

HERITAGE IMPACT STATEMENT

**ROSEVILLE ANGLICAN
COLLEGE: 27-37
BANCROFT AVENUE,
ROSEVILLE**

URBIS

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Job Code	P0006441
Report Number	01 Issue for co-ordination 18 October 2019
	02 Report issue 31 October 2019
	03 Report issue 4 November 2019

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EXECUTIVE SUMMARY

Urbis has been engaged by EPM on behalf of Roseville Anglican College to prepare the following Heritage Impact Statement. This Heritage Impact Statement pertains to a State Significant Development (SSD) Application (SSD-9912) seeking consent for development of a new Sport and Wellbeing Centre (SWELL).

The subject site as a whole is not individually listed as an item of heritage significance. Lot 18 DP 5035 (37 Bancroft Avenue) is located within the boundaries of the Clanville Conservation Area (Item No. C32) as listed under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (LEP). Within the Clanville Conservation Area, the dwelling located on the site has been assessed to be a contributory item (refer to Figure 4).

The site is located in proximity to a number of heritage items as listed under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* and *Ku-ring-gai Local Environmental Plan (Local Centres) 2012* as identified in Section 1.3.

Works proposed at the site include demolition of existing sports courts, all extant structures located at 37 Bancroft Avenue and construction of a two storey (and basement) Sport and Wellbeing Centre. Details of the proposed works including architectural and landscape drawing registers is included in Section 5 of this report.

An assessment of Heritage Impact has been included in Section 6. The assessment has determined that the proposed works would have an acceptable heritage impact on proximate HCAs and heritage items. Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome as it is understood demolition would facilitate the requirement to provide upgraded facilities. The proposed height, scale, form, and finishes of the SWELL development is sympathetic to the established characteristics of the locality. Whilst clearly discernible as contemporary, the proposed development responds sympathetically to its location and would not detract from the identified heritage significance of the proximate HCAs or heritage items. Extensive landscaping and additional plantings are proposed, making a positive contribution to the 'green' character of the locality.

It is a recommendation of this report (refer to Section 7) that a Photographic Archival Recording is undertaken prior to any works on the site.

Table 1 overleaf provides a summary of the Secretary's Environmental Assessment Requirements (SEARs) as pertaining to heritage with a reference to the appropriate section within this report.

Table 1 – SEARs requirements and reference to relevant section of this report

SEARs Requirement	Refer to Section
Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on, and in the vicinity of, the site in accordance with the guidelines in the NSW Heritage Manual.	Section 1.3 (Methodology) Section 4 (Heritage Significance) Section 5 (Heritage Assessment)
The assessment must: identify all heritage items (state and local) within and near the site, including built heritage, landscapes and archaeology;	Section 1.3 (Heritage Listings)
include an assessment as to why the places are of heritage significance; and	Section 5 (Heritage Assessment)
set out detailed mitigation measures to offset potential impacts on heritage values.	Section 7 (Conclusion and Recommendations)
Address any archaeological potential and significance on the site and the impacts the development may have on this significance.	Section 4.3 (Historical Archaeological Assessment)

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by EPM on behalf of Roseville Anglican College to prepare the following Heritage Impact Statement. This Heritage Impact Statement pertains to a State Significant Development (SSD) Application (SSD-9912) seeking consent for development of a new Sport and Wellbeing Centre (SWELL).

1.2. SITE LOCATION

The site is located at 27 Bancroft Avenue, Roseville (refer to Figure 1). The site is legally identified as Lot 2003 DP 1084428 and Lot 18 DP 5035.



Figure 1 – Locality map with subject site indicated by highlight

Source: Six Maps, 2019

1.3. HERITAGE LISTING

The subject site as a whole is not individually listed as an item of heritage significance. Lot 18 DP 5035 (37 Bancroft Avenue) is located within the boundaries of the Clanville Conservation Area (Item No. C32) as listed under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* (LEP), refer to Figure 2. Within the Clanville Conservation Area, the dwelling located on the site has been assessed to be a contributory item (refer to Figure 4).

The site is located in proximity to a number of heritage items as listed under Schedule 5 of the *Ku-ring-gai Local Environmental Plan 2015* and *Ku-ring-gai Local Environmental Plan (Local Centres) 2012*, refer to Table 2.

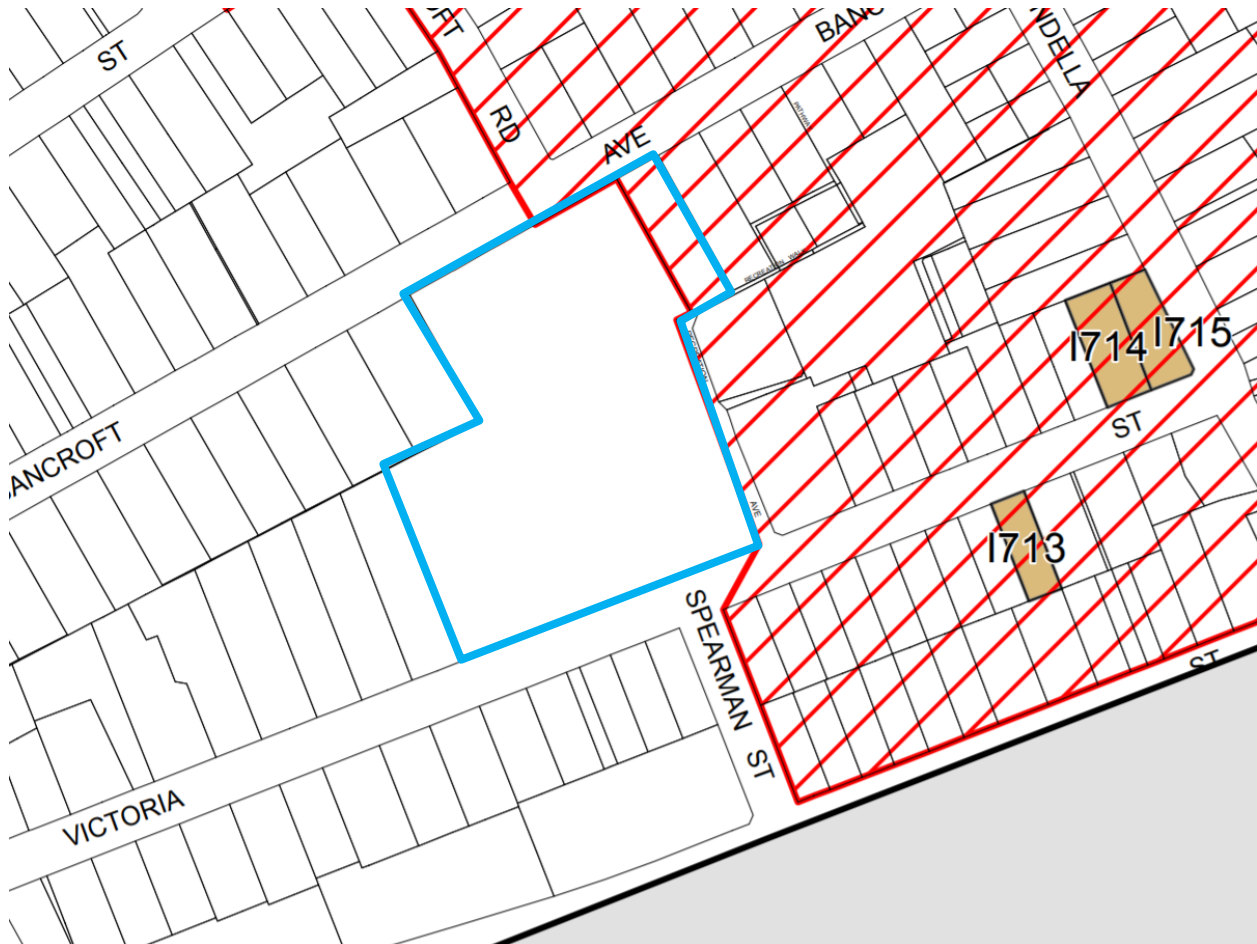


Figure 2 – Extract of heritage map, with subject site outlined in blue

Source: *Ku-ring-gai LEP 2015, Heritage Map – Sheet HER_020*

Table 2 – Heritage items located in proximity to subject site

Item Name	Address	Property Description	Significance	Item No.
Ku-ring-gai Local Environmental Plan 2015				
Dwelling house	52 Victoria Street	Lot 5, DP 6642	Local	I715
Dwelling house	50 Victoria Street	Lot 4, DP 6642	Local	I714
Dwelling house	49 Victoria Street	Lot 12, DP 786859	Local	I713
Ku-ring-gai Local Environmental Plan (Local Centres) 2012				
Dwelling house	28 Bancroft Avenue	Lot C, DP 407900	Local	I99
“Westover”, dwelling house	26 Bancroft Avenue	Lot B, DP 407900	Local	I98
Dwelling house	24 Bancroft Avenue	Lot 1, DP 544047	Local	I97
Dwelling house	19 Bancroft Avenue	Lot 11, DP 5035	Local	I96
“Walthamstow”, dwelling house	16 Victoria Street	Lot 12, DP 659015	Local	I127
Lord Street/Bancroft Avenue Conservation Area				C36

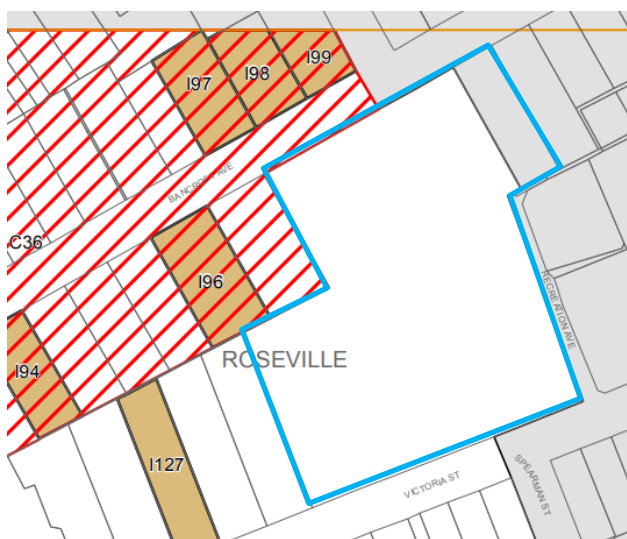


Figure 3 – Extract of heritage map with subject site outlined in blue

Source: Ku-ring-gai LEP (Local Centres) 2012, Heritage Map – Sheet HER_020B

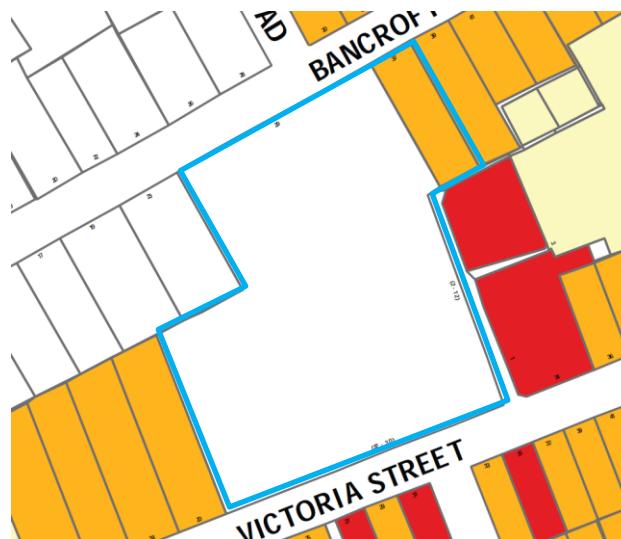


Figure 4 – Extract of Southern HCA Review Buildings Contributions Map, with the subject site outlined in blue

Source: Architectural Projects, Heritage Conservation Areas Study – Southern Area

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Ku-ring-gai Local Environmental Plan 2015 and the Ku-ring-gai Development Control Plan 2016.

1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Alida Eisermann (Senior Consultant) and Chrisia Ang (Consultant). Jonathan Bryant (Director) has reviewed and endorsed the scheme.

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

2. SITE DESCRIPTION

The subject site, Roseville College, is located at 29 and 37 Bancroft Avenue, Roseville. The site is bound by Bancroft Avenue to the north, Victoria Street to the south, with residential development to the east (partially bordered by Recreation Avenue) and west. The approximate boundaries of the subject site are indicated by a blue outline in Figure 5 below. The location of the works pertinent to this SSD application are located in the northeast of the site, indicated by the red outline in Figure 5 below.



Figure 5 – Approximate boundaries of the site indicated by blue outline; location of the works pertinent to this application indicated by red outline

Source: Six Maps with Urbis overlay, 2019

2.1. STREETScape

2.1.1. Clanville Estate HCA

The following site description for the Clanville Heritage Conservation Area (HCA) has been sourced from the heritage inventory sheet for the HCA:

The HCA is located east of Pacific Highway. The topography is generally level but falls to a watercourse. The streets are generally perpendicular and parallel to the railway line. The street grid is regular. Key natural landscape elements include undeveloped land / watercourse. At Garigal National Park, Roseville Chase and watercourse Chelmsford Road. Development in the area is predominantly an early twentieth century development with some late nineteenth /early twentieth century layers.

2.1.2. Lord Street/ Bancroft Avenue HCA

The following site description for the Lord Street/ Bancroft Avenue Heritage Conservation Area (HCA) has been summarised from 19G Local Centre Heritage Conservation Areas of the Ku-ring-gai Development Control Plan (Local Centres) 2012.

The Lord Street/ Bancroft Avenue comprises an intact portion of Federation period housing. It is characterised by a number of single storey Federation Queen Anne style dwellings. Dominant materials within this heritage conservation area includes brick and roughcast stuccoed walls, sometimes with sandstone foundations, terracotta or slate roofing, and timber framed windows, casement or double hung.

The Ku-ring-gai Town Centres Heritage Conservation Area Inventory Sheet provides the following description for the Lord Street/Bancroft Avenue HCA.

The Lord Street/Bancroft Avenue Heritage Conservation Area is characterised by single storey Federation Queen Anne style housing, with a scattering of larger 2 storey Federation Queen Anne style houses.

Bancroft Avenue: medium-width street with parking on only one side, concrete kerbing both sides. Mature brush box street trees.

Glencroft Street: medium-width street with parking on only one side, concrete kerbing both sides. Mixed and patchy street tree planting.

Lord Street: wide street, parking both sides, concrete kerbing both sides. Consistent brush box avenue street planting west of Martin Lane, patchy street planting to the section of the street east of Martin Lane.

Victoria Street: wide street, parking both sides, concrete kerbing both sides. Some remnant mature brush box, otherwise mixed street tree plantings.

2.1.3. Images

The following images provide context on the streetscape of the locality.



Figure 6 – View of 37 and 39 Bancroft Avenue (as indicated)

Source: Google Maps



Figure 7 – View to the existing sports courts from Bancroft Avenue

Source: Urbis, 2019



Figure 8 – View to the existing sports courts from Bancroft Avenue

Source: Urbis, 2019



Figure 9 – View to the existing sports courts and Rose Cottage (part of the Roseville College site)

Source: Google Maps, 2019



Figure 10 – Student Services Building (part of the Roseville College site)

Source: Google Maps, 2019



Figure 11 – Roseville College Building

Source: Google Maps, 2019

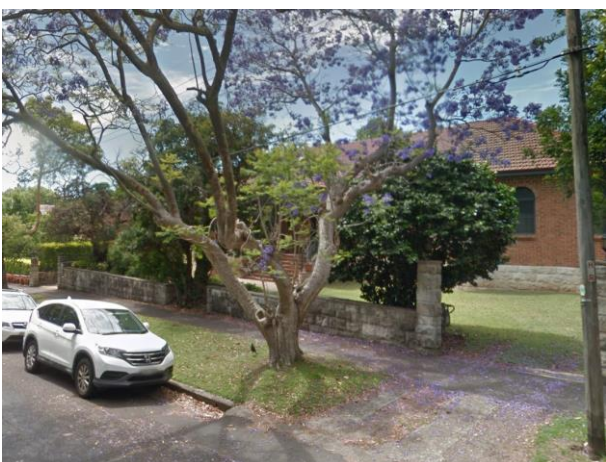


Figure 12 – 23 Bancroft Avenue

Source: Google Maps, 2019



Figure 13 – 19 Bancroft Avenue

Source: Google Maps, 2019



Figure 14 – 24 Bancroft Avenue

Source: Google Maps, 2019



Figure 15 – 26 Bancroft Avenue

Source: Google Maps, 2019



Figure 16 – 28 Bancroft Avenue

Source: Google Maps, 2019



Figure 17 – 30 Bancroft Avenue

Source: Google Maps, 2019



Figure 18 – 32 Bancroft Avenue

Source: Google Maps, 2019

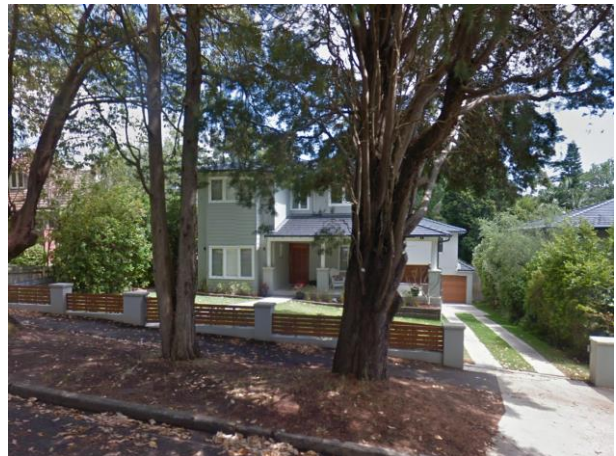


Figure 19 – 34 Bancroft Avenue

Source: Google Maps, 2019



Figure 20 – 36 Bancroft Avenue

Source: Google Maps, 2019



Figure 21 – 41 Bancroft Avenue

Source: Google Maps, 2019

2.2. 37 BANCROFT AVENUE

The dwelling at 37 Bancroft Avenue is a single storey painted facebrick Federation Bungalow with a hipped and gable form roof clad in terracotta tiles. The front elevation features a gabled verandah which wraps around corner of the east and west elevation. The elevation features timber-framed windows, some with leadlights. The front garden features a grassed lawn and informal plantings. At the rear of the building is a tennis court and small swimming pool.



Figure 22 – View of 37 Bancroft Avenue from public domain

Source: Google Maps, 2019



Figure 23 – Primary elevation of 37 Bancroft Avenue

Source: Urbis, 2019



Figure 24 – Later addition on west elevation

Source: Urbis, 2019



Figure 25 – Driveway and garage

Source: Urbis, 2019



Figure 26 – Tennis court and later rear addition

Source: Urbis, 2019

2.3. TENNIS COURTS AND LANDSCAPING



Figure 27 – Existing low scale masonry fence and hedging on Bancroft Avenue boundary of Roseville College

Source: Urbis, 2019



Figure 28 – View of existing sports courts facing to Rose Cottage

Source: Urbis, 2019

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

An overview of the history of the area in which Roseville College is situated is provided in the inventory sheet for the Clanville HCA prepared by Ku-ring-gai Council.¹

Non-indigenous settlement of the Lindfield area began in the early nineteenth century by the making of Crown grants. The grantees were Henry Oliver (45 acres), Daniel McNally (30 acres), Alexander Munro (40 acres) and Daniel Dering Mathew (400 acres). The western boundary of all of these grants was the Pacific Highway (originally Lane Cove Road). The northern boundary of Oliver's grant is demarcated today in part by Stanhope Road and the southern boundary by Treatts Road. To the south of Treatts Road was McNally's grant. The southern boundary of McNally's grant is not traced by a road aside from the dogleg of Nelson Road. Munro's grant was located to the south of McNally's. Tryon Road demarcates the southern boundary of Munro's grant. The eastern boundary of these three grants is Nelson Road. Mathew's huge grant of 400 acres was named Clanville and extended south into present-day Roseville. Located to the south of Tryon Road its eastern boundary is demarcated today Archbold Road.

With the exception of McNally's grant, by the 1890s the grants had been subdivided into smaller land holdings suited to small-scale farming, dairying and orcharding. The size of the farms varied from five blocks within Munro's grant to larger 40-50-acre blocks within the Clanville holding. Generally, the subdivision layout was on an east/west axis with narrow frontages to the main road. The construction of the railway line divorced the western section of the farms from the bulk of the land holding. This layout of farmsteads is today demonstrated by the east/west axis of the roads.

The first subdivision for housing in Lindfield occurred in 1884 to the west of the Pacific Highway (Gordon Park) and later in the 1890s, however this was a decade of economic downturn and it was not until the recovery of the 1900s that subdivision began in earnest and the release of land within the area was predominantly undertaken between 1906 and the outbreak of the war in Europe in 1914.

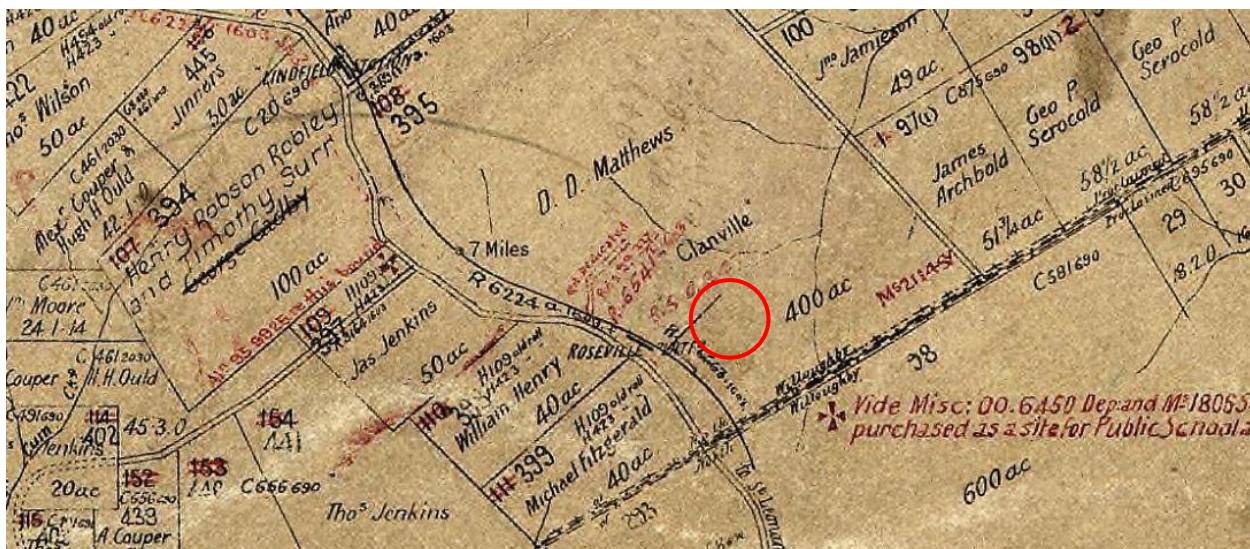


Figure 29 – Part of 1893 map of Parish of Gordon, with the approximate location of the subject site circled in red on the 400 acre Clanville Estate. The railway stations at Lindfield and Roseville, shown on the map, had been opened in 1890.

Source: NSW Land Registry Services, Historical Records Viewer, Historical Parish Map, County of Cumberland, Parish of Gordon, 1893, Sheet 1 Edition 4

¹ Ku-ring-gai Council, Heritage Conservation Area, C32 Wahroonga, http://www.kmc.nsw.gov.au/Plans_regulation/Building_and_development/Heritage_Items/Heritage_Conservation_Areas.



Figure 30 – Part of 1917 map of Parish of Gordon with location of subject site outlined in red, The Clanville Estate had begun to be subdivided, however the subject site had not as yet been subdivided to its current form.

Source: NSW Land Registry Services, Historical Records Viewer, Historical Parish Map, County of Cumberland, Parish of Gordon, 1917, Sheet 2 Edition 7

3.2. SITE HISTORY

A history of Roseville College from 1908 to 2008 is provided in the publication by Denise Thomas, *Memories & Dreams: Roseville College 1908-2008* (2008). The following overview history of Roseville College has placed focus on the area of the site where works would be located.

The land of Roseville College formed part of the Roseville Park Estate and the Clanville Estate from the late nineteenth and early twentieth centuries. The land of the existing college was originally developed as detached residential dwellings. The subject buildings, located along Bancroft Avenue, were all part of the Clanville Estate, the lots of the Clanville Estate were slowly sold from 1907.

The original site of Roseville College, founded by Isobel Davies in 1908, consisted of a single building on Victoria Street (between 28-30 Victoria Street) known as 'Hinemoa' and a small playing field. The college in its early years was slow to expand and grow. In 1923 a new college building was announced and was completed by 1924.² The new timber building was constructed to the rear of 'Hinemoa' and Bancroft Avenue known as Middle School.

In 1906, Anne Archbold conveyed 46 acres 1 rood 28½ perches to George Adams Winzer of Roseville³, being part of Lot 2 of the Clanville Estate. The previous attempts to sell this estate in May 1903, then subdivided into 76 allotments, had been a dismal failure. He once again attempted on 13 October 1906 to sell the '76 choice villa sites of large area' in Hill, Lord, Archbold and Henry Streets. The sale was once again a failure, whereupon Herbert Russell Nolan purchased the residue of unsold allotments in the estate in October 1907. He re-subdivided the estate in 1907 into 105 allotments in three sections (DP 5035) renaming Henry and Anne Streets Bancroft Avenue and Mary Street respectively. The subdivision was advertised for auction sale on 30 November 1907. The Sydney Morning Herald reported that 41 allotments were sold at the auction, realising total sales of £4,700.⁴

² Vol 2658 Fol 10, NSW LRS.

³ Vol 1700 Fol 95, NSW LRS.

⁴ 1907 'PROPERTY SALES.', The Sydney Morning Herald (NSW : 1842 - 1954), 2 December, p. 9. , viewed 18 Oct 2019, <http://nla.gov.au/nla.news-article14896628>

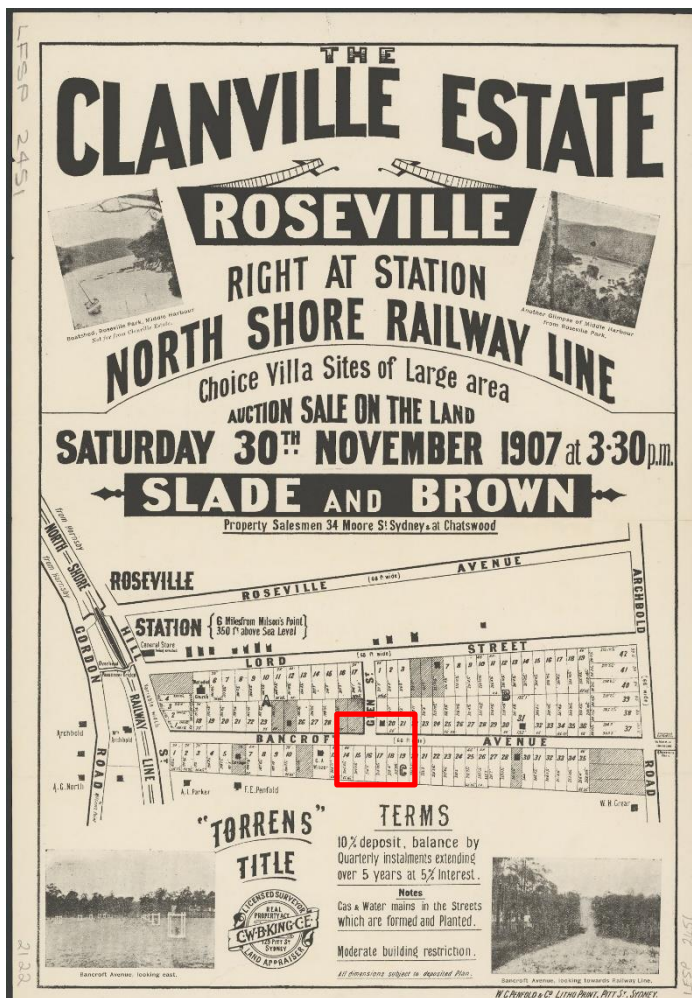


Figure 31 – Advertisement for the subdivision of the Clanville Estate, approximate location of the subject site, as indicated, has been enlarged in Figure 32 below

Source: SLNSW, MAP Folder 152, LFSP2451

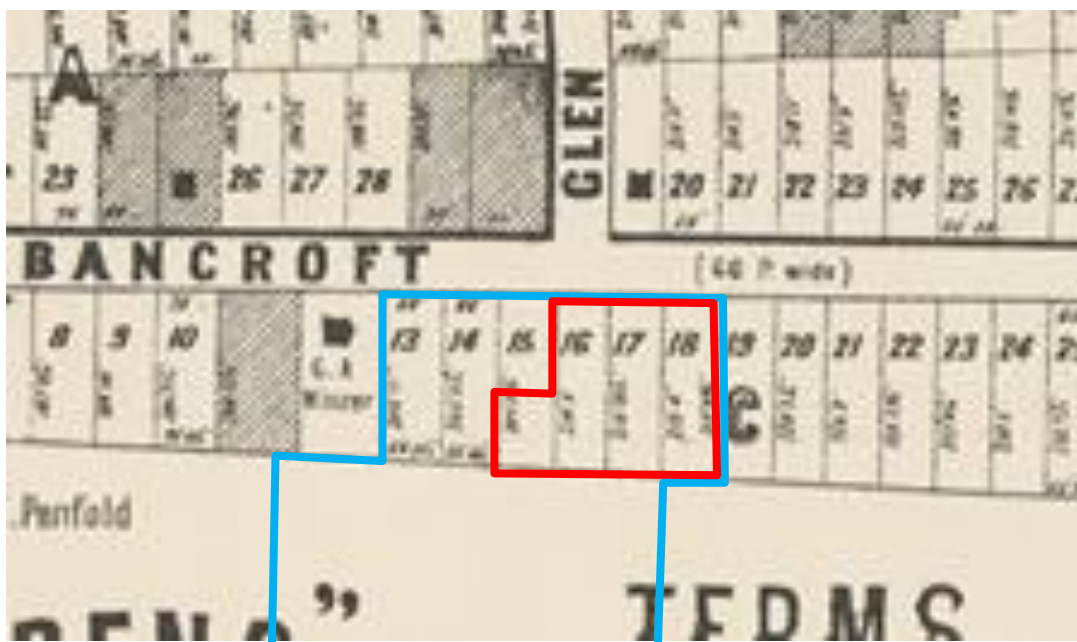


Figure 32 – Approximate boundaries of the site indicated by blue outline and location of proposed works indicated by red outline

Source: SLNSW, MAP Folder 152, LFSP2451

The present school site in Bancroft Avenue occupies Lots 13 to 18 in Section C of this subdivision with that portion of the subject site outlined in red on the original subdivision plan (Figure 32). Nolan proceeded to sell these lots to individual owners. For instance, Lots 18 (and 19 – not part of study site) was sold to Samuel Robert Walder in 1909, while Lots 13, 14 and 15 (not located within the area of proposed works) were sold to Thomas William Trotman in 1912 and then transferred to Augustine Lewry Coleman the following year. Hence, during the early years of the school, the surrounding lots in Bancroft Avenue were progressively sold as part of the Clanville Estate subdivision.

Lot 13 (Hobbs House) was conveyed in 1914 to Camden Marcus Grocott.⁵ This allotment changed hands a few times before it was purchased by William James Hobbs in 1932. He submitted a successful building application in April the following year to Ku-ring-gai Council to erect a brick dwelling on this site.⁶

Lot 15 (Rose Cottage) appears to have been constructed between 1914 and 1915 by Pattie Beniton who purchased Lot 15 in 1914 from Coleman.⁷ The house appears as 'Linden' in the *Sands Directory* in 1915. Francis William Read purchased same in 1916 (and simultaneously Lot 14). He renamed the name 'Kingswood'. The house is extant on the site but has undergone minor alterations and additions to the rear.

The college remained contained to the site of Hinemoa until the end of 1928 when Isobel Davies purchased 29 Bancroft Avenue (existing site of the Student Services Building). A school boarding house was constructed at 29 Bancroft Avenue and completed in 1935, comprising the present Student Services Building (Figure 33) as recorded in *The Farmer and Settler*:

*'A new brick building has just been completed for resident pupils at the Roseville Girls' College, Bancroft-avenue, Roseville. It includes all the most modern features for ensuring the comforts and well-being of the boarders, such as a large sleeping-out balcony, hot and cold water service in shower cabinets and bathrooms, dressing cubicles, and individual bedrooms (if required).'*⁸

This is the oldest purpose-built structure extant at Roseville College. The school was confined to three buildings until the 1960s.

⁵ Vol 2304 Fol 162, NSW LRS.

⁶ 33/120, Ku-ring-gai Building Register 1938-57

⁷ Vol 2304 Fol 162, NSW LRS.

⁸ *The Farmer and Settler*, 12 December 1935, p. 4.



Figure 33 – The new boarding house building, completed in 1935.

Source: Denise Thomas, *Memories & Dreams: Roseville College 1908-2008* (2008) p. 36.

In March 1911, Samuel Robert Walder conveyed Lot 18 in Section C of the Clanville Estate (DP5035) to Roseville builder, Henry Snudden for the sum of £247/10.⁹ He appears to have erected the subject house (37 Bancroft Avenue) soon after, as in August the same year, he sold the allotment to Hubert Stanley Tebbutt of Roseville, journalist for the price of £875, a substantial increase on what Snudden paid for the same site just five months earlier.¹⁰ Tebbutt is first listed in the *Sands Directory* in 1913, in Bancroft Avenue in a house named 'Toronto', but was most likely living here up to twelve months earlier.¹¹ Tebbutt owned and occupied the property until 1949 when he sold same to fellow journalist, William Anthony Whitlock, then living at Mosman. Nancy Wilmore Atkin purchased the property in mid-1958 and owned same to October 1964 when it was conveyed to Joan Colban Roberts of Sydney, barrister-at-law. Following her death, the site passed in July 1985 by transmission to Perpetual Trustee Company Limited. Three months later, Michael John Jean and Jennifer Ann Kean purchased 37 Bancroft Avenue.¹² The 1911 form of the house is extant, albeit with a rear addition to the rear and a garage erected in 1964. This property changed hands in August 1993, and most recently in February 2016.

By 1943, single storey dwellings were constructed on every lot bordering Roseville College in Bancroft Avenue, Victoria Street and Recreation Avenue (Figure 34).

⁹ Vol 2005 Fol 100, registered on 10 May 1911 on Vol 2145 Fol 14, NSW LRS. Also, Memorandum of transfer 603791.

¹⁰ Memorandum of transfer 621018, NSW LRS.

¹¹ Collection methods for preparation of the annual *Sands Directory* was often haphazard and time consuming. Printed information was often inaccurate when the directory was printed and published.

¹² Auto-Consult 18/C/5035, NSW LRS.



Figure 34 – 1943 aerial photograph of subject site, approximate boundaries of the site outlined in blue and location of proposed works in red

Source: SIX Maps, 2019

The college slowly grew during the mid-twentieth century. During the 1950s, the college was renamed Roseville Girl's College Limited following the formation of a parents' non-profit cooperative society. The 1935 boarding house ceased operating as such in 1957. In 1967, the college became an Anglican school by joining the Sydney Anglican Schools Corporation. Due to the growth of the college during the 1960s, land surrounding the college slowly began to be purchased to allow the campus to expand and new buildings to be developed. The Isobel Davies Building and swimming pool was opened between 1971 and 1973, providing for additional classroom space. The new building attached directly to the rear of the 1935 Student Services Building.

In 1973, 26 Victoria Street was purchased and by the end of the decade 27 Bancroft Avenue (Hobbs House) had also been purchased. The original building where the college first began under Isobel Davies, Hinemoa, was demolished between 1977 and 1978 to make way for new college buildings.

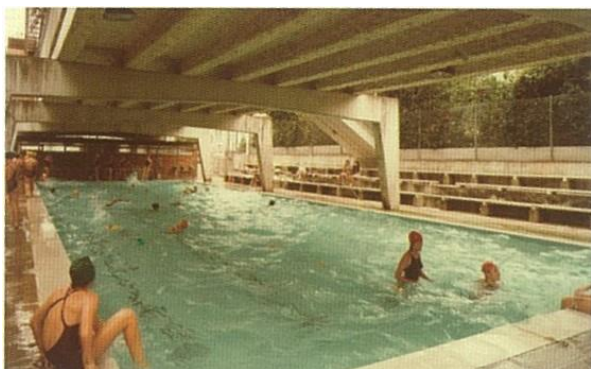


Figure 35 – Isobel Davies Building and swimming pool, 1970s

Source: Denise Thomas, *Memories & Dreams: Roseville College 1908-2008* (2008) p. 81.



Figure 36 – Second storey addition to Hobbs House

Source: Denise Thomas, *Memories & Dreams: Roseville College 1908-2008* (2008) p. 81.

The acquisition of properties continued throughout the 1980s and 1990s with 22 Victoria Street (1980), 24 Victoria Street (1982), 12 Recreation Avenue (1983), 6 and 8 Recreation Avenue (1984), 4 Recreation Avenue (1985), 33 Bancroft Avenue (1992), 31 Bancroft Avenue (1994), 2 Recreation Avenue (1995), 10 Recreation Avenue (1995) and 35 Bancroft Avenue (1997) being purchased. With the acquisition of properties, Roseville College continued to expand and develop the campus, with new buildings and sports facilities developed across the college. An additional storey was added to Hobbs House during the 1970s/1980s. 37 Bancroft Avenue was purchased by the college in 2016.



Figure 37 – Aerial view of Roseville College in 1983, approximate boundaries of the site indicated by blue outline and location of proposed works by red outline

Source: Denise Thomas, *Memories & Dreams: Roseville College 1908-2008* (2008) p. 82.

4. HERITAGE SIGNIFICANCE

4.1. 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 the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. STATEMENT OF SIGNIFICANCE: CLANVILLE HCA

The following Statement of Significance for the Clanville Heritage Conservation Area (HCA) has been sourced from the heritage inventory sheet for the HCA:

The Clanville HCA has high historic significance as the David Dering Mathew grant of 400 acres called “Clanville”, whose boundaries are evident through the following streets; Archbold Road, Boundary Street Pacific Highway and Tryon Road. Successive subdivisions in the late nineteenth century were spurred by the development of the North Shore Railway Line in 1890-1893. This subdivision reflects improved transport connections due to the construction of the North Shore Railway line. Further subdivisions took place in the early twentieth century.

The HCA has high aesthetic significance as a cohesive early twentieth century and Interwar development and for the high proportion of quality houses.

4.3. STATEMENT OF SIGNIFICANCE: LORD STREET/ BANCROFT AVENUE HCA

The following site description for the Lord Street/ Bancroft Avenue Heritage Conservation Area (HCA) has been summarised from *19G Local Centre Heritage Conservation Areas* of the Ku-ring-gai Development Control Plan (Local Centres) 2012.

The Lord Street/ Bancroft Avenue HCA is of historic and aesthetic significance. It is reflective of the historical development of the locality following the 1903 Clanville Estate subdivision. The intact streetscapes comprising one and two storeyed Federation dwellings characterise the identified heritage values of the HCA.

4.4. ASSESSMENT OF HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeological potential is defined as:

The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research. (Department of Urban Affairs and Planning 1996)

Archaeological research potential of a site is the extent to which further study of relics likely to be found is expected to contribute to improved knowledge about NSW history which is not demonstrated by other sites, archaeological resources or available historical evidence. The archaeological potential of the subject area is assessed based on the background information presented earlier in the report, and graded as per:

- **Nil Potential:** the land use history demonstrates that high levels of ground disturbance have occurred that would have completely destroyed any archaeological remains. Alternatively, archaeological excavation has already occurred, and removed any potential resource.
- **Low Potential:** the land use history suggests limited development or use, or there is likely to be quite high impacts in these areas, however deeper sub-surface features such as wells, cesspits and their artefact-bearing deposits may survive.
- **Moderate Potential:** the land use history suggests limited phases of low-moderate development intensity, or that there are impacts in this area. A variety of archaeological remains is likely to survive, including building footings and shallower remains, as well as deeper sub-surface features.
- **High Potential:** substantially intact archaeological deposits could survive in these areas.

The potential for archaeological relics to survive in a particular place is significantly affected by land use activities that may have caused ground disturbance. These processes include the physical development of the site (for example, phases of building construction) and the activities that occurred there. The following definitions are used to consider levels of disturbance:

- **Low Disturbance:** the area or feature has been subject to activities that may have had a minor effect on the integrity and survival of archaeological remains.
- **Moderate Disturbance:** the area or feature has been subject to activities that may have affected the integrity and survival of archaeological remains. Archaeological evidence may be present, however it may be disturbed.
- **High Disturbance:** the area or feature has been subject to activities that would have had a major effect on the integrity and survival of archaeological remains. Archaeological evidence may be greatly disturbed or destroyed.

Table 3 – Assessment of the potential archaeological resource and likelihood of survival at the subject site

Phase	Potential Archaeological Resource	Integrity of Archaeological Evidence	Archaeological Potential
Clanville Estate	Farming equipment	The subject area formed part of the lands of Clanville Estate. Little development took place at this time, with the subject area primarily used for farming. It is unlikely that evidence of this farming activity, which primarily involved horticulture, will occur within the subject area. This is compounded by the disturbance associated with subsequent phases of occupation.	low
Dwellings	Structural remains, Occupational debris	Clanville Estate was subsequently subdivided, with the relevant lots sold to individual owners. The subject area was then developed, and by 1943 single storey dwellings were constructed on all of the lots. The likely material remains associated with these dwellings include the potential for structural remains. There is also potential for general discarded items associated with residential activity.	low
Roseville College	Occupational debris	The dwellings along Bancroft Avenue were purchased by Roseville College over the mid-later half of the twentieth century. Two of these were subsequently demolished, making way for the basketball courts of the school. This will have required the levelling of the area, potentially removing any prior archaeological accumulation. One of the dwellings remains within the subject area. This has slightly higher archaeological potential for subsurface deposit, but this is still determined to be low on the basis of the activities undertaken within the subject area in earlier periods.	Nil-low

Overall, the subject area has very low historical archaeological potential. Early uses of the land are unlikely to have left archaeological traces, and subsequent disturbance is likely to have removed any material evidence that did exist. The subject area formed part of Clanville Estate, where horticultural farming practices are unlikely to have deposited a material record. The dwellings constructed subsequent to the subdivision and sale of Clanville Estate and demolished for the current basketball courts are equally as unlikely to have left archaeological trace, given the levelling required for the sports facility. The subject area has low potential for historical archaeological remains. If any archaeological materials do occur, it is likely to be in the form of general discard items of low significance.

5. THE PROPOSAL

It is understood that works proposed on the subject site would include the following:

Demolition/removal

- Demolition of existing sports courts;
- Demolition of existing structures at 37 Bancroft Avenue; and
- Removal of a number of trees located in the area of proposed works (9 trees to be transplanted on site where feasible).

Sport and Wellbeing Centre (SWELL)

- Construction of a two storey and basement Sport and Wellbeing Centre;
- Basement (Level 1) consists of swimming pool and carparking
- First floor (Level 2) contains strength and conditioning facilities, along with plant and general learning area (GLA);
- Second floor (Level 3) includes three playing fields along with food technology facilities and GLA;
- Proposed finishes include aluminium framed glazing and face brick;
- Landscaping works and additional plantings along Bancroft Avenue; and
- Installation of 'Roseville College' signage on Bancroft Avenue.

5.1. DOCUMENT REGISTER

Table 4 – Architectural Drawing Register

Number	Sheet Name	Revision	Date
00	Cover	B	3 October 2019
01	Site Plan	F	3 October 2019
02	Level 1- Plan	F	3 October 2019
03	Level 2- Plan	F	3 October 2019
04	Level 3- Plan	F	3 October 2019
05	Roof Plan	B	3 October 2019
06	Elevation North and South	F	3 October 2019
07	Elevation East and West	F	3 October 2019
08	Section 01 and 02	F	3 October 2019
09	Section 03 and 04	F	3 October 2019
10	Demolition Plan	B	3 October 2019
11	Existing Building	B	3 October 2019
12	Wall Section 1:20	B	3 October 2019

Number	Sheet Name	Revision	Date
13	Signage	B	3 October 2019
14	Shadow Study	B	3 October 2019

Table 5 – Landscape Drawing Register

Heading	Heading	Heading	Heading
EPM05-DA-001	Site Context	A	3 September 2019
EPM05-DA-101	Concept Landscape Masterplan	A	3 September 2019
EPM05-DA-102	Detail Plan – Bancroft Avenue	A	3 September 2019
EPM05-DA-103	Concept Landscape Planting Plan	A	3 September 2019
EPM05-DA-104	Living Landscape	A	3 September 2019
EPM05-DA-105	Existing Tree Impact Study	A	3 September 2019
EPM-DA-106	Bancroft Avenue Street Frontage Visual Tree Study Area	A	3 September 2019

5.2. ARCHITECTURAL DRAWINGS

Urbis have been provided with architectural drawings by BHA. This Heritage Impact Statement (HIS) has relied on these drawings for the impact assessment included in Section 6 of this report. A selection of these drawings relating to the proposed works has been included. Full size drawings should be referred to for any detail.

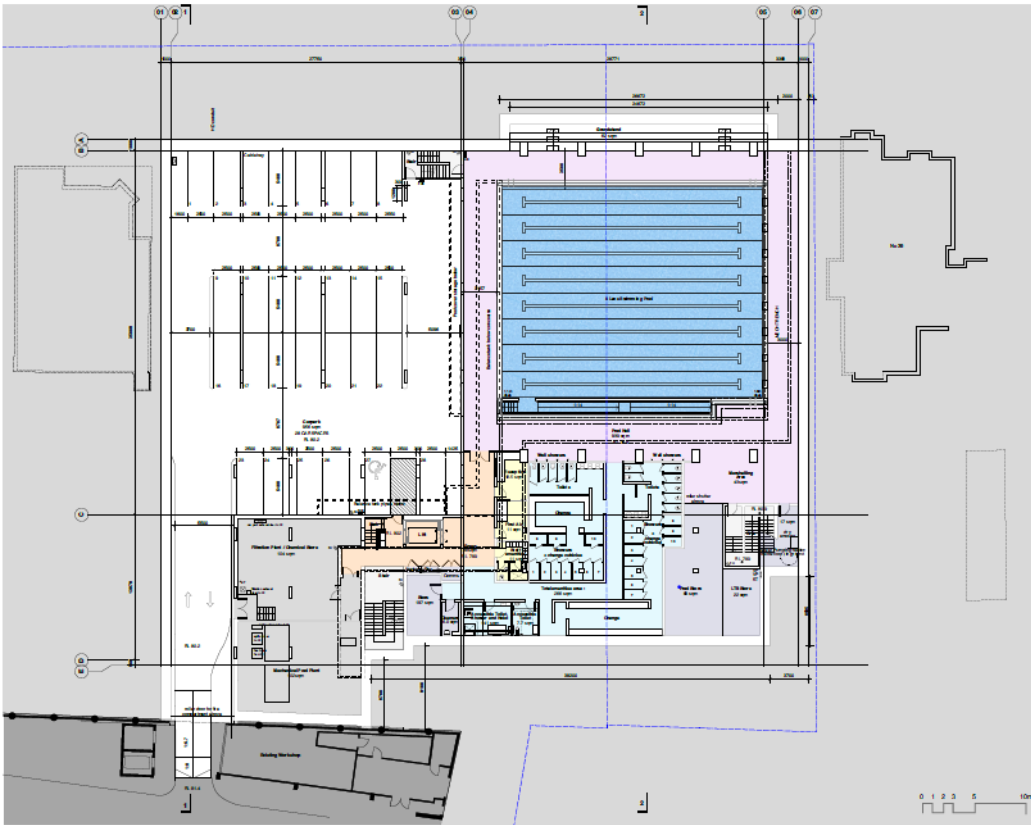


Figure 38 – Proposed level 1 plan

Source: BHA, 02, Level 1 – Plan, 3 October 2019

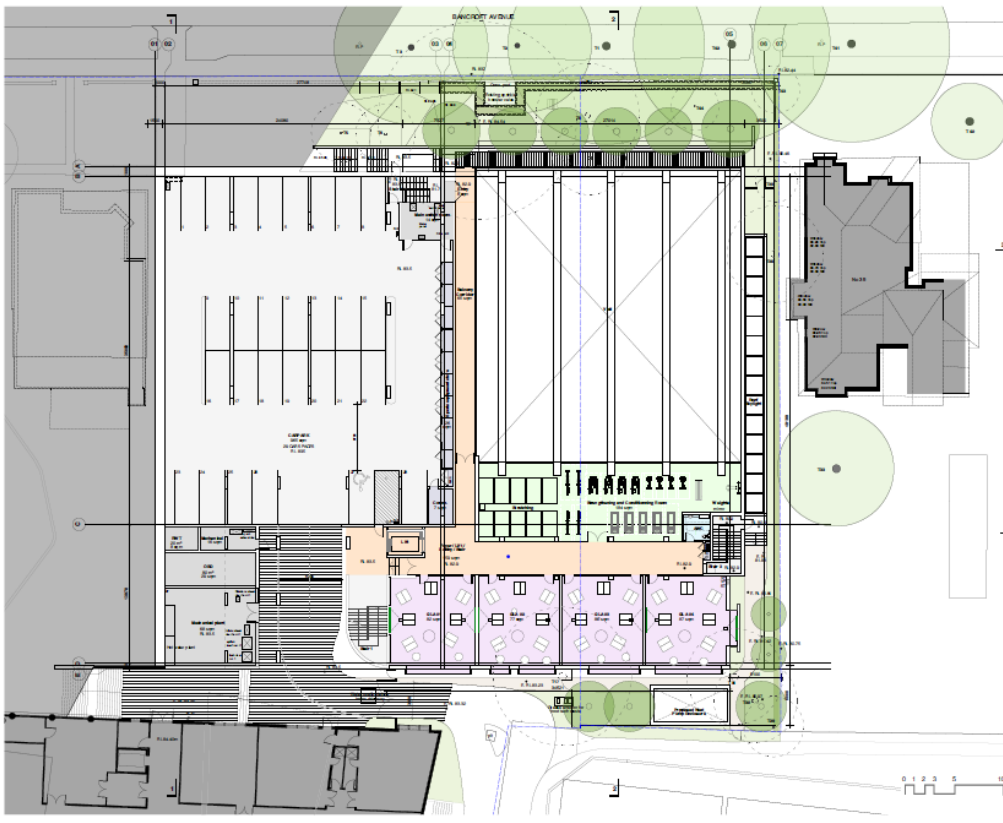


Figure 39 – Proposed level 2 plan

Source: BHA, 03, Level 2 – Plan, 4 October 2019

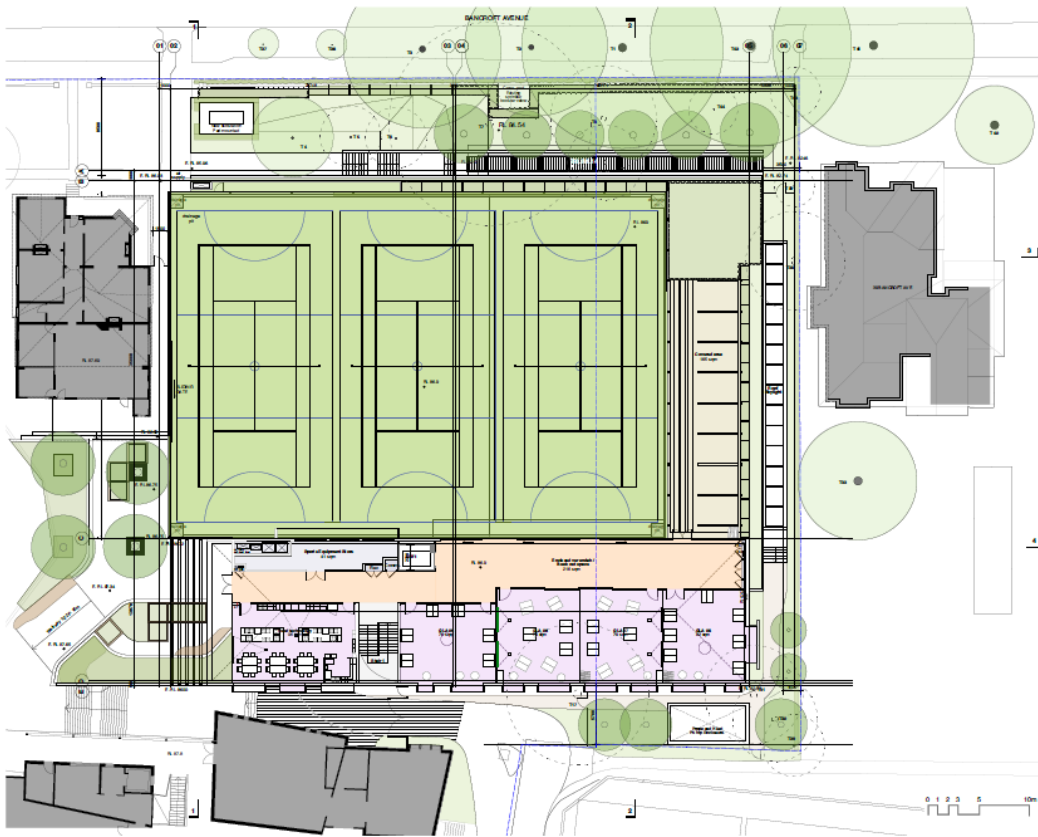


Figure 40 – Proposed level 3 plan

Source: BHA, 04, Level 3 – Plan, 4 October 2019

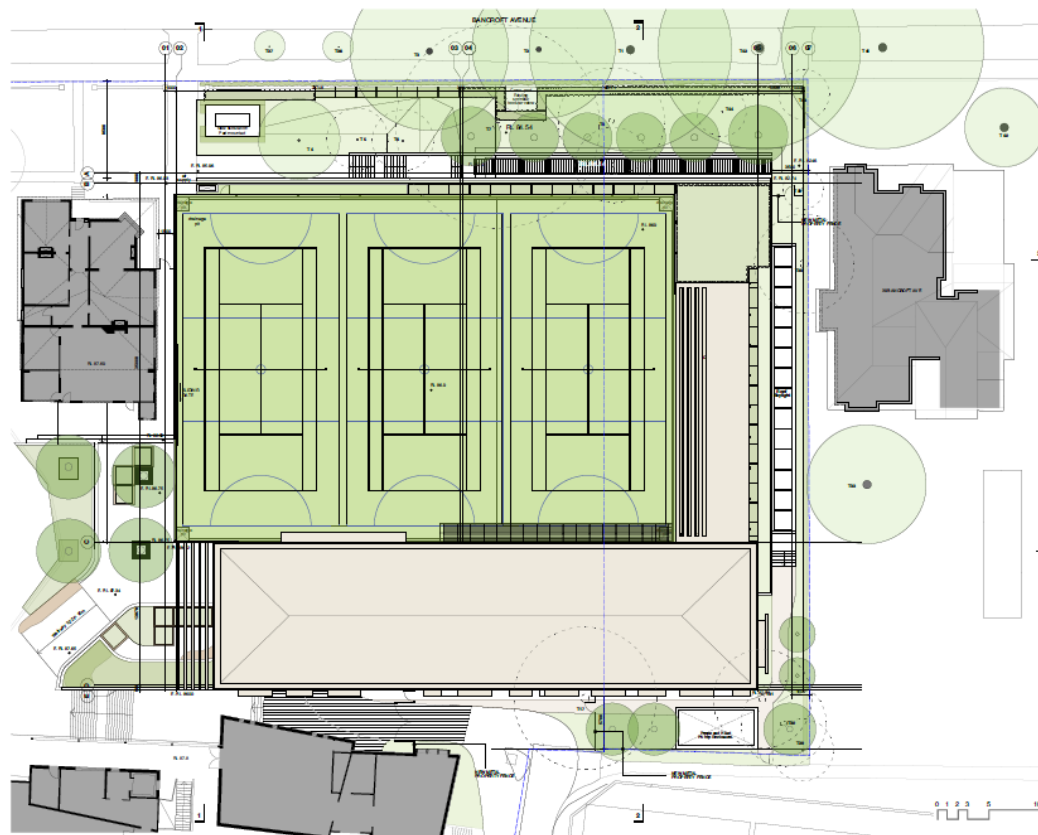


Figure 41 – Proposed roof plan

Source: BHA, 05, Roof Plan, 4 October 2019

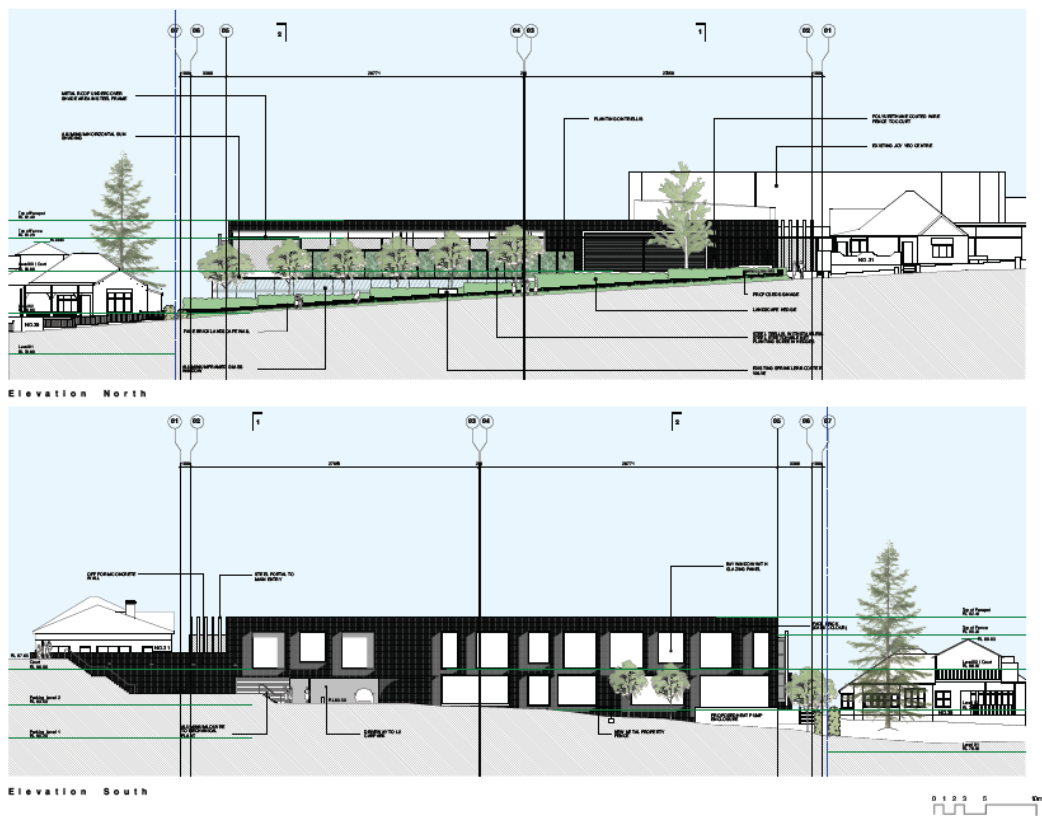


Figure 42 – Proposed north and south elevation

Source: BHA, 06, Elevation North and South, 3 October 2019

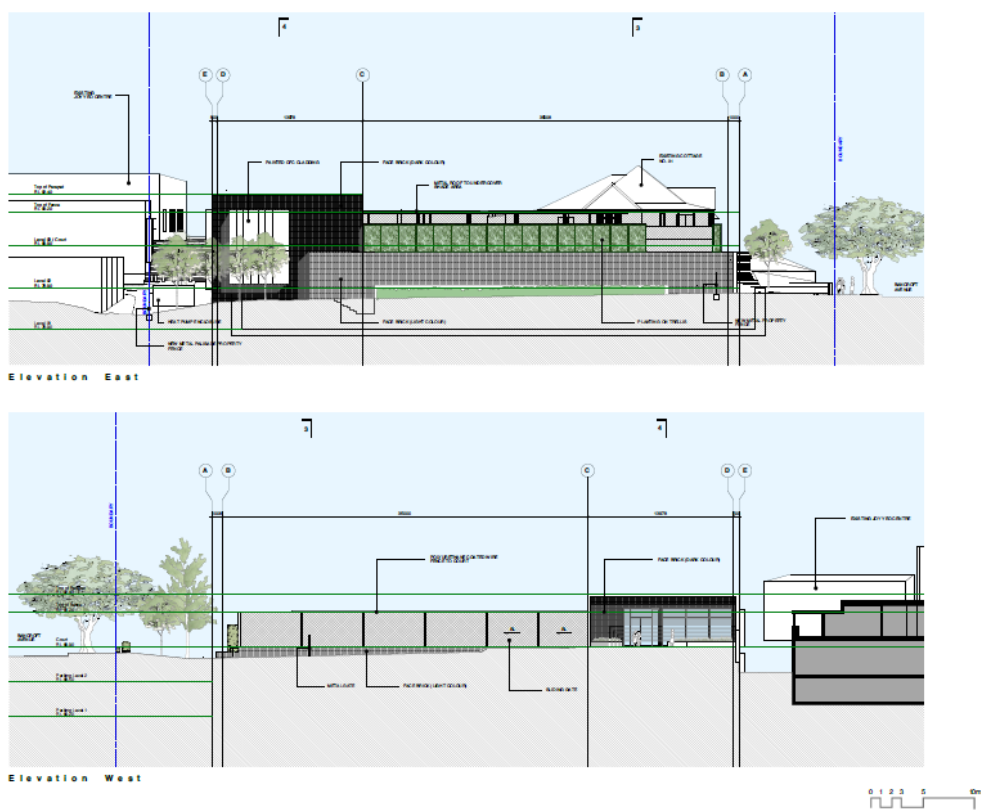


Figure 43 – Proposed east and west elevation

Source: BHA, 07, Elevation East and West, 3 October 2019

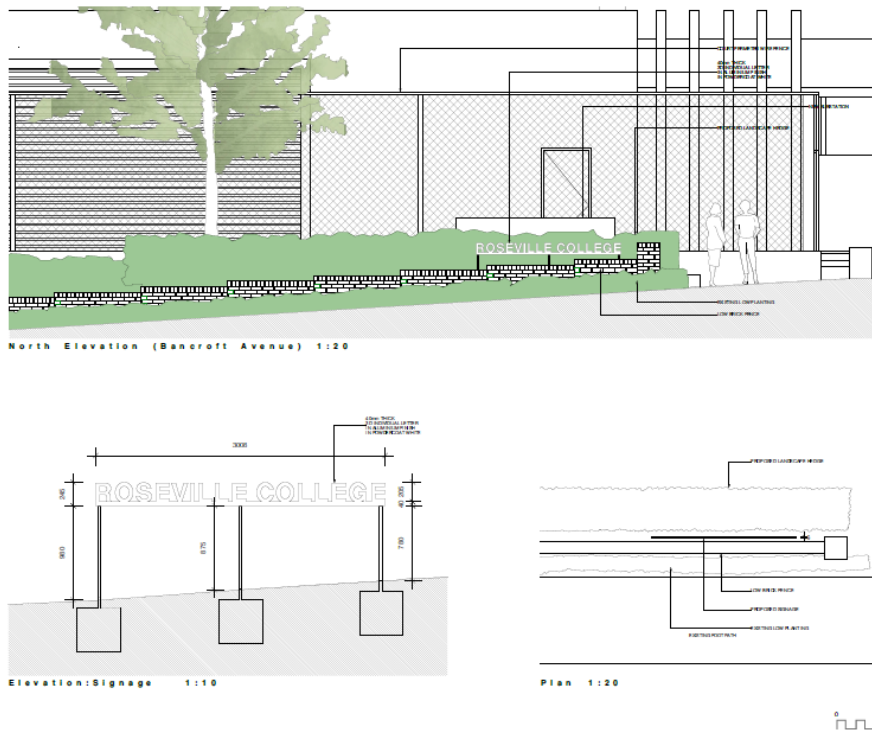


Figure 46 – Proposed signage detail
 Source: BHA, 13, Signage, 3 October 2019

5.3. ARCHITECTURAL DESIGN REPORT

Urbis have been provided with the architectural design report prepared by BHA dated October 2019. This Heritage Impact Statement (HIS) has relied on this report for the impact assessment of the proposed materials and colours included in Section 6 of this report. Full size drawings should be referred to for any detail.

4. DESIGN ANALYSIS

4.12. MATERIALS AND COLOURS

To ensure the appearance of the building is attractive and fitting within its context described, the facade is articulated through the varied use of materials, including glazing, brickwork, timber and and articulated panel sunshading.

The use of modern materials that will require minimal maintenance, vandal resistant and a neutral colour palette to work in harmony with the adjacent existing college and residences are suitable in their articulation and playful in their patterning.

Visual transparency is critical to the appearance of the facility with large glazed areas, creating active views of usage and operation for patrons in the college and visitors of the precinct.

The address of the college to Victoria Street looks onto the active and vibrant community neighbours and commuters.

The entry facing west is proposed with deep eaves and glare control. Similarly sun shading is adopted on the east facade to minimise glare in the main swimming pool area.

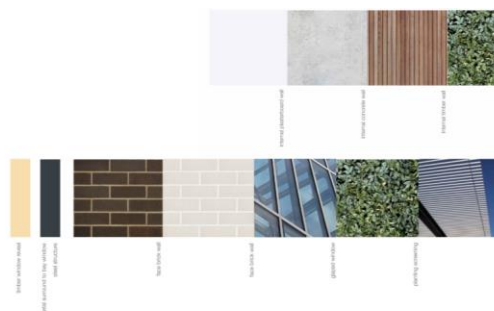


Figure 47 – Design Analysis – Materials and Colours
 Source: BHA, Architectural Design Report, October 2019

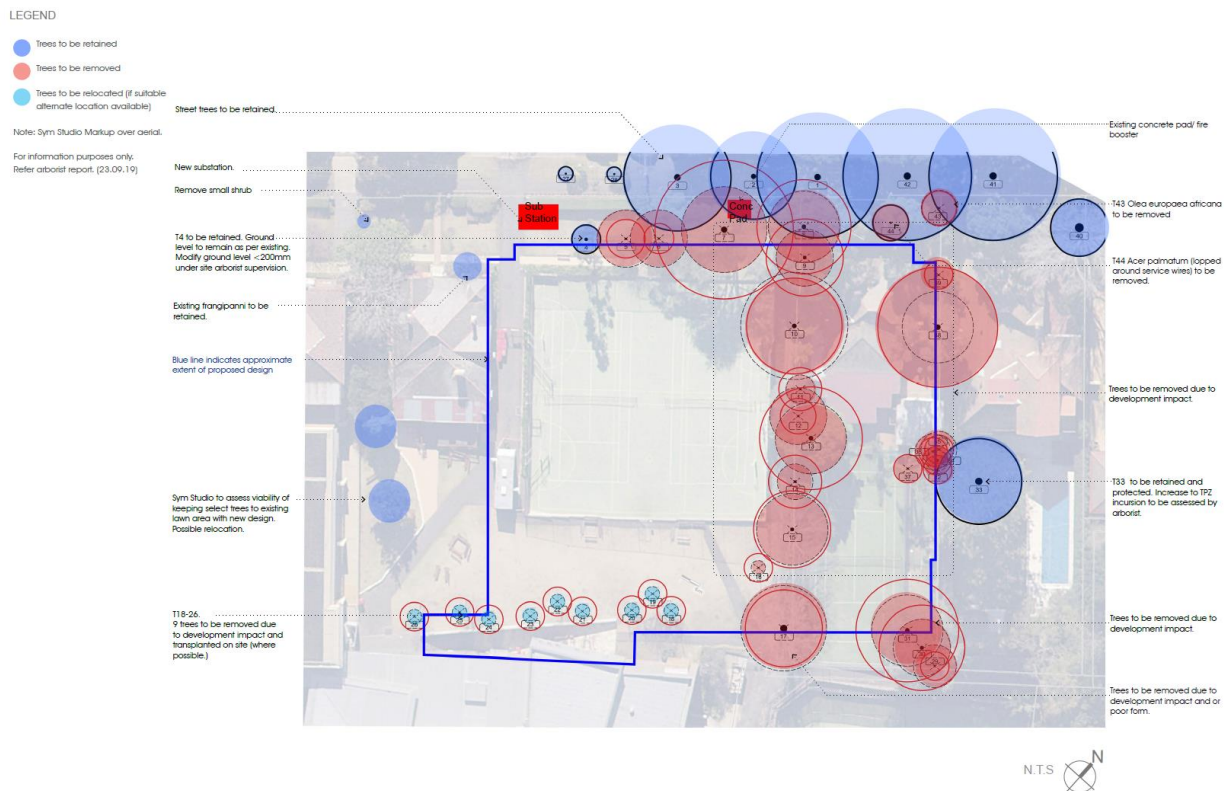


Figure 50 – Existing tree impact study

Source: Sym Studio Landscape Planning, EPM05-DA-105, Existing Tree Impact Study, 3 September 2019



Figure 51 – Bancroft Avenue: street frontage visual tree study

Source: Sym Studio Landscape Planning, EPM05-DA-106, Bancroft Avenue Street Frontage Visual Tree Study, 3 September 2019

6. IMPACT ASSESSMENT

6.1. KU-RING-GAI LOCAL ENVIRONMENTAL PLAN 2015

It is understood that the proposed works would be submitted as a State Significant Development Application (SSDA) to the NSW Department of Planning and Environment. Though Ku-ring-gai Council would not be assessing the application, the proposed works have been assessed against the relevant controls of the *Ku-ring-gai Local Environmental Plan 2015* on account Ku-ring-gai Council being a key stakeholder.

Table 6 – Ku-ring-gai Local Environmental Plan 2015

Clause	Discussion
<p>(1) Objectives</p> <p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Ku-ring-gai, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The proposed works as outlined in Section 5 are in accordance with the objects set out in the <i>Ku-ring-gai Local Environment Plan 2015</i>.</p>
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following—</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, 	<p>As detailed in Section 5, it is proposed to redevelop the northeast of Roseville Anglican College. The proposed works would involve demolition of the existing structures located on site and the construction of a new Sport and Wellbeing Centre. The site is partially located within the Clanville Heritage Conservation Area (C32) and located within proximity of several heritage items and the Lord Street/Bancroft Avenue Conservation Area (C36). A Heritage Impact Statement is required to assess the impact of the proposed works on the heritage significance of the above items (refer to Section 1.3).</p>

Clause	Discussion
<p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This HIS has been prepared in response to this provision, the assessment covered herein considers the potential impact of the proposed development.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This HIS has been prepared in response to this provision, the assessment covered herein satisfies this provision.</p>

6.2. KU-RING-GAI LOCAL ENVIRONMENT PLAN (LOCAL CENTRES) 2012

It is acknowledged that the assessment within Table 7 is identical to that of Table 6. The assessed heritage impacts remain the same however as two Local Environment Plans pertain to the site both have been included in order to assure a comprehensive assessment.

Table 7 – Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Clause	Discussion
<p>(1) Objectives</p> <p>The objectives of this clause are as follows—</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Ku-ring-gai, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The proposed works as outlined in Section 5 are in accordance with the objects set out in the <i>Ku-ring-gai Local Environment Plan (Local Centres) 2012</i>.</p>
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following—</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)— <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, (e) erecting a building on land— 	<p>As detailed in Section 5, it is proposed to redevelop the northeast of Roseville Anglican College. The proposed works would involve demolition of the existing structures located on the site and the construction of a new Sport and Wellbeing Centre. The site is partially located within the Clanville Heritage Conservation Area (C32) and located within proximity of several heritage items and the Lord Street/Bancroft Avenue Conservation Area (C36). A Heritage Impact Statement is required to assess the impact of the proposed works on the heritage significance of the above items (refer to Section 1.3).</p>

Clause	Discussion
<p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land—</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>(4) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This HIS has been prepared in response to this provision, the assessment covered herein considers the potential impact of the proposed development.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This HIS has been prepared in response to this provision, the assessment covered herein satisfies this provision.</p>

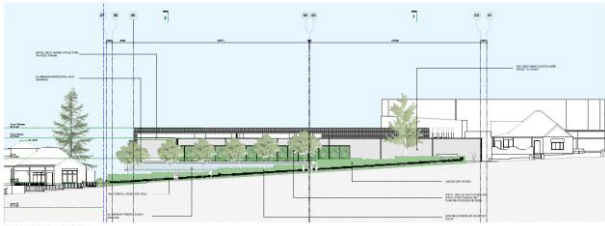
6.3. KU-RING-GAI DEVELOPMENT CONTROL PLAN 2016

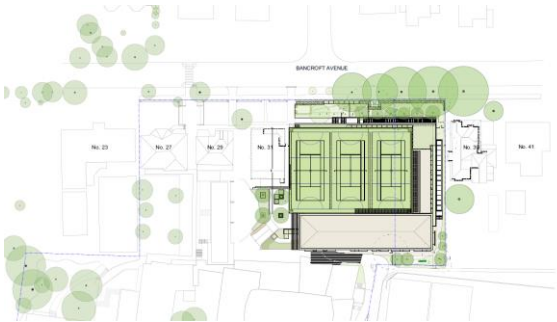
It is understood that the proposed works would be submitted as a State Significant Development Application (SSDA) to the NSW Department of Planning and Environment. Though Ku-ring-gai Council would not be assessing the application, the proposed works have been assessed against the relevant controls of the *Ku-ring-gai Development Control Plan 2015* (DCP) on account Ku-ring-gai Council being a key stakeholder.

Table 8 – Ku-ring-gai Development Control Plan 2016

Controls	Discussion
19B.1 Demolition within HCAs	
1 The demolition of Heritage Items and contributory properties within HCAs is not supported.	<p>As part of the proposed works it is proposed to demolish the dwelling and ancillary structures located at 37 Bancroft Avenue in order to facilitate construction of the SWELL Centre. The Ku-ring-gai DCP has assessed the dwelling located at 37 Bancroft to be a contributory item in the Clanville HCA (C32).</p> <p>The proposed demolition has been assessed as acceptable from a heritage perspective as this site is located on the boundary of the HCA, the building is an unrefined example of a Federation dwelling that has undergone modifications including the painting of the brickwork, and as the proposed development would facilitate the upgrading of facilities within a local school. Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome. It is understood that the proposed works are required to meet address growing need to provide a higher level of amenity and sporting facilities for students.</p>
<p>2 Whole demolition of buildings, structures and landscape features (including significant trees) is generally not supported unless the applicant can satisfactorily demonstrate:</p> <p>i) demolition will not result in any adverse impacts on the streetscape or character of the HCA;</p> <p>ii) retention and stabilisation of the building or structure is unreasonable;</p> <p>iii) all alternatives to demolition have been considered with reasons provided why the alternatives are not acceptable;</p> <p>iv) the replacement building is compatible with the identified significance and character of the streetscape and the HCA as a whole.</p>	<p><u>(i) 37 Bancroft Avenue</u></p> <p>The demolition of the dwelling and ancillary structures located on 37 Bancroft Avenue has been assessed as acceptable as demolition would not result in any adverse impact on the streetscape or character of the HCA. The Statement of Significance for the Clanville HCA states that the area <i>'has high aesthetic significance as a cohesive early twentieth century and interwar development and the high portion of quality houses'</i>. The dwelling whilst identified in the DCP as contributory, is a simple, unrefined example of a Federation dwelling. The building has undergone a series of modifications including later additions, including the brick work being painted white with a green trim on timber frames. The painting of the brickwork and timber heavily degrades the contribution of the building to the aesthetic qualities of the HCA.</p>

Controls	Discussion
	<p>In addition to being a degraded example of a Federation dwelling, the site is located on the boundary of the HCA, adjacent to the current sport courts of Roseville College. It is considered that the demolition of the dwelling and construction of the SWELL building would not diminish the significance of the HCA. The qualities of the HCA would continue to be able to be interpreted.</p> <p><u>(i) Trees and Landscape Features</u></p> <p>No significant trees or landscape features have been identified on the site. The proposed removal of the existing landscape features and plantings would be acceptable from a heritage perspective and would have no adverse impact on the Clansville HCA or proximate Lord Street/Bancroft Avenue Conservation Area (C36) or individual heritage items. Additionally, extensive landscape works are proposed including additional plantings which would ensure the retention of the 'green' character of the locality.</p> <p>(ii) Demolition is not proposed on account of condition rather it is supported as the building makes it would facilitate the construction of amenities within the school site.</p> <p>(iii) In the development of the proposed design of the SWELL centre various alternatives were considered. The preliminary heritage assessment undertaken by Urbis Heritage concluded that the dwelling located on 37 Bancroft Avenue whilst representative of an early twentieth century dwelling within the Clansville HCA, it is a simple, unrefined example.</p> <p>(iv) The proposed replacement buildings has been assessed as compatible with the identified significance and character of the streetscape and the HCA as a whole as assessed herein.</p>
<p>5 In a situation where demolition is approved, Council may require an archival and photographic record of the building and grounds (in accordance with the NSW Heritage Branch guidelines) before and during works.</p>	<p>It is a recommendation of this report that a Photographic Archival Recording of the site is undertaken prior to any demolition works (refer to Section 7).</p>

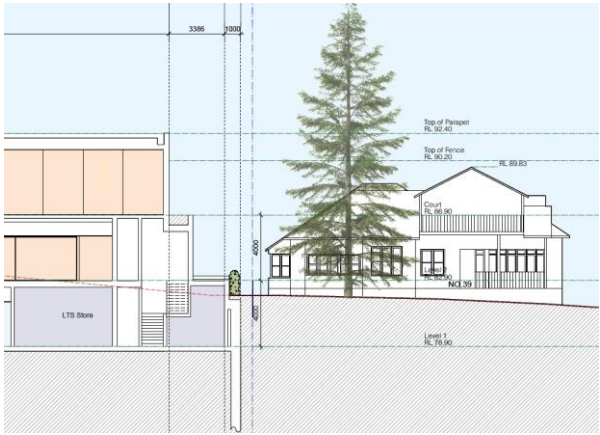
Controls	Discussion
19D.1 Local Character and Streetscape	
<p>1 Scale and massing of any new buildings is to be integrated into the established character of the HCA and respect the scale, form and character of adjacent or nearby development. They are to be incorporate design elements such as the roof forms, façade and parapet heights, door, window and verandah proportions of contributory properties in the HCA, particularly neighbouring buildings from the same key development period.</p>	<p>The scale and massing of the proposed SWELL Centre is sympathetic to the established character of the HCA. The proposed scale responds to the topography of the site, including the provision of a basement level which contributes to the building presenting as a two storey building when viewed from the public domain (refer to the below north elevation extract). The proposed flat roof form whilst not characteristic within locality has been assessed as acceptable from a heritage perspective. It is understood that a flat roof is required in order to utilise the roof of the development as sports courts, an effective use of the space and would not detract from the established significance of proximate HCAs or heritage items. Additionally, extensive landscaping and additional plantings are proposed which would enhance the ‘green’ character of the locality and serve as a landscaped buffer mitigating any undue visual impacts of the development.</p> 
<p>2 The design and character of any new buildings are to be informed by the:</p> <ul style="list-style-type: none"> i) date and style of contributory properties; ii) scale and form of contributory properties; iii) street and subdivision patterns of the HCA; iv) setbacks of neighbouring contributory properties; v) materials, building techniques and details used in the HCA; and vi) views, vistas and skylines in the HCA. 	<p>The proposed SWELL development has been assessed to be sympathetic to the qualities of the proximate HCAs and heritage items.</p>
<p>3 Façades are to be modulated to break down the scale of new development.</p>	<p>Treatment of the north elevation (Bancroft Avenue) includes the provision of a steel trellis which would encourage landscape coverage on this facade</p>

Controls	Discussion
4 The height of new buildings is not to be higher than contributory properties.	The proposed SWELL building would present as a one-two storey building in accordance with the established height of contributory buildings in the locality.
5 New roofs visible from the street are reflect the size, shape, pitch, eaves and ridge heights, and bulk of contributory properties and roofs. They are to respect the complexity and patterns of predominant roof shapes and skylines of the HCA.	As discussed, the proposed flat roof form whilst not characteristic within locality has been assessed as acceptable from a heritage perspective. It is understood that a flat roof is required in order to utilise the roof of the development as sports courts, an effective use of the space and would not detract from the established significance of proximate HCAs or heritage items.
6 New buildings may be contemporary in design, however, their scale, form and detail is not to detract from the scale, form, unity, cohesion and predominant character of streetscape elements around it.	The design of the proposed development is clearly discernible as contemporary whilst being sympathetic to the established qualities of the proximate HCAs and individual heritage items. As discussed, the bulk and scale of the development responds appropriately to the character of the locality. The proposed finishes including the use of face brick and timber which reference the traditional finishes of the HCA.
7 Where an HCA is characterised by single-storey dwellings, single storey development on infill sites is preferred. New two-storey houses will only be permitted where the upper floor is designed within the roof and where the new building is in keeping with the height, mass and proportions of contributory properties in the vicinity.	The proposed development is not residential. Notwithstanding, the proposed scale of the SWELL development is sympathetic to the established one-two storey scale of the locality and is supported from a heritage perspective.
19D.2 Building Setbacks	
1 The siting of new buildings is to be consistent with the established pattern of built elements in the HCA, including the main dwellings, garages, carports and garden structures.	<p>The proposed siting of the SWELL is consistent with the established setback pattern of the locality as illustrated in the below extract of the site plan.</p> 

Controls	Discussion
2 Where there is a uniform building setback from streets, new buildings are to respect the established pattern and not be located forward of adjacent buildings. Where variations in setback exist, the larger setback will apply. Side setbacks are to be consistent with historic patterns.	The locality has a uniform setback which the proposed development responds to.
3 New buildings are not to be orientated across sites contrary to the established alignment pattern.	The proposed development would adhere to the established alignment pattern in accordance with this provision.
4 The location of new buildings is to ensure that significant views to and from places within the HCA are retained.	The proposed SWELL building would in no way disrupt or diminish significant views to and from any locations within the HCA.
19D.3 Gardens and Landscaping	
1 New, traditionally designed gardens that enhance the historic and aesthetic character of the streetscape and the HCA as a whole are encouraged.	The proposed landscape masterplan demonstrates consideration of the site's context and setting within the heritage conservation area, specifically its relationship with Bancroft Avenue through minimising the extent of the area to be turfed, retaining all trees along Bancroft Avenue, increasing the number and size of mature trees to be planted along the boundary and including screen plantings to achieve a foreground in front of the façade to the swimming pool. Design development of the landscape masterplan will improve the amenity and enhance the historic and aesthetic character of the site's context and setting.
2 New gardens should be horticulturally and stylistically sympathetic to the period of the HCA. The use of similar materials such as sandstone, brick and gravel is encouraged.	Existing streetscape planting is to be retained and conserved. The proposed landscaping works will achieve a continuation of the existing streetscape character of Bancroft Avenue through the use of brick wall, hedge plantings and brick garden edgings. Infill planting to the street frontage is proposed, where the infill planting is to match existing. The outcome of the proposed landscaping works is in accordance with the identified heritage values of the streetscape.
3 The use of a variety of plant species to avoid mono-cultural plantings along street frontages and as screen planting is encouraged.	The proposed plant species considers the existing landscape palette and has selected species including the incorporation of exotic planting that will complement and enhance the grounds and street frontage of Roseville Anglican College.

Controls	Discussion
<p>4 High solid hedges that screen the dwelling from the street are not permitted.</p>	<p>A hedged landscape screen is proposed along the eastern edge of the tennis courts to separate the courts from the neighbouring property.</p> <p>The proposed hedges are sympathetic to the existing use and character of the subject site. It will not be an intrusive landscape element but will serve to provide privacy and act as a noise buffer from the tennis courts to the surrounding dwellings.</p>
19D.4 Building Design	
<p>1 Materials and details used for new buildings are to be similar to, or compatible with, the original buildings in the HCA</p>	<p>Design development has led to the selection of a compatible material palette to the site, which includes glazing, brickwork, timber and articulated panel sun shading in neutral tones. Sympathetic contemporary materials have been selected for its minimal maintenance, vandal resistance and ability to integrate with the existing Roseville Anglican Collage and surrounding dwellings with no adverse heritage impacts.</p>
<p>2 Development applications are to provide a material board and details of the colour scheme and finishes.</p>	<p>Details of the proposed colour scheme and finishes are provided in the Architectural Design Report prepared by BHA. Refer to this document that accompanies the submission.</p>
<p>3 Contemporary materials are permitted where the detailing, proportions, texture and colour range blend with the existing character of the HCA.</p>	<p>The proposed contemporary materials have been assessed to be compatible with the existing character of the streetscape and the broader HCA. The proposal is in compliance with this control.</p>
<p>4 New buildings are to incorporate architectural language such as massing, proportions, detailing, coursing lines, materials and finishes, which are sympathetic to and complement the predominant character of the HCA.</p> <p>5 Colour schemes are not to detract from colour schemes in the streetscape and not to be in visual contrast with the colours of the contributory properties in the HCA. Recessive colours and traditional materials are preferred.</p>	<p>The proposed construction of the SWELL building has been assessed to appropriately address and respond to its context and setting. Refer to the earlier discussion as part of <i>19D.1 Local Character and Streetscape</i> for further detail.</p>
	<p>The neutral colour schemes proposed for the site will not adversely impact on the surrounding built form. It will not overwhelm or dominate the streetscape by introducing unsympathetic colour schemes to the locality. The proposal is in compliance with this control.</p>

Controls	Discussion
19F.1 Local Character and Streetscape	
1 All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting.	This Heritage Impact Statement addresses this control.
<p>2 Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to:</p> <ul style="list-style-type: none"> i) the form of the existing building or buildings including height, roofline, setbacks and building alignment; ii) dominant architectural language such as horizontal lines and vertical segmentation; iii) proportions including door and window openings, bays, floor-to ceiling heights and coursing levels; iv) materials and colours; v) siting and orientation; vi) setting and context; vii) streetscape patterns. 	The proposal is in compliance with this control. Refer to the earlier discussion as part of <i>19D.1 Local Character and Streetscape</i> for further detail.
<p>3 New development adjacent to or in the vicinity of a Heritage Item or HCA within a retail/mixed use setting such as an existing row of two storey shops, are to:</p> <ul style="list-style-type: none"> i) retain the existing characteristics of the street including the setback, height and rhythm of facades, and is to be sympathetic to the materials and detailing of the earlier facades. ii) retain a pedestrian building scale at the street level and to set back any levels that are higher than the adjacent Heritage Item or HCA. 	This control is not applicable to the subject site. There are no retail/mixed use buildings such as two storey shops within the vicinity of the subject site.
4 New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.	The proposed SWELL building would in no way disrupt or diminish significant views to and from any locations within the HCA. The proposal is in compliance with this control.

Controls	Discussion
19F.2 Building Setbacks	
<p>Setbacks</p> <p>1 The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply.</p>	<p>The proposed front setback of the SWELL Centre responds appropriately to the established setbacks of the HCA and is supported from a heritage perspective.</p>
<p>Residential Context</p> <p>2 All medium and high density development is to have a stepped facade to any common boundary with a Heritage Item or building within the HCA. The facade is to be stepped back above an 8m height from natural ground level as per Figure 19F.2-1. Facades greater than 8m high will not be permitted adjacent to a Heritage Item or building with an HCA.</p>	<p>There is a common boundary between the site and 39 Bancroft Ave, which is located within the Clanville Heritage Conservation Area. The proposed SWELL Centre has a stepped façade to this common boundary in accordance with this control. The height as shown in the section extract below is stepped and does not extend beyond 8m in height with the façade located on the boundary line.</p> 
<p>3 In addition to the side and rear setback controls in Section A of this DCP, new development adjacent to a Heritage Item or building within an HCA, is to comply with the following:</p> <p>i) adjacent developments are to have a minimum 12m building separation to the Heritage Item or building in the HCA (more if setback requirements are not met within the 12m) as per Figure 19F.2-2;</p> <p>ii) adjacent development is to not exceed a facade height of 8m from existing ground level, including balustrades;</p> <p>iii) adjacent development with a building mass above 8m high from existing ground level is to be stepped back an additional 6m from the Heritage Item as per Figure 19F.2-2;</p>	<p>i) The proposed setback of the development from the adjacent property (39 Bancroft Avenue) is less than the established 12metres. Notwithstanding, the proposed setback and siting of the building is supported from a heritage perspective as the proposed would not detract from the heritage significance of the site. Extensive landscaping is proposed that would mitigate against any undue visual impact. Boundary plantings are proposed, along with vertical greenery and trellis planting on the proposed structure. These proposed landscaping works would ensure the green character, and outlook is retained.</p> <p>ii) As discussed above, the façade height does not exceed 8metres from existing ground level.</p> <p>iii) As discussed above the proposed building form is stepped. The setback for the upper floor is less than</p>

Controls	Discussion
Where variations in setbacks exist the larger setback will apply.	recommended. However as discussed, the proposed siting, form and scale is supported from a heritage perspective. Extensive landscaping including proposed boundary plantings, along with vertical greenery and trellis planting. The proposed development is supported from a heritage perspective as the works would not detract from the established significance of the proximate HCAs and would enabling the updating of facilities for a local school.
19F.3 Gardens and Landscaping	
<p>1 Development in the vicinity of a Heritage Item or an HCA is to:</p> <p>i) retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees;</p> <p>ii) retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development;</p> <p>iii) include appropriate screen planting on side and rear boundaries.</p>	The proposal is in compliance with this control. Refer to the earlier discussion as part of <i>19D.3 Gardens and Landscaping</i> for further detail.
19F.4 Fencing	
1 New front fences on adjacent sites are to be no higher than the front fences of the adjoining Heritage Item or HCA. Open and transparent front fences such as timber or metal picket are preferred.	The proposed low brick fencing has been designed in accordance with this control. The fencing is complemented by the screen plantings and responds to the established heritage character of the HCA.
2 No metal panel fencing is to be constructed on any boundary of a Heritage Item.	There are no metal panel fencing to be constructed as part of this proposal.

6.4. KU-RING-GAI DEVELOPMENT CONTROL PLAN (LOCAL CENTRES) 2012

Table 9 – Ku-ring-gai Development Control Plan 2012

Controls	Discussion
19F.1 Local Character and Streetscape	
1 All development in the vicinity of a Heritage Item or HCA is to include a Heritage Impact Statement (HIS). The HIS is to address the effect of the proposed development on a Heritage Item or HCA and demonstrate that the proposed works will not adversely impact upon significance, including any related heritage features within the identified curtilage and setting.	This Heritage Impact Statement addresses this control.
2 Development on sites that either directly adjoin or are in the vicinity of a Heritage Item or an HCA is to have regard to: i) the form of the existing building or buildings including height, roofline, setbacks and building alignment; ii) dominant architectural language such as horizontal lines and vertical segmentation; iii) proportions including door and window openings, bays, floor-to ceiling heights and coursing levels; iv) materials and colours; v) siting and orientation; vi) setting and context; vii) streetscape patterns.	Refer to the detailed assessment in Table 8. The proposed development has been assessed to have an acceptable heritage impact.
4 New development in the vicinity of a Heritage Item or HCA is to demonstrate that it will not reduce or impair important views to and from the Heritage Item from the public domain.	Refer to the detailed assessment in Table 8. The proposed development has been assessed to have an acceptable heritage impact and would not impair on any established views.
19F.2 Building Setbacks	
Setbacks 1 The front setback of development adjacent to a Heritage Item or buildings within an HCA is to be greater than that of the Heritage Item or building within the HCA. Where variations in setbacks exist, the larger setback will apply.	Refer to the detailed assessment of the proposed setbacks in Table 8.

Controls	Discussion
<p>Residential Context</p> <p>2 All medium and high density development is to have a stepped facade to any common boundary with a Heritage Item or building within the HCA. The facade is to be stepped back above an 8m height from natural ground level as per Figure 19F.2-1. Facades greater than 8m high will not be permitted adjacent to a Heritage Item or building with an HCA.</p>	<p>Refer to the detailed assessment of the proposed setbacks in Table 8.</p>
<p>3 In addition to the side and rear setback controls in Section A of this DCP, new development adjacent to a Heritage Item or building within an HCA, is to comply with the following:</p> <ul style="list-style-type: none"> i) adjacent developments are to have a minimum 12m building separation to the Heritage Item or building in the HCA (more if setback requirements are not met within the 12m) as per Figure 19F.2-2; ii) adjacent development is to not exceed a facade height of 8m from existing ground level, including balustrades; iii) adjacent development with a building mass above 8m high from existing ground level is to be stepped back an additional 6m from the Heritage Item as per Figure 19F.2-2; <p>Where variations in setbacks exist the larger setback will apply.</p>	<p>Refer to the detailed assessment of the proposed setbacks in Table 8.</p>
<p>19F.3 Gardens and Landscaping</p>	
<p>1 Development in the vicinity of a Heritage Item or an HCA is to:</p> <ul style="list-style-type: none"> i) retain original or significant landscape features associated with the Heritage Item or HCA, or which contribute to its setting. In particular, garden settings in the vicinity are not to be adversely affected in terms of overshadowing or physical impacts on significant trees; ii) retain the established landscape character of the Heritage Item or HCA including height of the tree canopy and density of boundary landscape plantings or otherwise reinstated them in the new development; iii) include appropriate screen planting on side and rear boundaries 	<p>Refer to the detailed assessment of the proposed landscaping in Table 8. The proposed landscaping works have been assessed to bear no adverse impacts on the identified heritage values within its context and setting.</p>

Controls	Discussion
19F.4 Fencing	
1 New front fences on adjacent sites are to be no higher than the front fences of the adjoining Heritage Item or HCA. Open and transparent front fences such as timber or metal picket are preferred.	Refer to the detailed assessment in Table 8. The new fencing is to be low and constructed of brick. The proposal is in compliance with this control.
2 No metal panel fencing is to be constructed on any boundary of a Heritage Item.	There are no metal panel fencing to be constructed as part of this proposal.
19G.3 C32B Clanville, Roseville	
1 One and two-storey Federation and Inter-war residences, heritage listed and contributory, must be retained.	<p>Design options for retention and adaptive reuse of 37 Bancroft Avenue has been explored and is not considered feasible.</p> <p>Urbis has assessed the demolition of 37 Bancroft Avenue to be acceptable as this would not result in any adverse impacts on the streetscape or character of the HCA and would facilitate the need to provide a higher level of amenity and sporting facilities for students at the college that has operated since 1908.</p> <p>Refer to the assessment for the proposed demolition of 37 Bancroft Avenue in Table 10 for further detail.</p>
2 Original face brickwork, sandstone and roughcast stucco to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.	As above.
3 Original finishes and details, where known, are to be retained and the reinstatement of missing elements is encouraged.	As above.
4 Concrete roof tiling is to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.	As above.
5 Slate roofs are to be conserved, repaired and retained wherever possible and replaced with modern equivalents when necessary.	As above.
6 Additions and alterations must respect the architectural and streetscape character of low-scale residential houses within garden settings on relatively large allotments.	As above.
7 Low brick or stone front fences matching the materials of the house are preferred.	The proposed low brick fencing is in accordance with this control.

Controls	Discussion
8 Traditional front garden schemes that enhance the aesthetic significance of the HCA are encouraged.	Refer to the detailed assessment in Table 8. The proposed landscaping has been assessed to be compatible in its context and setting within the locality.
19G.10 C36 Lord Street/Bancroft Avenue, Roseville	
1 One and two storey Federation residences, heritage-listed and contributory, must be retained.	<p>As discussed earlier, design options for retention and adaptive reuse of 37 Bancroft Avenue has been explored and is not considered feasible.</p> <p>Urbis has assessed the demolition of 37 Bancroft Avenue to be acceptable as this would not result in any adverse impacts on the streetscape or character of the HCA and would facilitate the need to provide a higher level of amenity and sporting facilities for students at the college that has operated since 1908.</p> <p>Refer to the assessment for the proposed demolition of 37 Bancroft Avenue in Table 10 for further detail.</p>
2 Original face brick, sandstone and roughcast stucco to Federation period housing to be retained and not rendered or painted. The removal of paint from original face brick is encouraged.	As above.
3 Concrete roof tiling to be replaced with unglazed terracotta Marseilles pattern roof tiling where inappropriate retiling has occurred.	As above.
4 Open front verandahs, where enclosed, to be reinstated.	As above.
5 Low brick fencing or infill housing in the area is encouraged.	The proposed low brick fencing is in accordance with this control.
6 Maintain and enhance street tree planting throughout the HCA. Reinforce Brush Box avenue planting where it occurs - for example in Lord Street and Bancroft Avenue.	Refer to the detailed assessment of the proposed landscaping in Table 8 and the landscape drawings that accompanies this submission. The proposed landscaping has been assessed to be compatible in its context and setting within the locality.
7 Ensure a landscape buffer on adjacent site outside the HCA ^c particularly in Lord Street, Hills Street and Victoria Street.	Refer to the detailed assessment of the proposed landscaping in Table 8. The proposed landscaping provides an adequate setback and buffer that appropriately responds to its context and setting.

6.5. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division's 'Statement of Heritage Impact' guidelines.

Table 10 – Heritage Division Guidelines

Question	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<ul style="list-style-type: none"> • Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome as it is understood demolition would facilitate the requirement to provide upgraded facilities. • The proposed height, scale, form, and finishes of the SWELL development is sympathetic to the established characteristics of the locality. Whilst clearly discernible as contemporary, the proposed development responds sympathetically to its location and would not detract from the identified heritage significance of the proximate HCAs or heritage items. • Extensive landscaping and additional plantings are proposed, making a positive contribution to the 'green' character of the locality.
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits.</p> <ul style="list-style-type: none"> • The dwelling is an unrefined example of a Federation dwelling that has undergone unsympathetic modifications including the painting of brick work which has diminished its aesthetic contribution to the HCA. • Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome as it is understood demolition would facilitate the requirement to provide upgraded facilities. • The site (37 Bancroft Avenue) is located on the boundary of the Clanville HCA and currently located adjacent to the sports courts of Roseville College. The expansion of the school site into the adjacent lot would not detract from the identified heritage significance of the Clanville HCA. <p>The proposed setback of the development from the adjacent property (39 Bancroft Avenue) is less than that identified in the DCPs. Notwithstanding, the proposed setback and siting of the building is</p>

Question	Discussion
	<p>supported from a heritage perspective as the proposed would not detract from the heritage significance of the site. Extensive landscaping is proposed that would mitigate against any undue visual impact. Boundary plantings are proposed, along with vertical greenery and trellis planting on the proposed structure. These proposed landscaping works would ensure the green character, and outlook is retained.</p>
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<ul style="list-style-type: none"> Retention and adaptive reuse have been explored and is not considered feasible. The demolition of 37 Bancroft Avenue has been assessed as acceptable as it would not result in any adverse impact on the streetscape or character of the HCA and would facilitate the need to provide a higher level of amenity and sporting facilities for students at the college that has operated since 1908. Minimal significant elements have been identified and would not be salvaged or located elsewhere on the site. Demolition has been assessed to be essential and acceptable. Refer to Section 1.5 for details regarding the authors of this report. Urbis Heritage has been involved in the design development of this proposal and has assessed the proposal to be acceptable from a heritage perspective.
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p>	<ul style="list-style-type: none"> The existing landscape has no identified heritage significance. No previously landscaping works are being reinstated. Historically residential dwellings had been located on the site and currently the site consists of sports courts. The advice of a consultant experienced in the conservation of heritage landscapes has not been sought as the site has no identified heritage landscapes. The historical archaeological of the site has been assessed as low (refer to Section 4.3) The proposed works would in no way detract from the established views to from and across heritage items in proximity to the site.

Question	Discussion
<p>How does the work impact on views to, and from, adjacent heritage items?</p>	
<p>Tree removal or replacement</p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<ul style="list-style-type: none"> • No landscape or trees that are proposed to be removed contribute to the heritage significance of the site. • Tree and landscape removal is proposed in order to facilitate the development of the SWELL centre. • It is understood that an arborist has been engaged to provide guidance regarding the removal of trees on site. • It is proposed that a number of trees would be replanted where feasible. Additionally, new landscape works including the provision of new plantings is proposed. Refer to the landscape drawings accompanying this application for further detail.
<p>New signage</p> <p>How has the impact of the new signage on the heritage significance of the item been minimised?</p> <p>Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?</p> <p>Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based approach? (1) How?</p> <p>Will the signage visually dominate the heritage item/ heritage conservation area or heritage streetscape?</p> <p>Can the sign be remotely illuminated rather than internally illuminated?</p>	<ul style="list-style-type: none"> • The proposed signage is minimal and unobtrusive. The visual impact of the signage on the heritage significance of the proximate HCAs and heritage items has been assessed as acceptable and would in no way detract from the heritage significance of these items. • No alternative signage forms have been considered and discounted. The proposed scale, form and finish of the signage has been assessed as acceptable. • The proposed signage would not visually dominate proximate HCAs or heritage items. It is small in scale, aluminium with a white powdercoat finish. The signage would achieve the objective of identifying the site as 'Roseville College' whilst in no way detracting from the established heritage significance of proximate items. • No illumination is proposed for the signage.

7. CONCLUSION AND RECOMMENDATIONS

The proposed development of a SWELL facility at Roseville College has been assessed to have an acceptable heritage impact. It is noted that it is proposed to demolish 37 Bancroft Avenue as part of the proposal, a dwelling that is identified as contributory and located in the Clanville Heritage Conservation area as listed under Schedule 5 of the *Ku-ring-gai Local Environment Plan 2015*. While it is not usual to demolish buildings within Heritage Conservation Areas, it is considered that this proposal should be considered on its site-specific merits. As the dwelling is an unrefined example of a Federation dwelling that has undergone unsympathetic modifications including the painting of brick work which has diminished its aesthetic contribution to the HCA. The site (37 Bancroft Avenue) is located on the boundary of the Clanville HCA and currently located adjacent to the sports courts of Roseville College. The expansion of the school site into the adjacent lot would not detract from the identified heritage significance of the Clanville HCA. It has been considered that Roseville College has operated as a school since 1908, the ongoing and historic use of the site is a positive heritage outcome as it is understood demolition would facilitate the requirement to provide upgraded facilities.

The proposed height, scale, form, and finishes of the SWELL development is sympathetic to the established characteristics of the locality. Whilst clearly discernible as contemporary, the proposed development responds sympathetically to its location and would not detract from the identified heritage significance of the proximate HCAs or heritage items. Extensive landscaping and additional plantings are proposed, making a positive contribution to the 'green' character of the locality.

RECOMMENDATION

It is a recommendation of this Heritage Impact Assessment that a Photographic Archival Recording of 37 Bancroft Avenue is undertaken prior to any works on the site. The archival recording is to be undertaken in accordance with established guidelines and a copy provided to Ku-ring-gai Council for inclusion in the local studies collection.

8. BIBLIOGRAPHY AND REFERENCES

8.1. BIBLIOGRAPHY

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