

# PROPOSED RECONFIGURATION

OF

## THE STEVENSON LIBRARY

THE SCOTS COLLEGE, BELLEVUE HILL, NSW

### HERITAGE IMPACT STATEMENT



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## 1.0 INTRODUCTION

### 1.1 THE BRIEF

The following report has been prepared to accompany a development application for the reconfiguration of the Stevenson Memorial Library at the Scots College, Bellevue Hill, NSW. The report has been prepared on behalf of The Scots College.

### 1.2 THE STUDY AREA

The study area is focused on the Stevenson Library is Lot 1 in DP 231713, while the central Scots College campus is found in Lot 1 in DP 929570, Lot 1 in DP 663629 Lot 1 in DP 1064059 and Lots 10, 11, 12 and 13 in DP 14952, in the Municipality of Woollahra, Parish of Alexandria and County of Cumberland (Figure 1.1).



Figure 1.1 The Study Area

Source: SixMaps

### 1.3 STATE SIGNIFICANT DEVELOPMENT

The development has been designated as a State Significant Development (SSD 8922) and the consent authority for the development is the NSW Department of Planning and Environment.

Draft proposals have already been submitted to the Department and the Secretary's Environmental Assessment Requirements (SEARs) has been prepared for the project including the requirement for a heritage impact statement (HIS). Specific heritage considerations were:

- The HIS be prepared in accordance with the NSW Heritage Manual to include:
- The likely impact of the proposed development will have (if any) on the adjoining Aston Gardens Heritage Conservation Area
- The likely impact the proposed development will have (if any) on any heritage items located within the vicinity of the site
- The likely impact of the proposed development will have on the heritage items located within the grounds of the subject site, including the impact on any view corridors and vistas that exist between the heritage items and in the heritage precincts of the school grounds
- The likelihood for the potential disturbance of archaeological relics
- The HIS is to include an assessment of the impact of the proposal upon significant views between heritage items and within the college

(SEAR p. 5)

These requirements are addressed in Section 8.0 of this report.

### 1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS *Burra Charter*.

### 1.5 METHODOLOGY

This report was prepared in accordance with the *NSW Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Woollahra Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS *Burra Charter* 2013.

### 1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 COOPER'S POINT PIPER ESTATE (SETTLEMENT AT BELLEVUE HILL)

The property is located within the 1130 acres (457 ha), known as the Point Piper Estate that was granted to Daniel Cooper and Solomon Levey by Governor Darling in March 1830. The grant formalised a purchase by Cooper and Levey from Captain John Piper in 1827, and also consolidated six smaller land grants. Piper's land comprised part of the 190 acres granted by Governor Macquarie in 1820, and subsequently became known as the Point Piper Estate. However in later years under the ownership of Cooper and Levey, the Point Piper Estate came to represent a huge portion of what is today the local government area of Woollahra including the present day suburbs of Double Bay, Edgecliff, Woollahra, Bellevue Hill, Point Piper and Rose Bay.

Daniel Cooper (1785-1853) and Solomon Levey were emancipated convicts who by the 1820s were co-owners of a substantial mercantile, whaling, and banking empire that traded as the Waterloo Company. Levey returned to England in 1827, and he was followed by Cooper in 1831. Levey died in 1833, and under his will left a share of his estate to his son, John Levey, but issues concerning the estate took a number of years to resolve.<sup>1</sup>

In the early 1840s Daniel Cooper with the agreement of a debt laden John Levey arranged for the subdivision and sale of the Point Piper Estate. Surveyor Thomas Livingstone Mitchell prepared the survey necessary for the subdivision in 1844 and he laid out a number of roads and formed 153 allotments ranging in area from three to 20 acres.<sup>2</sup> The exception being the southwest corner where an urban or village subdivision was laid out. In 1854 this village subdivision was partially implemented in the Upper Paddington land release (around present day Queen Street).

The 1840s was a period of economic depression and no sales were made prior to 1847 when Daniel Cooper became sole owner of the Point Piper Estate by buying out Levey's debt.<sup>3</sup>

In 1853 Cooper died and the Point Piper Estate was inherited by the oldest son of his nephew, (later Sir) Daniel Cooper, who also bore their name, Daniel Cooper. His nephew's second son, William Charles Cooper (1852-1925), inherited the Waterloo Estate. The beneficiaries were children, and in the years before they came of age their father, Sir Daniel Cooper (1821-1902) and others acted as trustees. The beneficiary of the Point Piper Estate, Daniel Cooper (1848-1909), came of age in 1869.<sup>4</sup>

The trustees began to sell portions of the land at Woollahra, with leasehold title, from 1854. The sales were in leasehold where land was disposed of at a low ground rental to lessees on long-term leases (99 years). At the expiry of the lease the building and land were intended to revert to the ownership of the lessor.<sup>5</sup> These sales came with the usual 99 year term and in general comprised large parcels of land, which subsequently were subdivided progressively by the making of under-leases. This land release process resulted in the mixture of building types and irregular allotment sizes encountered at Woollahra.

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<sup>1</sup> Broomham, R., 'The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920', report for Woollahra Council, 2001 (Broomham 2001)

<sup>2</sup> Broomham 2001

<sup>3</sup> Broomham 2001

<sup>4</sup> Broomham 2001

<sup>5</sup> Broomham 2001

With leasehold a person with limited means such as a horse cab proprietor or a wealthy merchant could acquire a property to suit their income without the premium of freehold.<sup>6</sup>



Figure 2.1 Thomas Mitchell's artful trigonometrically surveyed subdivision plan of the Point Piper Estate prepared in 1844. Victoria Road was shown as a new public road and to either side of it were large (five acres or more) blocks suited for large villa type development. Circled is the location of The Scots College

Source: State Library of NSW (Z/M2 811.181/1844/2)



Figure 2.2 Detail from the subdivision of 1855 of the Point Piper Estate. Highlighted are the two leaseholds purchased by Joseph Frey Josephson in 1881 (6 acres 26 perches), and in 1885 (2 acres). Josephson built St Killians (now Aspinal House) in about 1883

Source: State Library of NSW (Z/M4 811.1812/1855/1)

<sup>6</sup> Broomham 2001

## 2.2 VICTORIA ROAD VILLAS

Victoria Road was put through as a public road by Thomas Mitchell in 1844 in his aborted subdivision of Cooper's Point Piper Estate. It was known initially as Upper Bellevue Hill Road and it connected Old and New South Head roads. Mitchell also set out large blocks of land suited to large villa type development on both sides of the road.

In the more successful 1855 subdivision of Cooper's Point Piper Estate the large villa type blocks were retained on the southern side of Victoria Road, and only a few on the northern side and these were at its northern length. The settlement on Victoria Road began in the 1850s with John Fairfax's Ginaghulla (and now Fairfax House) (1858) on the southern side and later, in 1880, came Walter Lamb's Kambala. On the northern side of Victoria Road was Richard Holdsworth's Aston, the earliest development in being of about 1858, and later, in 1883, came Joseph Frey Josephson's St Killians (now Aspinall House). At the northern most length of Victoria Road there were Robert Tooth's Cranbrook (late 1850s), Edward William Knox's Rona (1883), and Thomas Forster Knox's Leura (1891).

The subdivision of these large estates was undertaken from the 1910s and into the 1920s. The reasons for this included the imposition of local taxes (rates) on unimproved land in the early 1910s, the inflationary years following the First World War making the unimproved land more valuable, and pent-up demand for new building blocks. Cranbrook was subdivided in 1917 after it had been purchased by the NSW Government, Kambala was subdivided in 1913, Aston in 1927, and Rona in 1934; Ginaghulla was subdivided in 1949 under different circumstances. Consequently, the former estate of St Killians now owned by The Scots College today provides the only insight into the land context of the nineteenth century villas on Victoria Road; a significance enhanced by knowledge of the architects, Mansfield Brothers, for the villa (see below).

Local rates on the Cooper family promoted them to sell-off their remaining undeveloped leaseholds at Woollahra (and elsewhere), subdivided into suburban house blocks and sold with freehold title. Within the context of The Scots College, the house blocks fronting Drumalbyn, Balfour and Latimer, Boronia roads are examples of the Cooper family enterprise.





Figure 2.3 Detail from Higinbotham and Robinson's 'Map of the Municipality of Woollahra' published in 1889. The late Victorian estates fronting Victoria Road were shown in this survey, and the combined area of Josephson's St Killians estate (which became The Scots College from 1895) is highlighted

Source: State Library of NSW (Z/M4 811.181/1889/1)

### 2.3 ST KILLIANS (NOW ASPINALL HOUSE)

The foundation site of The Scots School at Bellevue Hill is the former St Killians. This house was completed in 1882 for Joseph Frey Josephson. Josephson having purchased the leasehold of about six acres from Sir Daniel Cooper in September 1881 with the usual term of 99 years, and with the annual ground rent set at 153 pounds for the duration of the leasehold (theoretically 1980).<sup>7</sup> In 1885 Josephson purchased the lease of neighbouring land, comprising two acres, from John Boyd Donkin.<sup>8</sup>

Josephson (1815-1892) was a barrister, and later, in 1869, became a District Court judge. In the late 1850s and early 1860s he practiced in England, and between 1864 and 1869 he was a Member of the Legislative Assembly in NSW. He seems to have retired from the legal world in 1884 about the time St Killians was built.<sup>9</sup>

The architects for Josephson's St Killians were Mansfield Brothers, the partnership of George Allen Mansfield (1834-1908) with his younger brother Ralph Park Mansfield (d. 1923). The cost of the building project was put at 12,000 pounds.<sup>10</sup>

<sup>7</sup> Old System Lease Book 696 No. 506

<sup>8</sup> Old System Assignment of Lease Book 307 No. 826

<sup>9</sup> NSW Parliament biographical entry

<sup>10</sup> 'New Buildings in the City', *Sydney Morning Herald*, 17/6/1882, p.7

## 2.4 THE SCOTS COLLEGE VICTORIA ROAD CAMPUS

### 2.4.1 Establishment in 1895

After the death of Josephson St Killians became available for letting. In 1895 The Scots College relocated from the New Brighton Hotel at Lady Robinson's Beach, (Brighton-le-Sands) to St Killians. The College had been founded in 1893 by the Reverend Ashworth Aspinall (1846-1929) to provide a Presbyterian based private secondary school education based in Sydney for the boys of pastoralists of primarily Protestant Scottish descent.

In 1901 the Rev Aspinall of the College purchased the leasehold of St Killians, then being a total of eight acres, from the Josephson family for the sum of 5,200 pounds (\$782,324 adjusted for inflation) plus the annual ground rent.<sup>11</sup> Subsequently in 1907 the Trustees of the Presbyterian Church in NSW purchased the leasehold from the Rev Aspinall for the sum of 6,900 pounds (\$1,016,457 adjusted for inflation) plus the annual ground rent.<sup>12</sup> From 1907 the College was under the direct control of the Presbyterian Church, and Aspinall continued as the principal until 1913.



Figure 2.4 The former St Killians became The Scots College in 1895, and in 1915 the building was named Aspinall House. The villa was built in 1882 for Judge Joseph Frey Josephson, the architects were Mansfield Brothers. Photograph dated 1914

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

<sup>11</sup> Old System Assignment of Lease Book 696 No. 506

<sup>12</sup> Old System Assignment of Lease Book 821 No. 413



Figure 2.5 Aspinall House in about 1945 seen from the grounds of The Scots College. A photograph by EW Searle. The villa was built in 1882 for Judge Joseph Frey Josephson, the architects were Mansfield Brothers

Source: National Library of Australia (142017615-1)

#### 2.4.2 Expansion of School facilities

Following the departure of the Rev Aspinall, the Rev James Bee (1865- 1941) was appointed Principal in 1914. During the Bee period, which lasted until 1934, the College entered into an expansionary phase that began in February 1914 with the staged purchase of the freehold of the College grounds for 5,145 pounds (\$596,398 adjusted for inflation). The freehold purchase comprised an area of about 11 1/2 acres<sup>13</sup> (the existing site area of this campus is about 11 acres (4.47 ha))

With the freehold secured, the College began to erect new buildings. The first was a new classroom block (called Middle School and is now Main School) completed in 1915. The new school was designed by architects Power and Adams. St Killians was retained as a boarding house and renamed Aspinall House.

<sup>13</sup> Old System Agreement for Sale Book 1022 No. 373



Figure 2.6 Middle School was the first purpose designed classroom block completed at The Scots College in 1915. Designed by architects Power and Adam, the Wren like Classicalism set the design precedent for the College for a number of years. The building was altered in 1939

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

In 1919 a new boarding residence, Macintyre House, was built (attributed to Power and Adam architects). Kirkland House for the senior boarders was opened in 1926 (Morrow Deputron & Gordon architects). To the west of Kirkland House, the Hospital was opened in 1927, and the Laundry in 1930.



Figure 2.7 Macintyre House was the first purpose designed boarder's accommodation block completed at The Scots College in 1919. The facade treatment was very similar to architects Power and Adam's Middle School of 1915, and probably was designed by them also. Photograph is dated 1931

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)



Figure 2.8 Kirkland House was built in 1926 to accommodate the senior boarders. In this instance the architects were Morrow Deputron & Gordon ). Photograph is dated 1931

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

In the setting out of these new buildings the precedent of Aspinall House was followed in that they were sited along the sloping ground to Victoria Road and overlooked the low-lying, leveled playing fields. When Power and Adam designed Middle School in 1915 it was stated 'special attention (had been) given to the appearance of the front looking on to the playing fields.'<sup>14</sup>



Figure 2.9 The playing fields and the recently altered Middle School in 1939. The architects for the addition were Adam, Wright, and Apperley

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

Between 1935 and 1955 the Principal of the College was Alexander Knox Anderson. In this period substantial additions to Middle School were completed in 1939 at a cost of 22,000 pounds (\$1.9 million adjusted for inflation). This work enlarged the 1915 build to three storeys with the Assembly Hall on the top floor, science laboratories, staff rooms, classrooms and the Library on the first floor, and gymnasium, change rooms, etc. on the basement floor. The south wing was added, and the clocktower was built.

<sup>14</sup> 'Presbyterian Colleges', *Daily Telegraph*, 15/5/1915, p.5

Overlooking the playing fields, the east elevation included a covered balcony that served as a grandstand. The architects were Adam, Wright, and Apperley.<sup>15</sup> The Phillip Mullens Memorial Gates were erected in 1949 to commemorate the war dead.



Figure 2.10 Middle School in about 1945 seen from the grounds of The Scots College. Built in 1915 and substantially altered in 1939 inclusive of the south wing and clock tower. The architects for the new work were Adam, Wright, and Apperley. A photograph by EW Searle

Source: National Library of Australia (142017716-1)

Principal Anderson died unexpectedly in 1955, and it was not until 1958 when Allen Ernest McLucas was appointed as the new Principal. In the interregnum the War Memorial Chapel/Anderson Hall was completed in 1956. The planning and foundation stone laying was undertaken during Anderson's office, and the design was open to competition and winning architect was Frederick Glynn Gilling.<sup>16</sup> In the later period, alterations and additions were completed with a north wing to Middle School in 1959. In 1964 Aspinall House was added to in the completion of the Composite Building, the architects being Rudder, Littlemore & Rudder.

<sup>15</sup> 'Scots College', *Sydney Morning Herald*, 2/5/1939, p.9

<sup>16</sup> 'Scots College Memorial College', *Sydney Morning Herald*, 19/10/1954, p.12



Figure 2.11 The War Memorial Chapel was completed in 1956 and served as a memorial to the war dead of the College. The architect was Frederick Glynn Gilling

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

In 1966 Guthrie Edward Melville Wilson was appointed Principal. In this period the Gymnasium and Pool were built in 1972 between Kirkland House and the Hospital. Middle School was damaged badly by fire in about 1976 and remedial work was undertaken.



Figure 2.12 The Swimming Pool and Gymnasium were completed in 1972. The architects were Budden, Nangle & Michael.

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

In 1980 Graeme AW Renney was appointed Principal. In the Renney era, the Stevenson Library opened in 1988, in 1989 the Dining Hall was built beside the Library, and in about 1988 the northern car park (with basket ball courts) was completed also.

The principal between 1994 and 2006 was Dr Robert Iles, and since 2007 it has been Dr Ian Lambert. The Centenary Centre was opened in 1999, and more recent additions to the College have been the completion in 2008 of the Maths/Science building (Grahame Clark Centre) on the former hospital building site, and in 2012 completion of the upgrade of the Annexe with improved and expanded accommodation.



Figure 2.13 Oblique aerial photograph of The Scots College dated 1940

Source: Donald Ellsmore Pty Ltd, *Fairfax House Conservation Management Plan*, February 2014





Figure 2.14 Vertical aerial view of the Victoria Road campus of The Scots College dated 1943

Source: NSW Spatial Services

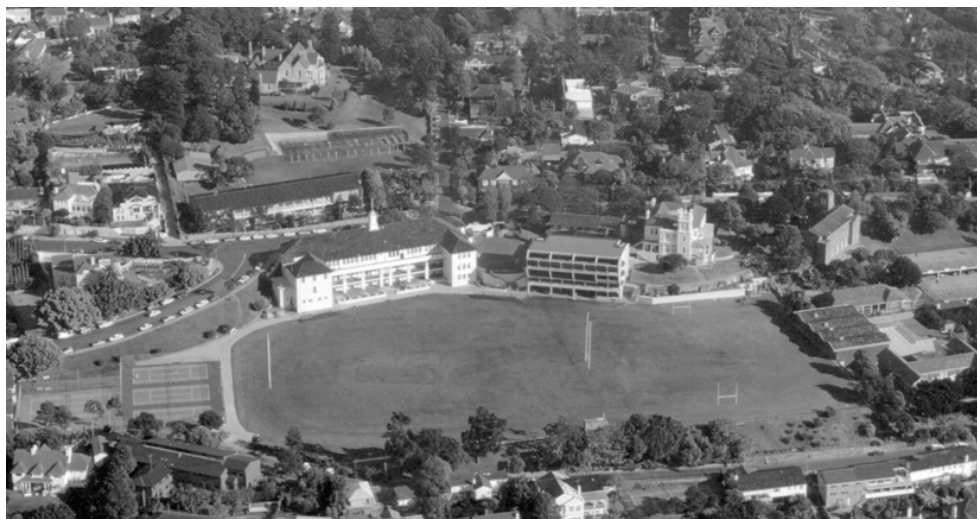


Figure 2.15 Oblique aerial view of The Scots College dated 1993

Source: Sherrington and Prentis (1993)

## 2.5 STEVENSON MEMORIAL LIBRARY

The building of a purpose-designed library had been under discussion for some years prior to design work commencing in 1986.<sup>17</sup> The library was designed by Budden, Nangle, Michael & Hudson, and the builder was Kell & Rigby. The tender price was over \$2.5 million (about \$6.5 million today adjusted for inflation). The development necessitated demolition of a dining hall on the site.<sup>18</sup>

The new library over four and half levels houses the Stevenson Memorial Library. The original library had opened in 1939 as part of the additions to Middle School. However the new building also houses the audio-visual centre, classrooms, bookroom, tuckshop, prefects' room, changing room, and Founders' Room. A condition of development consent was the expenditure of an additional one million on car parking (Northern Carpark - with basket ball courts) in the Aston Gardens area.<sup>19</sup>

The library incorporated a fully computerised library management system, thought to have been the first such example installed in a secondary school library.<sup>20</sup>

<sup>17</sup> Woollahra Council BA 86/151 (street card entry)

<sup>18</sup> Sherrington, G & M Prentis, *Scots to the Fore*, Hale & Iremonger, 1993, p.170; Woollahra Council BA 86/151 (street card entry)

<sup>19</sup> Sherrington & Prentis 1993, p.170

<sup>20</sup> SMH 17/10/1985

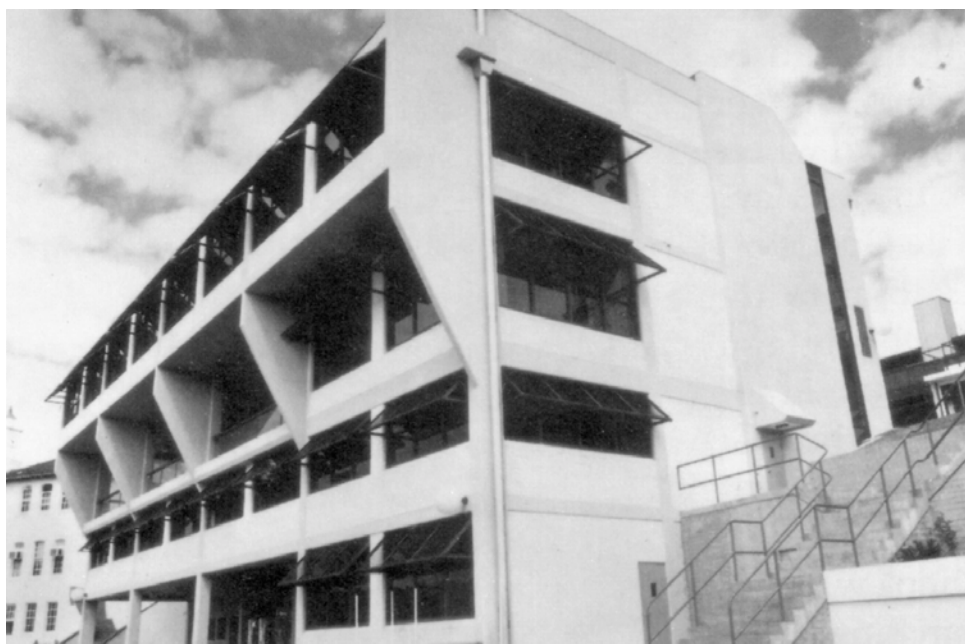


Figure 2.16 The Library on completion in 1988

Source: The Scots College Archives reproduced in Sherrington and Prentis (1993)

## 2.6 ARCHITECTS - BUDDEN, NANGLE, MICHAEL & HUDSON

The architects of the Stevenson Memorial Library, Budden, Nangle, Michael & Hudson, had worked for the College since the 1960s for they designed the Swimming Pool in 1971,<sup>21</sup> Agricultural Laboratory in the mid 1970s, and Royle House in 1983.<sup>22</sup>

The founding architect was Henry Ebenezer Budden (1871-1944) who had entered into numerous partnerships since the 1910s. By the time of the death of Budden in 1944 he was in partnership with Alan Porter Nangle (d.1994),<sup>23</sup> From 1950 Roy Allen Michael (d.1993) was a partner, and Raymond John Hudson became a partner in 1981. The project architect for the Library was Hudson.

Their work included commercial, residential and educational commissions. The large scale commercial developments included Park House, a 14 storey medical suites building, 187 Macquarie Street, in 1961,<sup>24</sup> the former Royal Insurance Company building (now demolished), a 14 storey office building, 62 Pitt Street, in 1964,<sup>25</sup> and the former shopping arcade of the GUOO building (now demolished), 135 Castlereagh Street in 1967.<sup>26</sup>

<sup>21</sup> Woollahra Council BA 161/71 (street card entry)

<sup>22</sup> Sherrington & Prentis 1993

<sup>23</sup> NSW RAlA Chapter *Bulletin*, Volume 1, p.3

<sup>24</sup> *Sydney Morning Herald*, 11/7/1961; *Cross Section*, March 1960

<sup>25</sup> *Sydney Morning Herald*, 4/2/1964

<sup>26</sup> *Sydney Morning Herald*, 28/2/1967

For Trinity Grammar School, Summer Hill, the architects designed the chapel in 1956,<sup>27</sup> the science block in 1962,<sup>28</sup> and the arts and music centre in 1969.<sup>29</sup> For Trinity Grammar Preparatory School, Strathfield, a new wing in 1970.<sup>30</sup> For Newington College, the architects designed the Preparatory School complex at Lindfield in 1967.<sup>31</sup>

The residential commissions included flats in Northbourne Avenue, Canberra in 1959.<sup>32</sup>

## 2.7 BRUTALIST ARCHITECTURE COMPARATIVE EXAMPLES

The original inspiration for the Brutalist style lay in the later buildings of Le Corbusier. His *Unité d'Habitation* at Marseille, 1952, and his *Jaoul* houses, Neuilly, 1954, demonstrated an attitude to materials and construction that was to influence architecture through the following decades. The delight of space and shape of the chapel of *Notre-Dame-du-Haut* at Ronchamp, 1955, and the buildings at Chandigarh, 1957-1964, indicated the rich possibilities of the exploitation of the plastic properties of reinforced concrete for sculptural form.

Peter and Alison Smithson in England provided the theoretical leadership for the subsequent New Brutalist Movement. The Brutalist ethic was one of social concern, urban responsibility and integrity in the expression of material, structure and function. The aesthetic, in theory, would be a powerful image that derived directly from these considerations. While the movement was European in its genesis its influence was far reaching. Australian Brutalist architecture primarily followed European propositions and works in North America and Japan. Some Australian examples were deeply based on the building ethic of Brutalism and in certain cases this was extended to embrace the urban considerations; others drew primarily on the visual attributes.

The Late Twentieth-Century Brutalist style made its appearance in Australia in the mid-1960s. The style's insistence on off-form concrete made it necessary for architects and builders to pay great attention to the design and quality of formwork, some of the most significant early advances being in Western Australia. As happened in most parts of the world where Brutalism became popular, a paradoxical situation arose when enormous care had to be taken to obtain exactly the right degree of 'artless' roughness. For high prestige buildings, precast concrete panels with a factory-controlled texture were often preferred to the less predictable off-form concrete.

During the 1970s 'beton brut', with the accompanying articulation of masses and stress on the expression of internal, functional arrangements became a favoured medium particularly for public buildings and those for tertiary institutions. Its widespread use gave rise in some cases to sober, depressing environments, but in its more dramatic treatment to lively architecture of indented forms with a three dimensional quality that was emphasised by the deep shadows cast by the strong sun<sup>33</sup>.

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<sup>27</sup> *Cross Section*, December 1956

<sup>28</sup> *Sydney Morning Herald*, 13/2/1962

<sup>29</sup> *Sydney Morning Herald*, 18/2/1969

<sup>30</sup> *Sydney Morning Herald*, 19/11/1970

<sup>31</sup> *Sydney Morning Herald*, 19/9/1967

<sup>32</sup> *Cross Section*, February 1959

<sup>33</sup> Taylor, Jennifer, *Australian Architecture since 1960*, 2<sup>nd</sup> Edition. RAI National Education Division 1990

The major characteristics of the style were strong shapes, boldly composed and expressed in off-form reinforced concrete or textured brickwork or stone. Diagonal, sloping or strong curved elements often contrasted with horizontal and vertical members and large areas of unbroken wall surface with vertical slit windows and the use of non-loadbearing precast elements

Key practitioners of the style were architects Ancher, Mortlock, Murray & Woolley; John Andrews; Cameron, Chisholm & Nicol; Edwards, Madigan & Torzillo and Harry Seidler.

The High Court of Australia, in Canberra is perhaps the best-known example of the style but there are many examples throughout Australia. The style was particularly popular for institutional, educational and commercial buildings.

DATE	INSTITUTIONAL	ARCHITECTS
1977-1983	Bidura	NSW Government Architect
1975	Sydney Police Station, Surry Hills	NSW Government Architect (Richard Dinham)
	EDUCATIONAL	
1961	Hale School Memorial Hall, Perth	Marshall Clifton in association with Anthony Brand
1968	Menzies College Student Housing, La Trobe University Melbourne	Robin Boyd
1976	Canberra School of Music	Darryl Jackson, Evan Walker
1972	Wentworth Building Students Union, University of Sydney	Anchor, Mortlock, Murray and Woolley
1973	School of Molecular & Biochemistry, Sydney University	Stafford, Moore and Farrington
1964-1979	UTS Tower, Haymarket	Michael Dysart
1968-1972	Ku-ring-gai College of Advanced Education	David Turner
	COMMERCIAL	
1972	St Leonard's Centre (now Oxley Business Centre)	Kerr & Smith

The style was less popular for domestic buildings but the Sirius building (Tao Gofers 1978-1980) in The Rocks is a well-known example of an apartment complex in the style.

### 3.0 PHYSICAL DESCRIPTION

An inspection of the subject building and the eastern campus was carried out by John Oultram in March 2018. The current site plan is shown in Figure 3.1.

The school occupies two parcels on each side of Victoria Road but the western campus is well outside of the development area and is not described below.

#### 3.1 EASTERN CAMPUS

The school buildings are arranged around the northern, southern and western side of the large oval that occupies the eastern portion of the site.

Major buildings include:

BUILDING	DESCRIPTION
Aspinall House	Two/Three storey, Late Victorian Italianate style house set on an elevated site to the west of the oval. The building is in coursed render with extensive stucco decoration including quoins and arched windows and a hipped, slate roof. The main entrance is off Victorian Road with a classical portico flanked each side with bay windows. There is a four storey tower to the east with a faceted, single storey verandah to the north. The house has a landscaped hardstand to the front and a terraced garden to the east and north
Dining Room	Two storey (with attic) late Twentieth Century addition (or modified original) to the south of Aspinall House in render with a hipped slate roof and dormers. The extension has a link to the rear of the Stevenson Library
Stevenson Library	See below
Middle School Building	Two/three storey, Inter War Classical Revival building set to the west of the oval. The building is in render with the western elevation divided with rusticated piers with a central entry pediment to Victoria Road with a clock tower on the axis and a hipped, tile roof. To the oval there is a two storey loggia/verandah flanked by hipped, projecting wings with an open balcony supported on classical columns on rusticated piers
Business Studies Centre	Two storey, late Twentieth Century building in render with a hipped, copper roof. The building is set to the west of the oval in an excavated site below the road level. The building has two projecting bay to the east with a linking verandah/loggia with a skillion roof supported on columns on rusticated piers.
MacIntyre House	Two storey, Inter War Georgian Revival style accommodation block in face brick with a steeply pitched, terracotta tile roof. The northern elevation has projecting side bays with classically detailed gables and rusticated brick quoins. There are bay windows to the wings and flat head and arched, multi-paned, sash windows elsewhere. Projecting bay to the south with double gable and single storey wing off.

BUILDING	DESCRIPTION
Kirkland House	Two storey, Inter War Georgian Revival style accommodation in face brick with a pitched, terracotta tile roof. The eastern elevation has projecting side bays with classically detailed gables. There are 12 pane, sash windows elsewhere. The building is elevated from Cranbrook Lane and has a terraced garden to the front with steps to the lane
War Memorial Chapel and Anderson Hall	Two storey, Post War, Classical Revival style building set on an excavated site to the west side of the precinct. The building is in face brick with a gabled, terracotta tile roof with a bell tower to the west
Graeme Clarke Centre	Two storey, late Twentieth Century building set to the north of the Oval in face brick with a hipped, terracotta tile roof. Later lift and stair addition to the south in stone cladding.
Basketball Court and Gymnasium	Single storey, Post War building set to the north of the oval in face brick with a multi gabled, terracotta tile roof
19 Aston Gardens	Three storey, Inter War apartment building in face brick with a hipped terracotta tile roof
Basketball Court and Garage	Single storey, late Twentieth Century structure in concrete and blockwork with an open court above
Centenary Building	Two/three storey late Twentieth Century Building set in an excavated site off Victoria Road. The building is in face brick with a hipped, terracotta tile roof.

There are a number of smaller, service building outbuildings and sports areas dotted through the campus.

Figure 3.2 – 3.13

3.2 LANDSCAPING

The site is extensively landscaped and has a variety of playing courts and a swimming pool all set around the perimeter of the oval that is a large, flat area that covers a large portion of the site and that is laid out for sports. The site falls to east and there is a planted bank to the east of the oval with a sandstone retaining wall to Cranbrook Lane.

Landscaping is generally related to the individual buildings on the site with landscaped gardens or paved courts including the main entrance quadrangle off Victoria Road to the east of the Middle School.

The site has been heavily terraced and there are numerous at grade and elevated walkways and terraced gardens to the perimeter buildings.

The site has expansive views to the east to Rose Bay and beyond and there are slot views between and over the buildings from Victoria Road and Cranbrook Road including a view over the main entrance court.

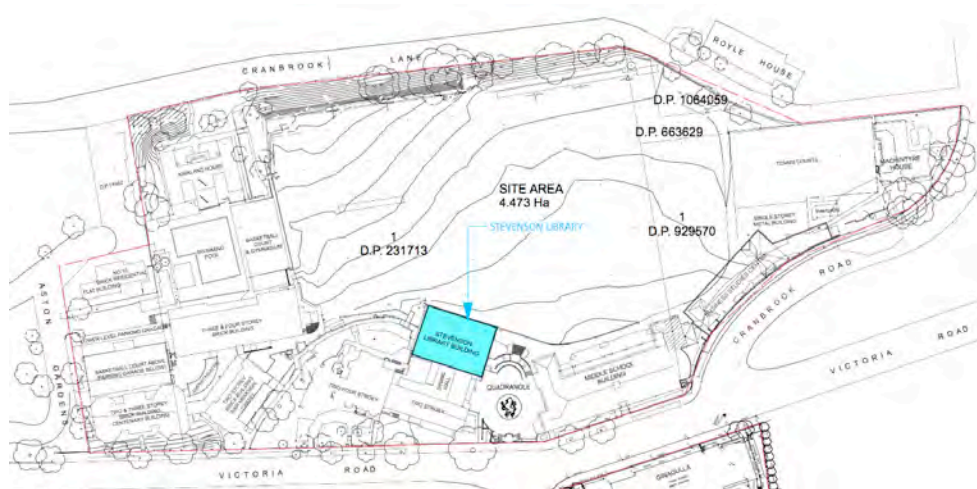


Figure 3.1 The Scots College – Site Plan

Source: Architect





Figure 3.2 The Scots College, Bellevue Hill  
Aspinall House from Victoria Road



Figure 3.3 The Scots College, Bellevue Hill  
Aspinall House from the east



Figure 3.4 The Scots College, Bellevue Hill  
Middle School from Victoria Road



Figure 3.5 The Scots College, Bellevue Hill  
Middle School from the oval



Figure 3.6 The Scots College, Bellevue Hill  
Macintyre House from Cranbrook Road



Figure 3.7 The Scots College, Bellevue Hill  
Macintyre House from the oval

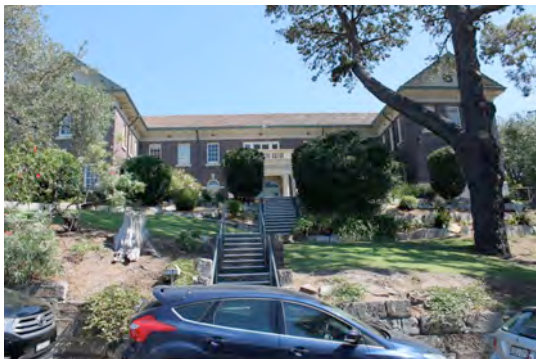


Figure 3.8 The Scots College, Bellevue Hill  
Kirkland House from Cranbrook Lane



Figure 3.9 The Scots College, Bellevue Hill  
Business Studies Centre from the oval



Figure 3.10 The Scots College, Bellevue Hill  
Graeme Clarke Centre



Figure 3.11 The Scots College, Bellevue Hill  
Basketball Court and Gymnasium



Figure 3.12 The Scots College, Bellevue Hill  
War Memorial Chapel from Victoria Road



Figure 3.13 The Scots College, Bellevue Hill  
Anderson Hall

### 3.3 STEVENSON LIBRARY

The Stevenson Library is a four storey, late Twentieth Century, Brutalist style building set to the western side of the Oval and partly excavated into the site. The building is in concrete and painted brick with a flat roof. The east elevation is divided into four bays with expressed, canted fins with the upper floors stepping outwards. The bays are infilled with full height glazing or windows with solid spandrels and the upper floor cants back with the glazing recessed from the spandrel frame. The lower and upper windows have shade hoods and there is a later, full width awning to the lower floor.

The side elevations are plainer with punched openings and the upper floors have sloping walls to a lower section to the west. To the rear is a later extension to the dining room with main entry to the building off a colonnaded loggia.

Internally the building houses classrooms, the school shop, a cafeteria, a library and service rooms. The building has a split-level plan with rooms each side of a central corridor. There is a main, stair to the east with a fire stair to the west and the main structure of circular columns is exposed in parts. The library is a double height space at the upper level with a mezzanine accessed off a concrete and metal stair. The mezzanine has a glass balustrade to the void.

Floors are in tile, vinyl and carpet. Walls are in painted and exposed brick, plasterboard with full height glazed screens to some of the offices and classrooms. Ceilings are plasterboard and vermiculite. There is no joinery of note. The main stair has terrazzo treads and an open metal balustrade.

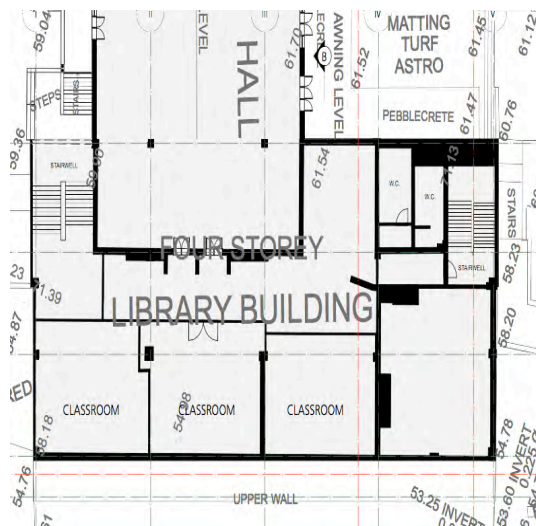
Figures 3.16 - 3.26



GROUND FLOOR



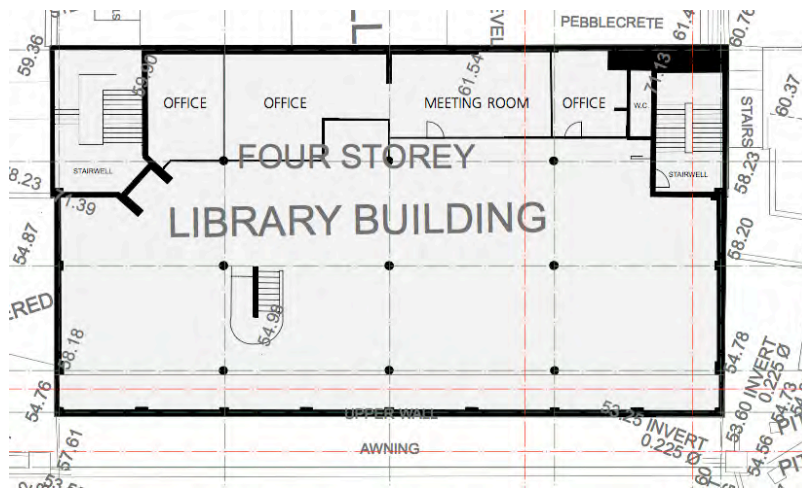
FIRST FLOOR



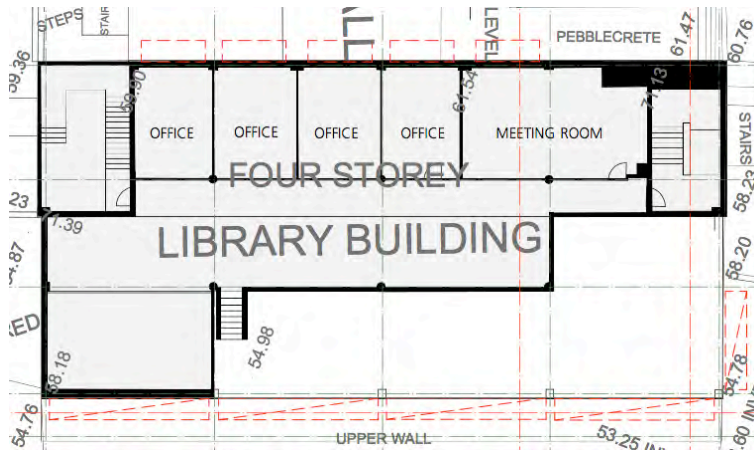
SECOND FLOOR

Figure 3.14 Stevenson Library – Plans as existing

Source: Architect



THIRD FLOOR



FOURTH FLOOR

Figure 3.15 Stevenson Library – Plans as existing

Source: Architect



Figure 3.16 The Scots College, Bellevue Hill  
Stevenson Library east elevation



Figure 3.17 The Scots College, Bellevue Hill  
Stevenson Library south elevation



Figure 3.18 The Scots College, Bellevue Hill  
Stevenson Library north elevation

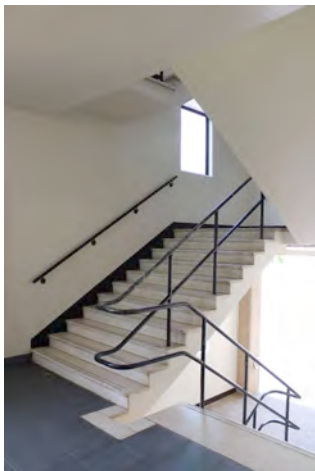


Figure 3.19 The Scots College, Bellevue Hill  
Stevenson Library main stair



Figure 3.20 The Scots College, Bellevue Hill  
Stevenson Library ground floor cafe

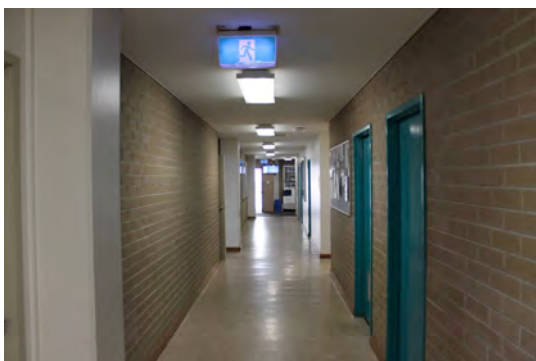


Figure 3.21 The Scots College, Bellevue Hill  
Stevenson Library typical hall



Figure 3.22 The Scots College, Bellevue Hill  
Stevenson Library typical classroom

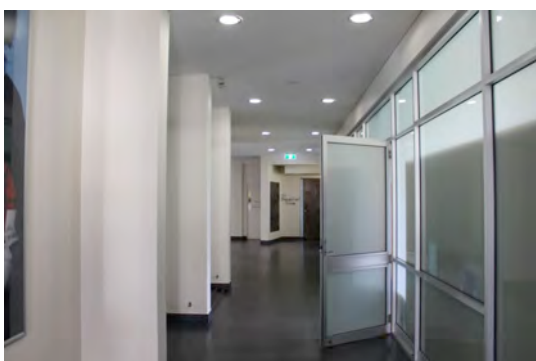


Figure 3.23 The Scots College, Bellevue Hill  
Stevenson Library offices





Figure 3.24 The Scots College, Bellevue Hill  
Stevenson Library honour boards



Figure 3.25 The Scots College, Bellevue Hill  
Stevenson Library lower floor



Figure 3.26 The Scots College, Bellevue Hill  
Stevenson Library mezzanine

## 4.0 HERITAGE LISTINGS & CONTROLS

### 4.1 NATIONAL TRUST

Aspinall House is classified on the Register of the National Trust of Australia (NSW). The listing has no statutory implications for development at the site but is widely regarded as an authoritative indication of significance.

### 4.2 HERITAGE DIVISION OF THE NSW OFFICE OF ENVIRONMENT AND HERITAGE

#### 4.2.1 State Heritage Register

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by the Heritage Division of NSW Office of Environment and Heritage, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The College is not listed on the Register.

#### 4.2.2 State Heritage Inventory

The Heritage Division also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The College is listed on the Inventory along with some of the individual buildings.

SHI	ADDRESS	ITEM	
2711472	Victoria Road, Bellevue Hill	The Scots College	
2711160	17 Ginahgulla Road	Fairfax House part of Scots College	
2711073	71 Cranbrook Road	Building (Macintyre House)	

Listing on the Inventory has no statutory implications for development of the site but reflects the listing of the place on the LEP (see below).

### 4.3 NSW DEPARTMENT OF PLANNING AND ENVIRONMENT

The consent authority for the development is the NSW Department of Planning and Environment as the development is considered to be a State Significant Development. Draft proposal have already been submitted to the Department (SSD 8922) and the Secretary's Environmental Assessment Requirements (SEARs) has been prepared for the project including the requirement for a heritage impact statement (HIS). Specific heritage considerations were:

- The HIS be prepared in accordance with the NSW Heritage Manual to include:
- The likely impact of the proposed development will have (if any) on the adjoining Aston Gardens Heritage Conservation Area
- The likely impact the proposed development will have (if any) on any heritage items located within the vicinity of the site
- The likely impact of the proposed development will have on the heritage items located within the grounds of the subject site, including the impact on any view corridors and vistas that exist between the heritage items and in the heritage precincts of the school grounds
- The likelihood for the potential disturbance of archaeological relics
- The HIS is to include an assessment of the impact of the proposal upon significant views between heritage items and within the college

(SEAR p. 5)

#### 4.4 LOCAL AUTHORITY

The local authority for the area is Woollahra Municipal Council. Three buildings on the property are separately listed as heritage items in Schedule 5 Part 1 of the *Woollahra Local Environmental Plan 2014* (LEP)<sup>34</sup>.

REF	ADDRESS	ITEM	RANKING
67	29-53 Victoria Road	The Scots College—the building known as "Aspinall House" and interiors, with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Road, and the adjoining stone wall surmounted by iron railing; the school building with clock-tower and interiors	Local
22	71 Cranbrook Road	Buildings and Interiors (part of The Scots College) (Macintyre House)	Local
37	17 Ginahgulla Road	Fairfax House (part of The Scots College)	Local

The school is in the vicinity of heritage items at:

REF	ADDRESS	ITEM	RANKING
17	11 Cranbrook Avenue	Norfolk Island Pine	Local
18	13-15 Cranbrook Avenue	<i>St Clair</i> – house and interiors	Local
21	65 Cranbrook Road	House and interiors	Local
66	27 Victoria Road	House and interiors	Local

The school is in the vicinity of a conservation area

REF	ADDRESS	ITEM	RANKING
C1	Bellevue Hill	Aston Gardens	Local

<sup>34</sup> The whole site is identified as a heritage item in the LEP Maps for the area (see Figure 4.1) though the LEP listings only refer to the specific buildings as noted above

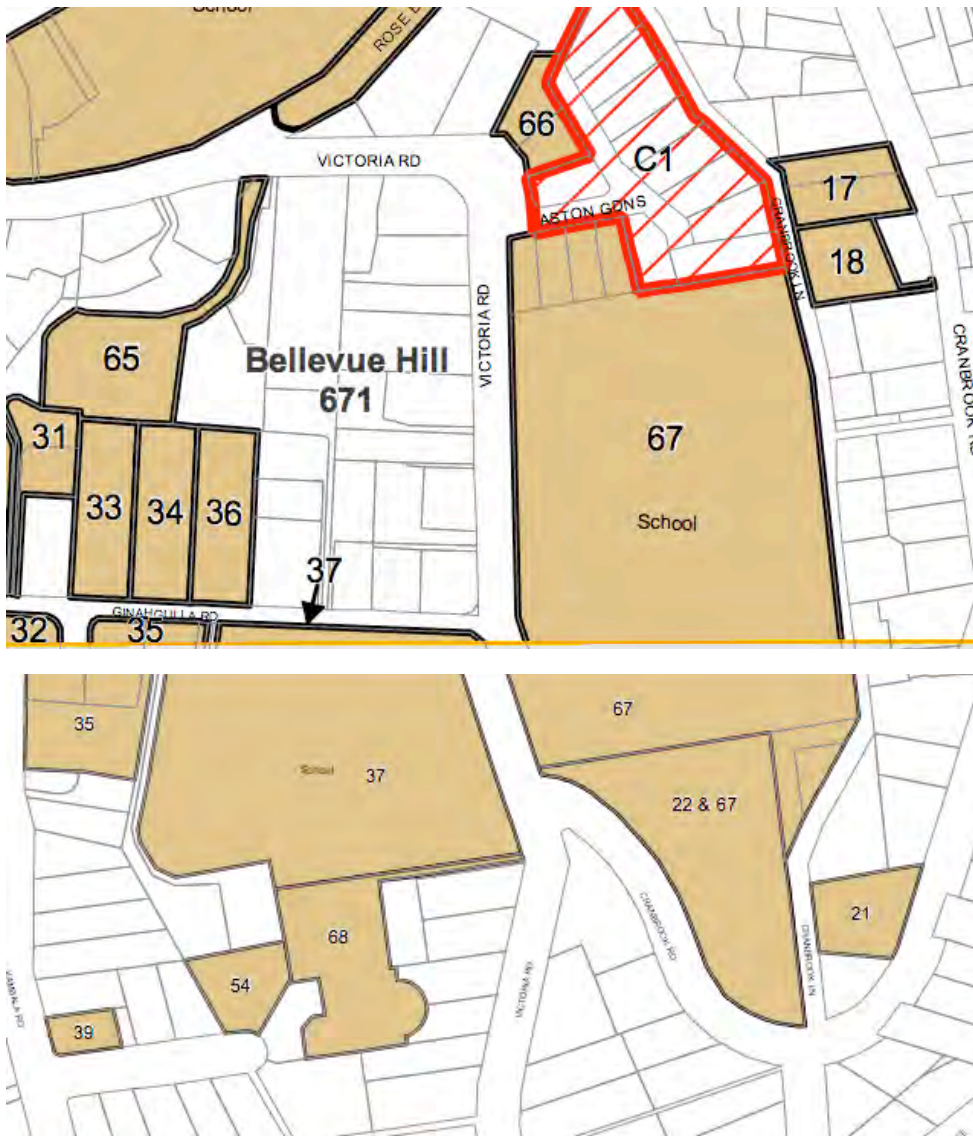


Figure 4.1 Woollahra Local Environmental Plan 2014 Heritage Map HER\_002 & HER\_003D

## 5.0 ASSESSMENT OF SIGNIFICANCE – THE SCOTS COLLEGE

### 5.1 ASSESSMENT OF SIGNIFICANCE

The SHI listing sheet for the school does not include an assessment and statement of significance and it is outside of the scope of this report to carry out a detailed assessment of the school as a whole.

We would propose the following as an indicative statement of significance:

The Scots College is of cultural significance as an example of a private, boys' secondary school that was opened on the site by the Scots College in 1895 in the house St. Killians that they had leased in the same year to allow for the relocation from Brighton-le- Sands.

The site was comprehensively developed from 1914 onwards when a series of purpose-designed buildings were constructed including the Middle School (1915), MacIntyre House (1919), Kirkland House (1926) and the Memorial Chapel/Anderson Hall (1956)

The place is strongly associated with Presbyterian Church that purchased the leasehold of the site in 1907 and that was instrumental in the establishment of the original school in 1893.

The College retains a number of significant, high quality, architect-designed buildings including Aspinall House (formerly St. Killians) (Mansfield Brothers), Middle School and MacIntyre House (Power and Adams), Kirkland House (Morrow Deputron and Gordon) and the Memorial Chapel/Anderson Hall (Frederick Glynn Gilling).

The place has operated as a school since 1895 and would have social significance for the Presbyterian Church that was instrumental in the establishment of the College, the thousands of pupils that have passed through its halls and their families and the numerous staff who have worked there. The school provides a social focus for the local community and continues to provide high quality, secondary education for boys.

The place is of High Significance Locally.

## 6.0 ASSESSMENT OF SIGNIFICANCE – STEVENSON MEMORIAL LIBRARY

### 6.1 CRITERIA FOR ASSESSMENT

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

An item will be considered to be of State (or) local significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria.

### 6.2 HISTORIC SIGNIFICANCE

#### 6.2.1 Historical Development

Criterion (a)	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The Stevenson Library is an example of a late Twentieth Century school library built c. 1986 that was designed by architects Budden, Nangle, Michael and Hudson who had worked for the College since the 1960s.

The building was part of the ongoing development of the Scots College that had been established at the site in 1895. The library was intended to provide a modern replacement for the earlier library in the Middle School and also provide for additional classroom accommodation.

The development is a common feature of the ongoing modernisation of private schools that can be seen across Sydney.

Does not meet the criterion.

#### 6.2.2 Historical Associations

Criterion (b)	<i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The place is most closely associated with the school body (that arranged for and financed the work) and architects Budden, Nangle, Michael and Hudson. The project architect was Ray Hudson. The practice had worked for the College since the 1960s and they also designed the swimming pool (1971), the Agricultural Laboratory (mid 1970s) and Royle House (1983).

The longer term relationship of architects with educational and religious organisations is a common theme in NSW where there may have been religious links with architects who served as the institutions' architects for a number of years (e.g. Sheerin and Hennessey and the Catholic Church) and a long term association is not uncommon.

The practice evolved over a number of years and was established in 1910 though Henry Budden, the founder, died in 1944. Budden and Nangle had a long-term relationship with the Congregation of the Sisters of Charity and worked extensively on the Mount Saint Mary's College at Katoomba<sup>35</sup>.

There is little biographical information held by the Australian Institute of Architects and though the practice was likely prolific they could not be considered of note.



The Library is not considered to have any historical associations of note

Does not meet the criterion.




6.3 AESTHETIC SIGNIFICANCE

<i>Criterion (c)</i>	<i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)</i>
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Stevenson Library is an example of a late Twentieth Century, Brutalist style building that was designed by architects Budden, Nangle, Michael and Hudson. As noted above, the style became popular in the Post War period for institutional and educational buildings and there are numerous examples of the style throughout Sydney. Notable examples include:

DATE	INSTITUTIONAL	ARCHITECTS
1977-1983	Bidura	NSW Government Architect
		
		

<sup>35</sup> The College and Convent is the only building identified by the practice that is listed on the State Heritage Register. The former Melocco Brothers factory in Annandale is the only building listed on the State Heritage Inventory

1975	Sydney Police Station, Surry Hills	NSW Government Architect (Richard Dinham)
		
	EDUCATIONAL	
1973	School of Molecular & Biochemistry, Sydney University	Stafford, Moore and Farrington
		
1968-1972	Ku-ring-gai College of Advanced Education	David Turner
		



	COMMERCIAL	
1972	St Leonards Centre	Kerr & Smith/Geoff Malone
		
		The building displays the style in all its glory

The library building signals the style in the expressed, angled fins to the east elevation and the placement of windows that are punched into elevations or are banded between the expressed structure. However, there is little external expression of the monumental form of vertical elements or spaces. Internally, there is no expression of connected volumes or structure that is seen in better examples of the style. Much of the internal arrangement and detailing is utilitarian in the extreme and many of the spaces have little Brutalist expression apart from the exposure of the building materials.

The design appears to have been a one off for the practice and no other comparable buildings by the practice have been located. The earlier incarnation of the practice won several awards for religious buildings in the Gothic style (the War Memorial Chapel at Trinity Grammar and St Martin's Church in Killara). The practice is not noted as key practitioners of the style in Richard Apperly et als' *A Pictorial Guide to Identifying Australia Architecture* and the building is not noted on the SOS Brutalism website as being a significant building in Sydney.

Does not meet the criterion.

6.4 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
---------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

As part of the Scots College, the place would have special associations with the numerous pupils that have passed through the school since 1895 their families and staff that have worked there. The place would also have associations with the Presbyterian Church that was instrumental in the establishment of the College. However the Stevenson Library in itself is unlikely to be held in high regard by any particular group.

Does not meet the criterion.

6.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There was a previous building (a later dining hall) on the site but the scale of the later development would likely preclude there being any underground remains. The archaeological potential of the development site is low and the proposal retains part of the existing structure and does not involve extensive excavation.

The subject building is of no technical significance and could not be considered a seminal work as the style was well advanced by its date of construction (1986).

Does not meet the criterion.

6.6 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
---------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------

The Brutalist style was common for educational buildings in Sydney and beyond. Is not rare.

Does not meet the criterion.

6.7 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The library is an example of a multi storey, educational building and part of the larger campus of the Scots College.

Does not meet the criterion.

6.8 SUMMARY OF SIGNIFICANCE

Based on the above we consider that the Stevenson Library would not meet any of the Heritage Branch criteria for listing as an item of local significance.

## 7.0 THE CURRENT PROPOSAL

### 7.1 CURRENT PROPOSAL

The College would like to reconfigure the library and apply a more period style to the facades in line with the Scottish origins and history of the College.

The proposal is shown on the following Drawings Nos.

Num.	Rev.	Title	Scale	Issued
SSD1.02:17-000	P2	General Specification	N/A	03.05.18
SSD1.02:17-001	P2	Location Plan	NTS	10.04.18
SSD1.02:17-002	P3	Site Plan	NTS	10.04.18
SSD1.02:17-003	P2	TSC Oval View North	NTS	10.04.18
SSD1.02:17-004	P2	TSC Oval View West	NTS	15.04.18
SSD1.02:17-005	P2	TSC Library Eastern Elevation	NTS	15.04.18
SSD1.02:17-006	P2	TSC Library North Elevation	NTS	15.04.18
SSD1.02:17-007	P2	TSC Library South Elevation	NTS	15.04.18
SSD1.02:17-007.1	P3	Exg Oval Context Elevation	1:1000	26.03.18
SSD1.02:17-009	P2	Victoria Rd Photos	NTS	26.03.18
SSD1.02:17-010	P2	Victoria Rd Photos	NTS	15.04.18
SSD1.02:17-011	P2	Victoria Rd Photos	NTS	15.04.18
SSD1.02:17-012	P2	Victoria Rd Photos	NTS	15.04.18
SSD1.02:17-100	P2	Exg GF Plan	1:200	15.04.18
SSD1.02:17-101	P2	Exg FF Plan	1:200	15.04.18
SSD1.02:17-102	P2	Exg Second Floor Plan	1:200	26.03.18
SSD1.02:17-103	P2	Exg Third Floor Plan	1:200	26.03.18
SSD1.02:17-104	P2	Exg Fourth Floor Plan	1:200	15.04.18
SSD1.02:17-105	P2	Exg Roof Plan	1:200	15.04.18
SSD1.02:17-106	P2	Exg West Elevation	1:200	15.04.18
SSD1.02:17-107	P1	Exg North + South Elevation	1:200	15.04.18
SSD1.02:17-108	P2	Site Photo Reference Plan	NTS	15.04.18
SSD1.02:17-113	P2	Victoria Rd Photos	NTS	15.04.18
SSD1.02:17-150	P5	Proposed GF + FF Demolition Plan	1:300	03.05.18
SSD1.02:17-151	P4	Proposed 2F + 3F Demolition Plan	1:300	03.05.18
SSD1.02:17-152	P4	Proposed 4F + Roof Demolition Plan	1:300	03.05.18
SSD1.02:17-200	P4	Proposed Site + Landscape Plan	1:500	11.04.18
SSD1.02:17-201	P8	Proposed GF Plan	1:500	27.04.18
SSD1.02:17-201.1	P8	Proposed GF Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-202	P8	Proposed FF Plan	1:500	27.04.18
SSD1.02:17-202.1	P8	Proposed FF Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-203	P6	Proposed 2F Plan	1:500	10.04.18
SSD1.02:17-203.1	P7	Proposed 2F Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-203.2	P1	Theatrette Perspective	NTS	05.03.18
SSD1.02:17-204	P6	Proposed 3F Plan	1:500	10.04.18
SSD1.02:17-204.1	P7	Proposed 3F Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-204.2	P1	Proposed Reading Room	1:500	22.02.18
SSD1.02:17-205	P6	Proposed 4F Plan	1:500	10.04.18
SSD1.02:17-205.1	P7	Proposed 4F Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-206	P6	Proposed 5F Plan	1:500	10.04.18
SSD1.02:17-206.1	P7	Proposed 5F Internal Arrangement Plan	1:500	10.04.18
SSD1.02:17-206.2	P1	Proposed Founders Room		22/02/18
SSD1.02:17-207	P6	Proposed Roof Plan	1:500	10.04.18
SSD1.02:17-207.1	P1	Proposed Roof Plan Lone Piper Keep	1:500	10.04.18
SSD1.02:17-210	P8	Proposed Northern Elevation	1:200	27.04.18
SSD1.02:17-210.2	P1	Proposed Sustainable Northern Elevation	1:200	27.04.18

Num.	Rev.	Title	Scale	Issued
SSD1.02:17-212	P8	Proposed Eastern Elevation	1:200	11.04.18
SSD1.02:17-212.1	P4	Proposed External Materials + Finishes	1:200	17.04.18
SSD1.02:17-212.2	P1	Proposed Sustainable Eastern Elevation	1:200	27.04.18
SSD1.02:17-213	P8	Proposed Southern Elevation	1:200	11.04.18
SSD1.02:17-213.2	P1	Proposed Sustainable Southern Elevation	1:200	27.04.18
SSD1.02:17-214	P7	Proposed Western Elevation	1:200	27.04.18
SSD1.02:17-214.2	P1	Proposed Sustainable Western Elevation	1:200	27.04.18
SSD1.02:17-215	P3	Proposed Section A	1:200	11.04.18
SSD1.02:17-216	P3	Proposed Section B	1:200	11.04.18
SSD1.02:17-216.1	P2	Proposed Section BB Ventilation	1:200	27.04.18
SSD1.02:17-217	P2	Proposed Long Oval Elevation	1:1000	11.04.18
SSD1.02:17-400.5	P3	58 Vic Rd View Impact Montage	NTS	27.04.18
SSD1.02:17-400.6	P3	58 Vic Rd View Impact Montage	NTS	27.04.18
SSD1.02:17-400.9	P2	7 Rupertswood Ave View Impact Montage	NTS	10.04.18
SSD1.02:17-400.10	P1	15A Ginahgulla View Impact Montage	NTS	10.04.18
SSD1.02:17-405	P3	Public Vantage Point View Impact Montage	NTS	10.04.18
SSD1.02:17-406	P3	Public Vantage Point View Impact Montage	NTS	10.04.18
SSD1.02:17-407	P4	Public Vantage Point View Impact Montage	NTS	15.04.18
SSD1.02:17-408	P5	Public Vantage Point View Impact Montage	NTS	15.04.18
SSD1.02:17-409	P7	Public Vantage Point View Impact Montage	NTS	15.04.18
SSD1.02:17-410	P6	Public Vantage Point View Impact Montage	NTS	15.04.18
SSD1.02:17-410.0.1	P1	Watercolour Render 1	NTS	26.03.18
SSD1.02:17-410.0.2	P1	Watercolour Render 2	NTS	26.03.18
SSD1.02:17-410.1	P6	Perspective 1	NTS	15.04.18
SSD1.02:17-410.2	P4	Perspective 2	NTS	15.04.18
SSD1.02:17-410.3	P2	Perspective 3	NTS	15.04.18
SSD1.02:17-410.4	P2	Perspective 4	NTS	15.04.18
SSD1.02:17-410.5	P3	Perspective 5	NTS	15.04.18
SSD1.02:17-410.6	P5	Perspective 6	NTS	15.04.18
SSD1.02:17-410.7	P4	Perspective 7	NTS	15.04.18
SSD1.02:17-410.8	P3	Perspective 8	NTS	15.04.18
SSD1.02:17-412	P2	Proposed Shadow Analysis - March 9AM	NTS	10.04.18
SSD1.02:17-413	P2	Proposed Shadow Analysis - March 12PM	NTS	10.04.18
SSD1.02:17-414	P2	Proposed Shadow Analysis - March 3PM	NTS	10.04.18
SSD1.02:17-415	P2	Proposed Shadow Analysis - June 9PM	NTS	10.04.18
SSD1.02:17-416	P2	Proposed Shadow Analysis - June 12AM	NTS	10.04.18
SSD1.02:17-417	P2	Proposed Shadow Analysis - June 3PM	NTS	10.04.18
SSD1.02:17-418	P2	Proposed Shadow Analysis - March 9AM Perspective	NTS	10.04.18
SSD1.02:17-419	P2	Proposed Shadow Analysis - March 12PM Perspective	NTS	10.04.18
SSD1.02:17-420	P2	Proposed Shadow Analysis - March 3PM Perspective	NTS	10.04.18
SSD1.02:17-421	P2	Proposed Shadow Analysis - June 9AM Perspective	NTS	10.04.18
SSD1.02:17-422	P2	Proposed Shadow Analysis - June 12PM Perspective	NTS	10.04.18
SSD1.02:17-423	P2	Proposed Shadow Analysis - June 3PM Perspective	NTS	10.04.18
SSD1.02:17-424	P2	Eastern Elevation Glazing Comparison	1:250	10.04.18
SSD1.02:17-425	P1	Southern Elevation Glazing Comparison	1:250	10.04.18
SSD1.02:17-426	P2	Northern Elevation Glazing Comparison	1:250	10.04.18
SSD1.02:17-427	P1	Western Elevation Glazing Comparison	1:250	10.04.18
SSD1.02:17-430	P1	Site Analysis	N/A	17.04.18
SSD1.02:17-431	P1	Site Survey - Solar + Wind	1:1250	04.04.18
SSD1.02:17-432	P1	Site Survey Existing Pedestrian Movement	1:500	17.04.18
SSD1.02:17-433	P1	Site Survey Proposed Pedestrian Movement	1:500	11.04.18

The proposal includes:

#### 7.1.1 Stevenson Library

- Part demolition of the existing building
- Retention of the primary structure
- Reconfiguration of the external facades

The works are extensive and the building will be partially demolished retaining the primary structure (i.e. columns and floor slabs) and part of the rear wall. The proposal will reconfigure the building to level floor plates over five levels. The facades will be reconfigured in a Scottish Baronial style with two projecting bays to the east that form wings around at central court at the fifth floor. There are circular tower elements to the corners with stairs to the southwest and northwest. There is a projecting bay to the north and the upper floor will be set into the roof. To the oval there is an arched colonnade at the lower level with an open terrace above with a classical balustrade.

The building is set below the height of the roof to Aspinall House with some projecting elements (balustrades and chimneys) above.

The building is in smooth render with ashlar stone dressings to window openings and cladding to the towers. The roof will be in Welsh slate with copper to the cross gables.

#### 7.1.2 External Works

- Reconfiguration of the southern quadrangle
- Reconfiguration and upgrading changing rooms and plant room
- New external stair and terrace to the north

The circular section of the quadrangle will be reconfigured to suit and the stair to the oval upgraded to comply with the Building Code of Australia.

## 8.0 IMPACT OF THE PROPOSED DEVELOPMENT

### 8.1 GENERALLY

The Scots College developed from 1895 onwards and was established in the house St. Killians, a large, late Victorian mansion in the Italianate style. A major period of development occurred in the Inter War years with several, large, purpose designed school and accommodation buildings. All of the buildings in this period adopted the Inter War Classical Revival and Georgian Revival style and maintained the arrangement of buildings around the oval.

Later works adopted a more contemporary style but the buildings were generally modest, low scale additions also set around the oval or over Cranbrook Lane.

The Stevenson Library is a modest example of a late Twentieth Century Brutalist style building that has little of the articulation, materials and robust external form of comparable buildings of the style. It lacks the powerful forms seen in other examples and could not be considered a good example of the type. While the building followed the placement of the earlier buildings it presents as an unsympathetic addition to the College and did not follow the stylistic approach of the earlier buildings that were graceful additions in period styles.

### 8.2 DEMOLITIONS

The library will be partially demolished to allow for the reconfiguration. As noted above the building could not be considered a significant structure either for the College or of the Brutalist style. Its main structure will be retained but the removal of the facades will allow for a more historic approach to the design of the library and for a more sympathetic treatment to the facades in line with the earlier buildings around the oval.

We consider that there are no heritage considerations that would preclude the level of change.

### 8.3 EXCAVATION AND ARCHAEOLOGY

A small section of the site will be excavated for structure and services but the extent of this is not great and there are no known archaeological remains in the development area. The excavation is set well away from Aspinall House.

### 8.4 PROPOSED RECONFIGURATION

#### 8.4.1 Generally

The library will be reconfigured internally and externally and the facades replaced in a Scottish Baronial style. From a heritage perspective the main issues with the design are the:

- Scale of the development
- Form of development
- Style of the new design
- Impact on the heritage buildings on the site
- Impact on significant views

#### 8.4.2 Scale

The building is five storeys as per the existing library but the split level arrangement of floors will be removed to allow for a more efficient, internal plan with open plan areas at the upper levels. The upper floor is set into the roof form and the building has a comparable footprint (as the main structure is to be reused) and height to the existing library.

The building is of a comparable scale with the existing library and will have a comparable impact.

#### 8.4.3 Form

The form of the library will be heavily altered to provide for a more complex massing in line with that seen in Aspinall House. The first school building has a cubic form with a tower, verandah and lower scale elements to provide for an elegant and striking composition that sits well on its commanding site.



Figure 8.1 Aspinall House looking southwest from the Oval

The proposed library elevations have a similar complexity with an arrangement of gabled wings around a central terrace with the internal stairs expressed in projecting bays and towers with the pitched roof giving a simple key to the earlier buildings on the site. The design includes an expressed undercroft and colonnade base to the oval elevation in line with the style of the Middle School with strongly textured detail to its major elements to give a presence to the building sadly lacking in the current library.

#### 8.4.4 Style

The Burra Charter (2013) is the touchstone document for guiding development or conservation works at places of cultural significance. The Scots College is a place of high significance for a variety of reasons and certainly is a place that should be conserved. Its use as a school is its primary historic use and this will be continued but this use demands that the school develop over time to expand and improve its facilities. The proposed reconfiguration of the library is part of the ongoing process.

Article 22 of the Charter recommends:

*22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.*

*22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.*

The Charter does not recommend any particular style and the College has a variety of buildings in period styles that are clearly readable as to their date of construction even where they are Inter War recreations of period styles. The proposal aims to respect the cultural significance of the place both in its built form and tangible and intangible heritage while enhancing that significance by providing a building that symbolises the links to the College's rich history.

The reconfigured library is in the Scottish Baronial style that may seem an odd choice for a Twenty First Century building but the choice is partly from the wishes of the benefactor and the College's desire to have a building that reflects its historic origins, its tangible links to the Scottish Presbyterian Church and its intangible links to Scotland that are evident in many aspects of the school's life. The school standard is the Scottish lion rampant and the sounds of bagpipes can often be heard over the school grounds with the kilted pipers regularly parading for important events in the school's calendar.



Figure 8.2 The Scots College Pipes and Drums leading the Speech Day Parade, 1951

Source: The Scots College

The traditional links are seen in the kilt as part of the school uniform, the Parade of Remembrance, the weekly cadet and Pipes and Drums Parade that also accompany the war cries from Edward II's defeat at Bannockburn at sporting matches on the oval.





Figure 8.3 The piper band during a wartime ceremony. Note the Dining Room in the background on the site of the current library

Source: The Scots College



Figure 8.4 The piper and bugler at a Remembrance Day Ceremony in 1977

Source: The Scots College



Figure 8.5 The massed pipe band

Source: The Scots College

The ties are not whimsical but are firmly grounded in the origins of the College that was established to provide an education for the boys of pastoralists of primarily Protestant Scottish Descent.

The College has commissioned a study of the style and the appropriateness of the design approach by Dr Alastair Disley, a well-known, UK based specialist in the style.

*Proposed Renovation of the Stevenson Library for The Scots College – A Scottish Architectural Assessment (November 2017)*

As noted in the study, the current design was partly inspired by the Scots Baronial style house Craigmends designed by Scottish Architect David Bryce.



Figure 8.6 Craigmends by architect David Bryce

Source: Disley op cit. p. 7

Disley notes that style is not common in Australia with Overnewton at Keilor, Victoria being the most exact example of the style. The house was built in 1849 by Scotsman William Taylor to realise his dream to provide a Scottish baronial home.



Figure 8.7 Overnewton at Keilor in Victoria (1849)

Source: Overnewton website

The design has followed the detailed advice of Dr Disley to ensure an authentic approach to the form, massing and detail of the reconfigured building and avoid the building being a pastiche of the style. While the selection of the style may seem whimsical the detail of the building is not.

Till the Post War period the College architects drew their inspiration from classical revival styles that became popular in the Inter War period. The Middle School has a Wren like classicism and the major buildings were accurate essays in these earlier styles. They provided for a handsome range of buildings around the oval and reflected the aspirations of the College at that time. None of the more modern buildings could be said to have the grace of the earlier buildings though the recent Business Centre adopted a hybrid of the earlier styles with a graceful colonnade to the oval.

The library is in smooth render with extensive stone dressings to openings and the bays and towers. The roof will be in slate. The materials and composition have been carefully designed to ensure that the building is authentic to the style.

The open plan interiors will allow a complementary treatment to the interiors in terms of the scale of the rooms, and particularly the library, with a controlled treatment of timber panelling in the major spaces to ensure an internal treatment that matches the exuberance of the exteriors.

The proposed building will be a handsome addition to the school and will strongly reflect the historic establishment of the College and its desire to signal its Scottish origins in a built form.

#### 8.4.5 Impact on the Heritage Buildings on the Site

The site contains a number of significant buildings designed by noted architects.

DATE	BUILDING	ARCHITECT
1882	Aspinall House	Mansfield Brothers
1915	Middle School Building	Power & Adam
1919	MacIntyre House	Power & Adam
1926	Kirkland House	Morrow Deputron & Gordon
1956	War Memorial Chapel and Anderson Hall	Frederick Glynn Gilling

Aspinall House is the most significant and imposing of these being set on the upper levels of the site with expansive views the east. The later buildings were set on the lower level at the oval and are less imposing though the Middle School is the dominant presence.

As noted, all of the buildings drew on historic precedents and the current library is an ungainly building that is strongly out of character with the earlier pattern of development at the College.

The reconfigured library is to a similar footprint, scale and height as the current library and in general terms will have a similar impact on the adjoining buildings around the oval. The most significant change is in the stylistic treatment of its elevations with the selected style aimed at reinforcing the historic pattern of buildings.

The impact on Aspinall House is mitigated by the smaller scale of the library and the setting of Aspinall House well above the library that will maintain it as the primary, visual element when viewed from the east and from Victoria Road.

We consider that the proposal will provide for an elegant and distinctive addition to the College's built form and have a limited and acceptable impact on the setting of the heritage building on the site and the expansive oval.

#### 8.4.6 Views

The College is prominent when views from Victoria Road and Cranbrook Road due to the scale of the site and the buildings with Aspinall House being the most distinctive feature due to its raised setting and style. The College has expansive views to the east and the range of school buildings is fully displayed by the open setting provide by the oval.

The College is partly visible from Cranbrook Lane but views are more limited due to the fall of the lane with Kirkland House being most prominent from the lower levels of the lane. There are views to the later accommodation and sports facilities from Aston Gardens but these could not be considered significant.



Figure 8.8 Significant Views



Figure 8.9 The Scots College, Bellevue Hill  
View looking southeast from Victoria Road



Figure 8.10 The Scots College, Bellevue Hill  
Aspinal House from Victoria Road



Figure 8.11 The Scots College, Bellevue Hill  
View looking east from Ginahgulla Road over  
the entrance court with the Stevenson Library  
in the background



Figure 8.12 The Scots College, Bellevue Hill  
The Middle School from Victoria Road



Figure 8.13 The Scots College, Bellevue Hill  
View looking northeast over the Business Studies Centre from Cranbrook Road



Figure 8.14 The Scots College, Bellevue Hill  
View from Cranbrook Lane looking northwest



Figure 8.15 The Scots College, Bellevue Hill  
View looking northeast from the verandah at Aspinall House



Figure 8.16 The Scots College, Bellevue Hill  
View looking east from the verandah of Aspinall House

The library is set well into the site and there are only limited views to it from Victoria Road through the entrance forecourt opposite Gindahgulla Road (see Figure 8.10). The proposed building will be a similar footprint and scale as the existing library and will have a similar visual impact but will not block views through the site from this vantage point.

Otherwise the building will only be seen in more distant views from Cranbrook Road and Cranbrook Lane but will not additionally block views to any of the heritage elements on the site or from other vantage points including the oval.

## 8.5 OTHER WORKS

### 8.5.1 Dining Room

The east wall of the Dining Room abuts the library and this will be rebuilt to allow for the works. The Dining Room is a modern addition and has no heritage significance. The works are minor.

### 8.5.2 Landscaping and External Works

The works will include alteration to the Quadrangle to the south of the Library and the steps to the north. Both of these areas are modern in detail and there are no landscape features of note. The steps will provide improved access to the reconfigured library but will maintain the general setting and arrangement around the building. The inlaid quadrangle motif will be retained and the works to the north are low scale and in character with the general detail of paths and retaining walls below Aspinall House.

The works are not at a scale that would impact on the setting or significance of the place.

## 8.6 WOOLLAHRA LOCAL ENVIRONMENTAL PLAN (LEP)

### 8.6.1 Impact of the Heritage Item

The Scots College contains several buildings that are listed as heritage items in the Woollahra LEP and the site as a whole is shown as a heritage item in the LEP maps (see Section 4.4) and development would be the subject of the heritage provisions in Section 5.10 of the LEP that require Council to assess the impact of the works on the heritage significance of the place.

The listing sheet for the items in the eastern campus (The Scots College - SHI 2711472 and Macintyre House - SHI 2711073) do not contain assessments or statements of significance.

Based on the assessment above, we consider that the current Library is not significant in heritage terms and its reconfiguration is acceptable and will have a limited and acceptable impact on the significance of the place.

### 8.6.2 Impact on Heritage Items in the Vicinity

There are number of heritage items in the vicinity of the College (see Section 4.0)

The proposed works are set to the centre of the College site and will reconfigure the library to a similar footprint and scale. The major change will be on the external appearance of the building that will be visible from some vantage points but the items and conservation area are well separated from the library site and there will be little appreciable change. There are no views and no visual connection to the subject site from the majority of the items and the conservation area.

The reconfigured library may be visible in views from the rear of the item at 65 Cranbrook Road but this house faces the street and the views are quite distant.

We consider that the proposal will have no impact on the setting or significance of the items or the nearby conservation area,

### 8.6.3 Impact on the Conservation Area in the Vicinity

The College is in the vicinity of a small conservation area to the north (Aston Gardens C1). The Woollahra DCP contains a statement of significance for the area:

*The Aston Gardens HCA is an outstanding group of significant Inter-War flat buildings designed by prominent architects that remain largely intact. The subdivision pattern of the street dates from 1927 and also remains largely intact. The garden settings are also mostly intact.*

*Aston Gardens is rare in that nearly every architectural style of the Inter-War period is represented in the one street. Many of the flats are large and many originally included servant's quarters. The area is significant in demonstrating the move away from large freestanding houses to modern and fashionable flats during the Inter-War period and the changing planning regulations increasing the density of the inner suburbs of Sydney.*

*The Inter-War flat buildings are 2 to 4 storeys in height, in Spanish Mission, Georgian Revival and Art Deco styles in a landscaped garden setting. The intact subdivision occupies the northeast facing slope that falls steeply away from Victoria Road. The buildings are constructed of face brick or rendered brick with generally timber double hung windows (some with timber shutters) and generally hipped and gabled roof forms with terra cotta roof tiles. The facades feature decorative render/plasterwork, and/or brick detailing. There are limited view corridors to Rose Bay between the buildings and most of the garaging is accessed from the rear lane.*

DCP Section B2.6 p. 20

The development area is to the centre of the College site and is well separated from the conservation area by intervening development. There are no views and no visual connection to the subject site from the conservation area.

We consider that the proposal will have no impact on the setting or significance of the conservation area,



## 8.7 WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015 (DCP)

### 8.7.1 Bellevue Hill North Precinct

The College is within the Bellevue Hill North Precinct identified in Section B1.8 of the DCP. The DCP contains a character statement for the area:

*The Bellevue Hill North precinct is sited on the slopes and plateau of Bellevue Hill. New South Head Road, the main arterial road, forms the northern edge of the precinct.*

*The precinct contains three distinct settings:*

- . the edge development fronting New South Head Road (between Bellevue Road and Victoria Road) which contains predominantly substantial residential flat buildings set behind sandstone walls, garages and steps;*
- . development opposite the Rose Bay promenade on New South Head Road, typically large detached buildings within a landscape setting; and*
- . the one to three storey dwelling houses and residential flat buildings set in the winding streets that follow the contours of Bellevue Hill.*

*As with many of the higher parts of the municipality, significant views and vistas are available from many of the public spaces. This precinct also contains two large private school campuses: Cranbrook School and Scots College.*

DCP B1.8.1

The DCP contains no specific controls for development in the area but does contain objectives as to the desired future character.

	<i>Objective/Control</i>	<i>Comment</i>
B1.8.2	<i>Desired future character objectives</i>	
O1	<i>To respect and enhance the streetscape character and key elements of the precinct.</i>	The proposals will have a very limited impact on the local streetscape due to the location of the development site
O2	<i>To maintain the evolution of residential building styles through the introduction of well designed contemporary buildings incorporating modulation and a varied palette of materials.</i>	N/A
O3	<i>To maintain a transition of development scale from the residential flat buildings that address New South Head Road, to the dwelling houses that dominate the majority of the precinct.</i>	N/A
O4	<i>To reinforce a consistent building scale with streets.</i>	N/A
O5	<i>To ensure that development responds in form and siting to the street and subdivision pattern.</i>	N/A
O6	<i>To design and site buildings to respond to the topography and minimise cut and fill.</i>	The proposal maintains the current site levels and the relationship with the oval and the extent of excavation is very limited
O7	<i>To reinforce the landscape setting and maintain the existing tree canopy which forms a green backdrop when viewed from the harbour and the surrounding districts.</i>	There is no alteration to the existing landscaped setting
O8	<i>To retain and reinforce the green setting of mature street trees, private trees and garden plantings and minimise hard stand areas.</i>	There is no impact on mature trees or landscaped areas
O9	<i>To protect important views from the public spaces of the precinct to the harbour and city skyline, including view corridors between buildings.</i>	See below
O10	<i>To ensure that development facilitates view sharing to adjoining and adjacent private properties.</i>	There is no impact on views
O11	<i>To ensure on-site parking does not dominate the streetscape</i>	N/A

8.7.2 Views

The DCP contains a map that identifies significant views including some from Cranbrook Road at the intersection of Victoria Road

MAP 8 Bellevue Hill North Precinct

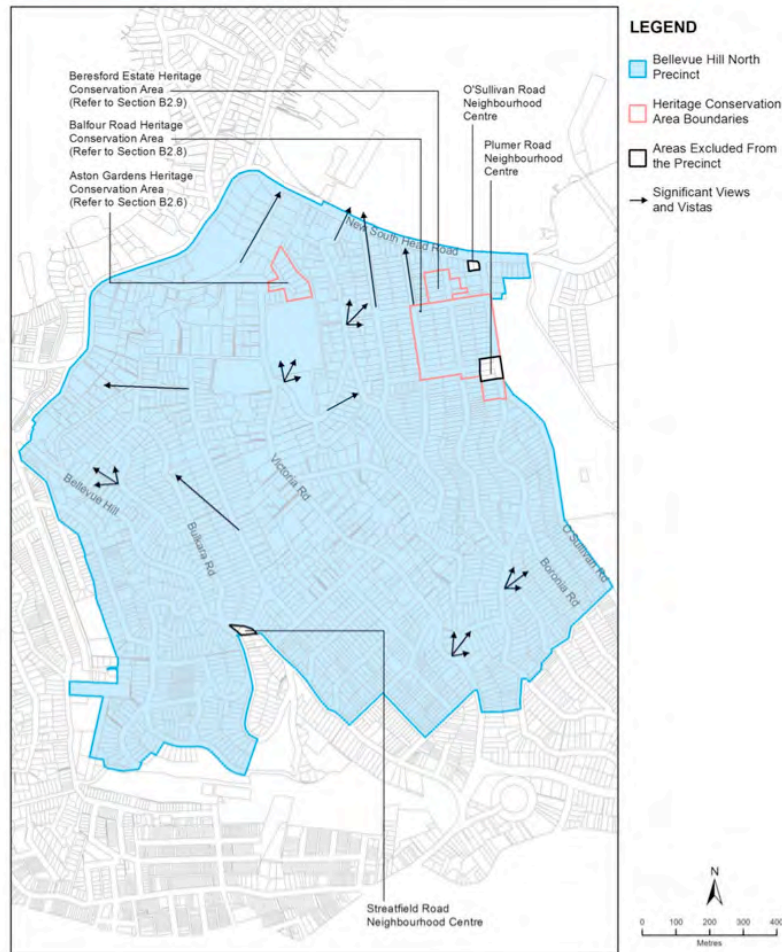


Figure 8.17 DCP MAP of views in the Bellevue Hill North Precinct

DCP B1 p. 23

The proposal will not impact on these views.

8.7.3 Non Residential Development

Section B3.8.9 contains limited controls for non-residential development (including educational establishments) within residential zones with the aim:

*Where a non-residential use is proposed, the development must be compatible with the desired future character of the area in terms of building scale, location and design, and the impacts arising from the use must not unreasonably compromise residential amenity*

The impact on the Bellevue Hill North Precinct is assessed in Section 8.7.1 above and we consider that the proposals are in accordance with the objectives in the DCP.

## 9.0 SUMMARY AND RECOMMENDATIONS

### 9.1 SUMMARY

Overall we consider that:

- The current library is of low heritage significance and there are no heritage considerations that would preclude its reconfiguration
- The proposed reconfiguration will provide for a handsome addition to the College and is in a form and style that strongly reflects the Scottish roots and ongoing tangible and intangible connections to its Scottish Presbyterian heritage
- The proposed reconfiguration will provide for a high quality addition to the period assembly of buildings around the oval
- The development will not impact on the cultural significance of the place
- The development will not impact on significant views both within and from outside of the College precinct
- The proposals will not impact on the heritage items within the College precinct
- The proposals will not impact on the heritage item and conservation areas in the vicinity of the College

### 9.2 RECOMMENDATIONS

#### 9.2.1 Archaeology

Though the archaeological potential of the site is low, any excavation on the site should be monitored and any finds be recorded by a suitably qualified archaeologist and the record lodged with a suitable archive (e.g. Woollahra Local History Library).

#### 9.2.2 Archival Recording

The current Stevenson Library should be archivally recorded in accordance with the NSW Office of Environment and Heritage guidelines outlined in *Photographic Recording of Heritage Items using film or Digital Capture 2006*.

#### 9.2.3 Interpretation

The history and development of the site be interpreted by introduced devices such as plaques that details the history of the site and its historical associations as outlined above.



JOHN OULTRAM

## 10.0 APPENDIX A – HERITAGE LISTING SHEET

Heritage Division of the NSW Office of Environment and Heritage

State Heritage Inventory Listing Sheet for the Scots College (SHI 2711472)

# Scots College (The) - Full LEP listing - Description in Further Comments

## Item details

**Name of item:** Scots College (The) - Full LEP listing - Description in Further Comments

**Primary address:** Victoria Road, Bellevue Hill, NSW 2023

**Local govt. area:** Woollahra

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Victoria Road	Bellevue Hill	Woollahra			Primary Address

## Description

**Further information:** Full LEP description - Scots College (The) - the building known as Aspinall House with palm trees, sandstone gateposts (3 sets), gate and fencing to Victoria Rd, and the adjoining stone wall surmounted by iron railing; the school building with clocktower; the building at 71 Cranbrook Rd; Fairfax House (see 17 Ginahgulla Rd)

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Woollahra	LEP 1995	10 Mar 95	28	1358
Local Environmental Plan	Woollahra LEP 2014	67	23 May 15		

## References, internet links & images

None

Note: internet links may be to web pages, documents or images.

## Data source

The information for this entry comes from the following source:

**Name:** Local Government

**Database number:** 2711472