

Rita Hatem
Social and Other Infrastructure Assessments
4 Parramatta Square
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By email: rita.hatem@planning.nsw.gov.au

Dear Ms Hatem

Notice of Exhibition of application for Kambala Sport, Wellbeing and Senior Learning Precinct (SSD 10385)

Thank you for your referral dated 26 October 2020 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The proposed development is a Sport, Wellbeing and Senior Learning Precinct at Kambala School. It involves:

- The excavation of part of the existing sports field to facilitate the construction of the following:
 - Sports facilities including weights room and dance rooms
 - Indoor multipurpose sports courts for use by up to 1500 people
 - Innovative and flexible teaching and learning spaces
 - Amenities, storerooms, plant, circulation and ancillary spaces
 - Reinstatement of the sports field surface on the roof (sports field and perimeter fencing)
 - Spectator seating
- The removal of the tennis courts (currently on the roof of the music building), and the construction of the following:
 - A wellbeing centre, called the SHINE centre, to accommodate the Kambala SHINE program;
 - A new staff centre, called the KITE centre, to accommodate staff workstations, meeting areas, staff development workshop rooms and amenities
 - Reinstatement of the tennis courts, lighting and perimeter fencing on the new roof
- A new eastern forecourt for the school, new external landscaped areas and new courtyards;
- Minor work to the existing music building to facilitate a new connection to the new courtyard;
- The partial demolition of the Hawthorne building and the construction of a new façade roof and landscaping; and
- The demolition of the Arts building and the construction of new facades to adjacent affected buildings, and new landscaping to the footprint of the demolished building.

Kambala School formed part of a 60-acre grant to Samuel Breakwell in 1831, which he named Tivoli. It is associated with several prominent persons including Thomas Horton James, Peter Haydon and Captain William John Dumaresq, who constructed the house Tivoli in 1841. It has

been used as part of the Kambala School since 1913. It is included on Schedule 5 of the Woollahra Local Environmental Plan (LEP) 2014 as 'Kambala School' (325).

Heritage NSW considered the following documentation when preparing this response:

- *Heritage Impact Statement Kambala School*, Urbis, 23 July 2020;
- *Historical Archaeological Assessment Kambala School*, Rose Bay, Urbis, 20 July 2020; and
- *Conservation Management Plan Kambala School – Tivoli*, Urbis, 23 July 2020.

As delegate of the Heritage Council of NSW, I provide the following comments:

- The Conservation Management Plan for the Kambala School identifies the School as having archaeological research potential at a local level. It notes that several outbuildings and landscaping elements were located within the boundaries of the School and identifies the potential for archaeological deposits related to early occupation and landscaping of Tivoli.
- The archaeological assessment contains several errors including quoting the definition of a 'relic' under the NSW Heritage Act prior to amendments made to that Act in 2009, and also misunderstanding that the provisions for State Significant Development under the EP&A Act, 1979, suspend most of the approvals sections of the Heritage Act.
- The archaeological assessment identifies the area of the proposed development as having low to moderate archaeological potential. It notes that the Kambala School has been continuously occupied and developed since 1807, with substantial ground disturbance associated with the development of the School, which is likely to have removed any accumulated deposit associated with the early occupation and landscaping of Tivoli. It notes that areas of moderate ground disturbance are associated with the main building, which has been nearly continuously occupied since its construction, and demonstrates potential for underfloor deposit; and the below the road, where earlier road surface may be identified intact as it is associated with a relatively low impact activity. The archaeological assessment concludes that areas of high ground disturbance correlate with low archaeological potential, with archaeological potential increasing in areas associated with lower impact activities
- The archaeological assessment recommends that an application is submitted for a section 139 exception prior to the commencement of work within areas identified as having moderate archaeological potential. Heritage NSW notes that *a Section 139 is not required* as the proposed development has been declared SSD. The archaeological assessment also recommends monitoring within areas of moderate archaeological potential. While monitoring may be an appropriate approach to the management of areas of moderate archaeological potential, further information would be required about this approach if it was to proceed. It is recommended that an archaeological research design, including a methodology for archaeological monitoring, be prepared by a suitably qualified archaeologist, and submitted to Heritage NSW (as Delegate of the Heritage Council of NSW) for comment. This can be conditioned or resolved at Response to Submissions stage to enable Heritage NSW to provide appropriate comment to DPIE on the management of areas of moderate archaeological potential. If it is conditioned, Heritage NSW recommends that the following conditions of consent are included, if the proposed development is approved:

Historical archaeological management

- a) The Applicant shall nominate a suitably qualified and experienced archaeologist to manage the historical archaeological program according to the following conditions.

- b) An archaeological research design, including a methodology for archaeological monitoring, shall be prepared to inform the archaeological program. This document shall be submitted for comments to the Heritage Council of NSW prior to approval by the Department of Planning, Industry and Environment (DPIE).
- c) A final report shall be prepared within 12 months of the completion of the archaeological program. It should include details of any significant artefacts recovered, where they are located and details of their ongoing conservation and protection in perpetuity by the landowner. Copies of the final report shall be provided to the DIPE, the Heritage Council of NSW and the local library.

As Kambala School is a local heritage item, and other local heritage items are in the vicinity of the proposed development, advice should also be sought from Woollahra Council.

If you have any questions regarding the above advice, please contact Georgia Wright at Heritage NSW on 02 9995 6298 or georgia.wright@environment.nsw.gov.au.

Yours sincerely



16 November 2020

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Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW