumnus and school architect. Mansfield’s buildings are represented elsewhere on the Cranbrook site. The building does not meet the requirements for associative significance.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows evidence of a significant human occupation <input type="checkbox"/></li> <li>▪ is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>▪ provides evidence of people or events that are of dubious historical importance <input type="checkbox"/></li> <li>▪ has been so altered that it can no longer provide evidence of a particular association <input checked="" type="checkbox"/></li> </ul>

Criteria	Significance Assessment
<p><b>C – Aesthetic Significance</b></p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The Mansfield Building is a mid-twentieth century institutional style building that has been extensively modified throughout its history. The Mansfield Building does not meet the criteria for aesthetic significance.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>▪ is aesthetically distinctive <input type="checkbox"/></li> <li>▪ has landmark qualities <input type="checkbox"/></li> <li>▪ exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not a major work by an important designer or artist <input type="checkbox"/></li> <li>▪ has lost its design or technical integrity <input type="checkbox"/></li> <li>▪ its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>▪ has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<p><b>D – Social Significance</b></p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The building, as part of the Cranbrook School, has a degree of social significance to the school community. However, this social significance would not be unique, the social significance is attributed to the school site as a whole. The Mansfield Building does not address the requirements for social significance.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is important for its associations with an identifiable group <input type="checkbox"/></li> <li>▪ is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>▪ is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The Cranbrook School keeps extensive archival records relating to the site, prior to and after the establishment of the school. The Mansfield Building is not considered to contribute further information, nor does it individually have research potential. The construction and technical elements of the property are represented elsewhere. It is beyond the scope of this report to assess the archaeological potential of the site. The Mansfield Building does not meet the criteria for research potential.</p>

Criteria	Significance Assessment
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>▪ is an important benchmark or reference site or type <input type="checkbox"/></li> <li>▪ provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ the knowledge gained would be irrelevant to research on science, human history or culture <input type="checkbox"/></li> <li>▪ has little archaeological or research potential <input type="checkbox"/></li> <li>▪ only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Mansfield Building as a mid-twentieth century institutional building is not uncommon, rare or endangered. The building typology is represented elsewhere. The building does not meet the requirements for this criterion.</p>
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>▪ demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>▪ shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>▪ is the only example of its type <input type="checkbox"/></li> <li>▪ demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>▪ shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is not rare <input checked="" type="checkbox"/></li> <li>▪ is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>• <i>cultural or natural places; or</i></li> <li>• <i>cultural or natural environments.</i></li> </ul>	<p>The War Memorial Hall is representative of a mid-twentieth century institutional building. The building does not demonstrate the principal characteristics of the style, nor is the style under threat in the greater Sydney area.</p>

Criteria	Significance Assessment
<p><b>Guidelines for Inclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a fine example of its type <input type="checkbox"/></li> <li>▪ has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>▪ is a significant variation to a class of items <input type="checkbox"/></li> <li>▪ is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>▪ is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>▪ is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><b>Guidelines for Exclusion</b></p> <ul style="list-style-type: none"> <li>▪ is a poor example of its type <input type="checkbox"/></li> <li>▪ does not include or has lost the range of characteristics of a type <input type="checkbox"/></li> <li>▪ does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

## 5.5. STATEMENT OF SIGNIFICANCE MANSFIELD BUILDING

The Mansfield Building was designed and developed in the mid-twentieth century. Originally constructed to serve as the library, the building has been modified and the use of the building has changed throughout its history. Mansfield Building is named after John Mansfield, a Cranbrook alumnus and architect, who was involved with the design of a number of buildings at Cranbrook. Mansfield's buildings are represented elsewhere on the site. The Mansfield Building does not address the requirements for heritage significance.

## 6. CONCLUSION AND RECOMMENDATIONS

The significance assessment covered in this report has concluded that both the War Memorial Hall and the Mansfield Building do not meet the criteria for heritage significance as individual elements at a local or state level. However, the Conservation Management Plan prepared for the Cranbrook School site by City Plan Heritage, dated June 2010, concluded that the War Memorial Hall and the Mansfield Building have moderate significance for their contribution to the site as a whole. The CMP identifies moderate significance as ***'altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item'***.

The entire Cranbrook School site is listed as item of environmental heritage under Schedule 5 of the Woollahra Local Environment Plan 2014. It has been determined that the War Memorial Hall and the Mansfield do not individually make a contribution to the school site, rather, they are sympathetic buildings that contribute to the overall significance of the school. The demolition of these buildings and the construction of a similarly sympathetic development, (details of which have been assessed in the Heritage Impact Statement accompanying this application) would have an acceptable impact on the heritage significance of the Cranbrook School site.

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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