

DESIGN 5

A R C H I T E C T S

KINCOPPAL-ROSE BAY SCHOOL OF THE SACRED HEART
NEW SOUTH HEAD ROAD, ROSE BAY
HERITAGE IMPACT STATEMENT



Prepared for
Kincoppal-Rose Bay School of the Sacred Heart and Sophia Education Ministry

Prepared by:
Design 5 Architects
ABN 22090066194

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DESIGN 5 - ARCHITECTS PTY LTD
5 Queen Street, Chippendale NSW 2008
(02) 9319 1855 www.design5.com.au
ABN 22 090 066 194
Nominated Architect – Alan Croker, Registration No. 4693

Cover image: Various historic and current photographs of the subject site. Cover image to the Kincoppal-Rose Bay School of the Sacred Heart CMP August 2020. (Source: *Design 5 Architects*)

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1. Executive Summary

Design 5 – Architects have been engaged by Kincoppal-Rose Bay School of the Sacred Heart to provide heritage advice and to prepare a Heritage Impact Statement for the proposed works of the current Master Plan development at Kincoppal-Rose Bay School of the Sacred Heart, and to accompany the present State Significant Development Application (SSD – 10325). The proposal is classified as SSD on the basis that it falls within the requirements of clause 15 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), being *‘development that has a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school’*.

The site includes two separate allotments on either side of Vaucluse Road, containing the historic and modern buildings of the school, the Chapel, boarding facilities, built landscape elements, significant vegetation, extensive gardens and grounds fronting the harbour, a cemetery, sporting fields and a multi-purpose centre. Only the western allotment is affected by the proposal.

Kincoppal-Rose Bay School of the Sacred Heart has been identified as an item of local environmental significance in Schedule 5 of the Woollahra LEP 2014 (Item 396) and has been assessed as being of exceptional significance at a State level for its historic, aesthetic, technical, social and spiritual values in the CMP.

The works included within this SSD application are proposed to be undertaken as a staged development with the request for specific components of the application to be treated as concept development application (DA) made pursuant to Clause 4.22(1) of the EP&A Act. These include:

Concept Development

- Refurbishment of internal spaces within the Senior School to create an integrated circulation hub;
- Internal alterations to the Hughes Centre; and
- Extension and expansion of the existing boarding house.

Consent for alterations and additions including upgrades to both the Junior and Senior Schools is also sought and the following works form part of this application:

Detailed Development

Precinct A (Junior School)

- Early Learning Centre (ELC) Extension (new building), also referred to in this report as Sophie’s Cottage;
- Alterations and additions to the east and west wings of the Junior School, including new general learning areas, outdoor play areas, amenities, storage and wet areas, new assembly hall, new roof enclosure and garden and vertical circulation hub;
- Junior School traffic management works, including construction of second entry from Vaucluse Road, new driveway crossing, internal roadway and elevated foot bridge;

Precinct B (Senior School)

- Refurbishment of Senior School Reception and upgrade of main entrance for disabled access;
- New classrooms above the North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block (Year 8 centre);
- Senior School traffic management works including reconfiguration of main entry forecourt to delineate vehicular access, set down and pickup, and pedestrian pathways; and
- Construction of onsite bus / car parking adjacent the main entrance.

This assessment examines the proposed works against the relevant clauses and policies contained in the Conservation Management Plan (CMP) prepared by Design 5 Architects, dated August 2020 (attached to the application) and the relevant planning controls in the Woollahra Local Environmental Plan 2014 (Section 9).

Section 10 identifies and assesses the potential heritage impacts for each individual project, and makes recommendations to minimise any potential impacts.

2. Introduction

2.1 Background

Design 5 – Architects have been engaged by Kincoppal-Rose Bay School of the Sacred Heart to provide heritage advice and to prepare a Heritage Impact Statement for the concept and detailed development of the staged development outlined in this State Significant Development Application (SSDA) for Kincoppal-Rose Bay School of the Sacred Heart.

This Heritage Impact Statement draws on the information contained in the Conservation Management Plan (CMP) entitled *Kincoppal-Rose Bay School of the Sacred Heart, New South Head Road, Rose Bay, 2029* NSW, dated August 2020. This report has been prepared by Design 5 – Architects on behalf of Sophia Education Ministries and the Kincoppal-Rose Bay School of the Sacred Heart, and also forms as part of this application.

2.2 Site Location

The subject site is located at 2 Vacluse Road, Vacluse, on the eastern foreshore of Rose Bay, and comprises of two sites on either side of Vacluse Road as follows:

Lot 104, DP 1092747 on the western side of Vacluse Road, containing the main school buildings including the various buildings of the Senior School, most notably the former residence known as Claremont (1851-1882), the 1888 Main School Building and 1901 Chapel, Barat Burn Junior School, as well as associated grounds and gardens, including the cemetery for the Sisters of the Sacred Heart.

Lot 101, DP 1092747 on the eastern side is primarily dedicated to sport and recreation and houses the Maureen Tudehope Centre and associated playing fields, as well as ‘Claremont Cottage’.

The property and buildings are owned by Sophia Education Ministries; however, the operation of the school is managed by the Kincoppal-Rose Bay School of the Sacred Heart.

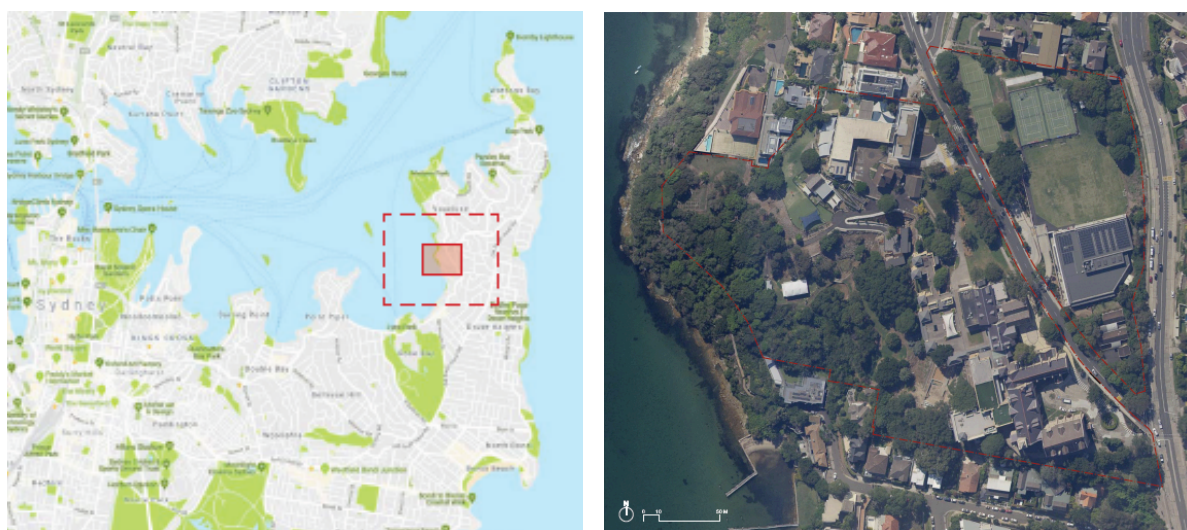


Figure 1.2.1: Location of the Site in relation to the City of Sydney and adjacent suburbs (left) and property boundaries (right) outlined in red. (Source: GoogleMaps with Design 5 Architects overlay)

2.3 Methodology

This Heritage Impact Statement has been prepared in accordance with the principles and processes of the *Australia ICOMOS Burra Charter 2013*. The preparation of this Heritage Impact Statement also follows the process recommended in the NSW Heritage Manual, specifically the NSW Heritage Office guideline *Statements of Heritage Impact* (revised 2002).

This assessment examines the proposed works against the relevant clauses and policies contained in the Conservation Management Plan, as well as the following planning instruments having jurisdiction over the site:

- Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014)

2.4 Author identification

This statement has been prepared by Anita Krivickas and Jenny Snowdon of Design 5 Architects, and reviewed by Alan Croker, Director. All images used in this report are captured by Design 5 – Architects unless otherwise stated.

3. SEARS Requirement

The requirements for a Heritage Impact Statement (HIS) with respect to this application are stated in Key Issue 11 of the Secretary's Environmental Assessment Requirements (SEARS) for Application No. SSD – 10325 Kincoppal Rose Bay School (Concept and Stage 1), issued 14th January 2020.

This version of the SEARS requirements requested the following issues be addressed with regards to Heritage:

11. Heritage

- Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.
- Address any archaeological potential and significance on the site and the impacts the development may have on this significance.
- Provide an updated Conservation Management Plan (CMP) including:
 - Updated historic research based on primary sources;
 - Plans showing the different phases of development of the precinct since its early phases up to the current times using plans and elevations;
 - Grading of significance in accordance with the NSW Heritage Office methodology incorporating an assessment of each building, landscape item forming the precinct on a plan and table;
 - For built and landscape elements assessed as being of Moderate, High and Exceptional significance, a Fabric Analysis is to be prepared in a table format with each room on a different row, including photographs of each room and component (including the roof and chimneys), significant fabric in each room (fireplaces, cornices, ceilings, floorings, etc.), date of construction of each room and type of walls (brick/stone/etc).
- The CMP is to be prepared by a qualified heritage architect in accordance with the Office of Environment & Heritage guidelines "Conservation Management Documents" [including: Model Brief], 1996, revised 2002, "The Conservation Plan" [Fifth Edition] by James Semple Kerr for the National Trust 2000, "Conservation Management Plan: A Checklist", Heritage Office, 2003.] The CMP must incorporate input from qualified historical and aboriginal archaeologists as well as qualified landscape heritage consultants.

This Heritage Impact Statement (HIS) provides an assessment of the impacts of the development on the heritage significance of Kincoppal-Rose Bay. A Conservation Management Plan for the item was prepared by Design 5 – Architects in August 2020, addressing the above issues and forms part of this application. The HIS assesses the impacts of the proposed development against the relevant policies from the plan. A detailed fabric analysis for the spaces of Moderate, High and Exceptional significance that are affected by this proposal has been carried out as a separate exercise, and is included as an appendix to the CMP.

Key issue 9 of the SEARS, concerning *Aboriginal Cultural Heritage* is addressed in a separate report prepared by Coast History and Heritage, which has also informed the content of the CMP.

9. Aboriginal Cultural Heritage

- Identify and describe the Aboriginal cultural heritage values that exist across the whole area that would be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the Code of Practice for Archaeological Investigations of Aboriginal Objects in NSW (OEH 2010), and guided by the Guide to investigating, assessing and reporting on Aboriginal Cultural Heritage in NSW (DECCW, 2011).
- Consultation with Aboriginal people must be undertaken and documented in accordance with the Aboriginal cultural heritage consultation requirements for proponents 2010 (DECCW). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
- Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the ACHAR must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to OEH.

4. Brief Description of Proposal

4.1 Description

The recently updated Master Plan for the site is proposed to be undertaken as a staged development with the request for specific components of the application to be treated as concept development application (DA) made pursuant to Clause 4.22(1) of the EP&A Act. These include:

Concept Development

- Refurbishment of internal spaces within the Senior School to create an integrated circulation hub;
- Internal alterations to the Hughes Centre; and
- Extension and expansion of the existing boarding house.

Consent for alterations and additions including upgrades to both the Junior and Senior Schools is also sought and the following works form part of this application:

Detailed Development

Precinct A (Junior School and Early Learning Centre)

- Early Learning Centre (ELC) Extension (new building), also referred to in this report as Sophie's Cottage;
- Alterations and additions to the east and west wings of the Junior School, including new general learning areas, outdoor play areas, amenities, storage and wet areas, new assembly hall, new roof enclosure and garden and vertical circulation hub;
- Junior School traffic management works, including construction of second entry from Vacluse Road, new driveway crossing, internal roadway and elevated foot bridge;

Precinct B (Senior School)

- Refurbishment of Senior School Reception and upgrade of main entrance for disabled access;
- New classrooms above the North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block (Year 8 centre);
- Senior School traffic management works including reconfiguration of Main Entry Forecourt to delineate vehicular access, set down and pickup, and pedestrian pathways; and
- Construction of onsite bus / car parking adjacent the main entrance.

The above listed works are detailed in the following drawings prepared by BVN Architects, and have been reviewed by the authors. They are divided by area / type of works and precincts as follows:

Precinct A - Junior School & Early Learning Centre

• Drawing A-A0-00	Precinct A – Cover Sheet	Issue 5
• Drawing A-A0-01	Site – Project Identification Plan	Issue 4
• Drawing A-A0-02	Site – Existing/Demolition Plan	Issue 4
• Drawing A-A1-00	Site - Proposed Site Plan	Issue 5
• Drawing A-A1-10	Site – Existing/Proposed Sections	Issue 2
• Drawing A-B0-00(A)	Site Entry – Existing/Demolition Plan North	Issue 3
• Drawing A-B0-00(B)	Site Entry – Existing/Demolition Plan South	Issue 2
• Drawing A-B0-01	ELC – Existing/Demolition Plan – Level -03	Issue 4
• Drawing A-B0-02	ELC – Existing/Demolition Plan – Level -02	Issue 4
• Drawing A-B0-04	Existing/Demolition Plan – Level -02	Issue 4
• Drawing A-B0-05	Existing/Demolition Plan – Level -01	Issue 4
• Drawing A-B0-06	Existing/Demolition Plan – Level 00	Issue 4
• Drawing A-B0-07	Existing/Demolition Plan – Level 01	Issue 4
• Drawing A-B0-09	Existing/Demolition Plan – Level 02	Issue 3
• Drawing A-B0-10	Existing/Demolition Plan – Level 03	Issue 4
• Drawing A-B0-11	Existing/Demolition Plan – Roof	Issue 4
• Drawing A-B1-00(A)	Site Entry – Proposed Plan North	Issue 3
• Drawing A-B1-00(B)	Site Entry – Proposed Plan South	Issue 2
• Drawing A-B1-01	ELC – Proposed GA Plan - Level -03	Issue 7
• Drawing A-B1-02	ELC – Proposed GA Plan - Level -02	Issue 6
• Drawing A-B1-03	ELC – Proposed Roof Plan	Issue 5
• Drawing A-B1-04	Proposed GA Plan – Level -02	Issue 6
• Drawing A-B1-05	Proposed GA Plan – Level -01	Issue 6
• Drawing A-B1-06	Proposed GA Plan – Level 00	Issue 6
• Drawing A-B1-07	Proposed GA Plan – Level 01	Issue 4
• Drawing A-B1-09	Proposed GA Plan – Level 02	Issue 6
• Drawing A-B1-10	Proposed GA Plan – Level 03	Issue 6
• Drawing A-B1-11	Proposed GA Plan – Roof	Issue 6
• Drawing A-C1-00	Site Entry – Elevations & Section	Issue 3
• Drawing A-C1-01	Proposed Elevation – East (Admin)	Issue 4
• Drawing A-C1-02	Proposed Elevations – East	Issue 6
• Drawing A-C1-03	Proposed Elevations – North	Issue 3
• Drawing A-C1-04	Proposed Elevations – West	Issue 3
• Drawing A-C1-05	Proposed Elevations – South	Issue 6
• Drawing A-C1-06	ELC - Proposed Elevations – North & East	Issue 4
• Drawing A-C1-07	ELC - Proposed Elevations – South & West	Issue 4
• Drawing A-D1-01	GA Sections	Issue 5
• Drawing A-D1-02	GA Sections	Issue 5
• Drawing A-D1-03	GA Sections	Issue 5
• Drawing A-M1-01	Axonometric – North West – Existing and New	Issue 6
• Drawing A-M1-02	Axonometric – South East – Existing and New	Issue 3
• Drawing A-T1-01	Existing And New – Shadow Studies – Winter Solstice	Issue 3
• Drawing A-T1-02	Existing And New- Shadow Studies – Summer Solstice	Issue 3
• Drawing A-T1-03	Existing And New – Shadow Studies – Equinox	Issue 3
• Drawing A-U0-01	JS and ELC – Existing GFA Plans	Issue 3
• Drawing A-U1-01	JS and ELC – Proposed GFA Plans	Issue 3
• Drawing A-Y1-00	Site – Materials and Finishes	Issue 3
• Drawing A-Y1-01	ELC - Materials and Finishes	Issue 3
• Drawing A-Y1-02	JS – Materials and Finishes	Issue 6
• Drawing A-Y1-03	Landscape – Materials and Finishes	Issue 2

Precinct B - Senior School

• Drawing B6-A0-00	Cover Sheet	Issue 3
• Drawing B6-B0-00	Existing Plan	Issue 3

• Drawing B6-B0-02	Demolition Plan	Issue 3
• Drawing B6-B1-00	Proposed Plan – Level 2	Issue 3
• Drawing B6-C1-00	Proposed Elevation - East	Issue 3
• Drawing B6-D0-00	Proposed Section	Issue 3
• Drawing B6-M1-00	Perspective Views	Issue 3
• Drawing B6-Y1-00	Materials and Finishes	Issue 1

Precinct B - Year 8 Centre

• Drawing B8-A0-00	Cover Sheet	Issue 3
• Drawing B8-B0-00	Existing/Demolition Plan – Level 03	Issue 3
• Drawing B8-B1-00	Proposed GA Plan – Level 03	Issue 3
• Drawing B8-B1-01	Proposed Roof Plan	Issue 3
• Drawing B8-C1-00	Proposed Elevations - West and East	Issue 3
• Drawing B8-C1-01	Proposed Elevations - North and South	Issue 3
• Drawing B8-D1-00	Proposed Sections	Issue 3
• Drawing B8-D1-01	Existing and Proposed Site Section	Issue 2
• Drawing B8-M1-01	View Studies 01	Issue 3
• Drawing B8-M1-02	View Studies 02	Issue 3
• Drawing B8-U0-01	Existing and New GFA Plans - Level 03	Issue 3
• Drawing B8-Y1-01	Materials and Finishes	Issue 3

Precinct B – Bus / Car Parking Structure

• Drawing B13-A0-00	Cover Sheet	Issue 4
• Drawing B13-B0-00	Existing Plan – East	Issue 3
• Drawing B13-B0-01	Demolition Plan – East	Issue 3
• Drawing B13-B0-02	Existing Plan – West	Issue 1
• Drawing B13-B0-03	Demolition Plan – West	Issue 1
• Drawing B13-B1-00	Proposed Plan – Level G – East	Issue 3
• Drawing B13-B1-01	Proposed Plan - Level LG – East	Issue 3
• Drawing B13-B1-02	Proposed Plan – Level G – West	Issue 1
• Drawing B13-C1-00	Proposed Elevation (South)	Issue 3
• Drawing B13-D1-00	Section Sheet 01	Issue 3
• Drawing B13-D1-01	Section Sheet 02	Issue 2
• Drawing B13-M1-00	Axonometric View	Issue 3
• Drawing B13-M1-01	Existing And New – Perspective View	Issue 3
• Drawing B13-T0-01	Shadow Studies – Winter Solstice	Issue 3
• Drawing B13-T0-02	Shadow Studies – Summer Solstice	Issue 3
• Drawing B13-T0-03	Shadow Studies – Equinox	Issue 3
• Drawing B13-Y1-00	Materials And Finishes	Issue 3

The following landscape plans prepared by CAB Consulting Pty Ltd have been reviewed by the authors of this HIS.

• Drawing S01	KRB Junior	Issue 1
• Drawing LA01	KRB Main Entry	Issue 1

BVN Architectural Design Report, pages 40-45, 48 and 49 with the following drawings:

- Site plan, including block setbacks and dimensions (p.40)
- Senior School – Circulation Hub plan (p.41)
- Senior School – Circulation Hub site sections (p.42)
- Senior School – Circulation Hub building section (p.43)
- Hughes Centre plan (p.44)
- Hughes Centre site and building section (p.45)
- Boarding expansions building section and typical plan (p.48)
- Boarding expansion site section (p.49)

3D architectural renderings, dated 21 September 2020, as follows:

- Kincoppal-Rose Bay – View – Aerial
- Kincoppal-Rose Bay – View – Harbour
- Kincoppal-Rose Bay – View – Car park
- Kincoppal-Rose Bay – View – Junior School

5. Heritage Listings & Statutory Frameworks

5.1 Heritage Listings

The site falls within the Woollahra Local Government Area. The regulations regarding heritage and conservation are contained within the Woollahra Local Environmental Plan (LEP) 2014.

Kincoppal-Rose Bay School of the Sacred Heart has been identified as an Item of local environmental significance in Schedule 5 of the Woollahra LEP 2014 (Item 396). The listing is related only to Lot 104 DP 1092747 which is the site of Junior and Senior schools, and includes the buildings, grounds, trees, sandstone and wrought iron fence, gateposts and gates. The site on the eastern side of Vacluse Road, housing the Maureen Tudehope Centre, associated sporting fields and 'Claremont Cottage' (Lot 11 DP 1092747) is not included in the listing.

The foreshore immediately to the west of the school site is part of the listing for the Hermit Bay Slipway and landing (Item 365), extending from Bayview Hill Road northwards towards Hermit Bay. Further heritage items in the vicinity of Kincoppal-Rose Bay include Item 393 *St Michael's Anglican Church* and Item 325 *Kambala School*.

Although not located within Kincoppal-Rose Bay, the associated Claremont Wharf and baths are listed as a heritage item in the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 as Item 56 *Group of remains of wharf, baths and waterfront relics – including former Tivoli Pier and former Thorne's (or Claremont) Wharf*.

The site is not located within a Conservation Area as identified in the Woollahra Development Control Plan 2015.

Kincoppal-Rose Bay is listed on the following non-statutory heritage registers:

- National Trust of Australia (NSW) Register, 1976;
- located within the National Trust of Australia (NSW) Sydney Harbour Landscape Conservation Area, 1982, revised 2015;
- Register of the National Estate (archived list with the Australian Heritage Council), 1980;
- Australian Institute of Landscape Architecture (AILA) Cultural Landscape (Study and Database) Register.

5.2 Statutory Framework

Given the heritage listing for Kincoppal-Rose Bay and the scale of the proposed works, the statutory framework for heritage approvals for the school is presently governed by the following legislation:

- *State Environmental Planning Policy (State and Regional Development) 2011*;
- *State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017*;
- Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014); and
- Woollahra Development Control Plan 2015 (Woollahra DCP 2015).

State Environmental Planning Policy (State and Regional Development) 2011

Under Clause 15 of Schedule 1 of the *State Environmental Planning Policy (State and Regional*

Development) 2001, the proposal is classified as State Significant Development (SSD), due to having 'a capital investment value of more than \$20 million for the purpose of alterations or additions to an existing school'.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

Schedule 4 of the Education SEPP outlines the design quality principles for schools. *Principle 1 – context, built form and landscape* is as follows:

Schools should be designed to respond to and enhance the positive qualities of their setting, landscape and heritage, including Aboriginal cultural heritage. The design and spatial organisation of buildings and the spaces between them should be informed by site conditions such as topography, orientation and climate.

Landscape should be integrated into the design of school developments to enhance on-site amenity, contribute to the streetscape and mitigate negative impacts on neighbouring sites.

School buildings and their grounds on land that is identified in or under a local environmental plan as a scenic protection area should be designed to recognise and protect the special visual qualities and natural environment of the area, and located and designed to minimise the development's visual impact on those qualities and that natural environment.

Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014)

The Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) is the primary environmental planning instrument that applies to the site. The item is locally listed in Schedule 5 of the LEP.

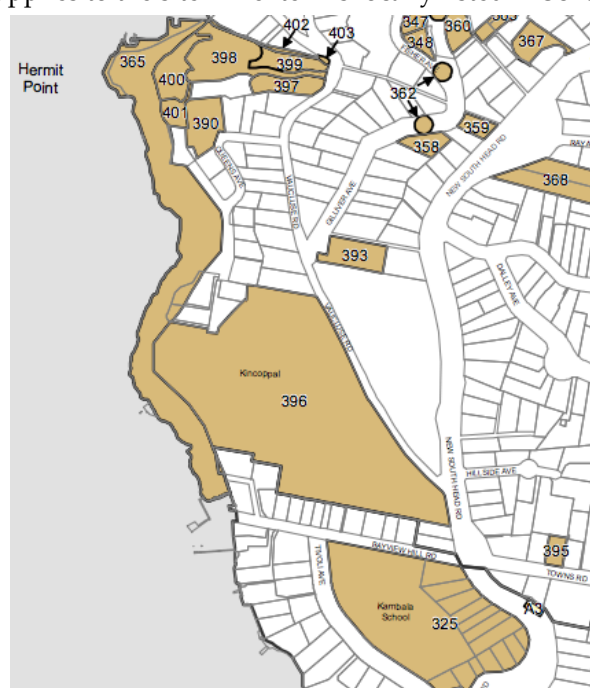


Figure 4.2.1: Extract of Woollahra LEP 2014 Heritage Map, Sheet Her_005 showing Kincoppal-Rose Bay and heritage items in the vicinity.

Requirement for a Heritage Impact Statement (HIS)

Section 5.10, Clause 2 of the Woollahra Local Environmental Plan requires Council to consider the effect of the proposed development on the heritage significance of the item or area:

(2) **Requirement for consent**

Development consent is required for any of the following:

- (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):*
 - (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*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land*
 - (i) *on which a heritage item is located or that is within a heritage conservation area, or*
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

This Heritage Impact Statement is prepared to comply with Section 5.10, Clause 4, 5 and 6 of the Woollahra LEP 2014:

(4) Effect of proposed development on heritage significance

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).

(5) Heritage assessment

The consent authority may, before granting consent to any development —

- (a) *on land on which a heritage item is located, or*
- (b) *on land that is within a heritage conservation area, or*
- (c) *on land that is within the vicinity of land referred to in paragraph (a) or (b),*

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.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

The Conservation Management Plan (CMP) dated August 2020, has been prepared for the site and is used as the basis of this assessment.

Woollahra Development Control Plan 2015 (Woollahra DCP 2015).

Under Section F2 – Educational Establishments, sub section F2.4 *Heritage conservation* of the Woollahra DCP 2015, Woollahra Council may, as part of a development application relating to, or in the vicinity of, a heritage item, require the submission of a Heritage Impact Statement or Conservation Management Plan or both.

Clause 11 of State *Environmental Planning Policy (State and Regional Development) 2011* mentioned above, excludes the requirements of DCPs to this proposal, which qualify as SSD. As a consequence, a detailed assessment is not required, and has not been undertaken, against the Woollahra DCP 2015.

6. Brief History

6.1 Introduction

The following brief history has been taken from the Conservation Management Plan for Kincoppal-Rose Bay School of the Sacred Heart and extracted to focus on the buildings and areas that may be impacted upon by the proposal. The full history for the school and site can be viewed in Section 2 and Appendix A of that document.

6.2 Aboriginal Occupation

A full description of the pre-European landscape and history of Aboriginal occupation was commissioned for the Conservation Management Plan for the site. It can be accessed in Section 2 of the CMP and is based on an Aboriginal Cultural Heritage Assessment Report prepared by Coast History and Heritage. While an extensive summary of the Aboriginal history of the site is beyond the scope of this report, it is acknowledged the traditional Aboriginal owners of much of the Woollahra district belonged to the coastal Dharug language group, part of the Eora nation.¹

6.3 Brief Chronology

Chronology

Date	Description	Reference
1838	Grant of 372 acres (149.7 ha) to William Charles Wentworth.	
1847	Conveyance from William Charles Wentworth to George Thorne of Lots 81 and 82 of the Vacluse Estate.	Old System Conveyance Book 13 No. 662
1848	Conveyance from William Charles Wentworth to George Thorne of Lots 76, 77, and 78 of the Vacluse Estate.	Old System Conveyance Book 15 No. 261
1850	Conveyance from William Charles Wentworth to George Thorne of Lot 75 of the Vacluse Estate.	Old System Conveyance Book 19 No. 812
1849	George Thorne placed tenders for the building of a dwelling house at Rose Bay. This was for the Claremont development.	<i>Sydney Morning Herald</i> , 8/11/1849, p.4
1850	Conveyance from William Charles Wentworth to George Thorne of Lot 83 of the Vacluse Estate.	Old System Conveyance Book 19 No. 813
1851	Thorne and family in residence at Claremont.	<i>Sydney Morning Herald</i> , 26/4/1851
1879	Lots 81-83, Lots 76-79 and part of Lot 75 of the Vacluse Estate conveyed from George Thorne to retired grazier Henry Arding Thomas of Wivenhoe.	
1881	Claremont substantially rebuilt for Thomas. Work documented by architect John Horbury Hunt.	<i>Sydney Morning Herald</i> , 30/11/1881, p.13
1882	Five religious of the Society of the Sacred Heart of Jesus were sent by the Superior General, Reverend Mother Adèle Lehon, to make a foundation of the Society in Australia.	<i>Freeman's Journal</i> , 24/6/1882, p.16
1882	Lots 79-83 (12 acres 3 roods 20 perches) and Lots 75-78 (4 acres 1 rood 9 perches) leased by Thomas to Febronie Vercruysse and Alice Woodward.	Torrens Title Dealing 59250

¹ Woollahra City Council. "A Brief History of Woollahra – Indigenous Heritage", available at https://www.woollahra.nsw.gov.au/library/local_history/a_brief_history_of_woollahra#:~:text=Indigenous%20heritage,the%20coastal%20Dharug%20language%20group.

Date	Description	Reference
1882 June	Sisters take possession of Claremont, a house and property at Rose Bay. The sisters organized the house to serve the needs of the school and their own.	Barlow, Leila, <i>Living Stones</i> , 1982, pp.26-29
1882 July	The Society's private school for girls opened with an enrolment of five.	Barlow, Leila, <i>Living Stones</i> , 1982, pp.26-29
1884	Conveyance of the freehold of Claremont from Henry Arding Thomas of Lots 79-83 and Lots 75-78 to Febronie Vercruysse and Alice Woodwood.	Torrens Title Dealing 82750
1884 March	A small wooden temporary chapel, designed by John Horbury Hunt, built. First mass held by Father Charles Collingridge.	Peter Reynolds, Lesley Muir and Joy Hughes, <i>John Horbury Hunt Radical Architect 1838-1904</i> , p.85 and pp.121-122
1884 June	John Horbury Hunt's set of drawings for the proposed purpose built boarding school and necessary additions to the convent sent to Paris for approval.	Letter, Hunt to Mother Vercruysse, 6/6/1884
1884 August	The foundation stone for the main wing was laid by Father Collingridge.	House Journal entry
1885 December	The west wing, as far as the main entrance, a five story building, was completed.	Barlow, Leila, <i>Living Stones</i> , 1982, p.48
1887 November	The entire west wing and the original portion of the south wing completed.	Barlow, Leila, <i>Living Stones</i> , 1982, p.49
1888	The new wings were officially opened and blessed by Cardinal Moran.	<i>Daily Telegraph</i> , 28/1/1888, p.6
1894	The first burial of an RSCJ in the Community Cemetery	House Journal entry for 2/3/1894
1897	The foundation stone of the chapel, designed by Horbury Hunt, was laid by Cardinal Moran.	House Journal entry for 28/11/1897
1900	The chapel was opened and blessed by Cardinal Moran.	<i>Freeman's Journal</i> , 24/11/1900, p.12
1904	The two story brick building (the Villa) was built as the infirmary and laundry by William Holdsworth Moore.	Ledger entry for December 1904
1907	The gardener's (caretaker's) brick cottage was built.	Economat Journal entry for 8/192
1913	Harbour foreshore reserve resumed.	Torrens Title Dealing 48433
1915	Commencement of use of the recreation ground across Vaucluse Road.	<i>Catholic Freeman's Journal</i> , 4/6/1936, p.6
1917	The boarders' dining room was built on the western side of the main building.	Vaucluse Municipal Council Building Application 47/1916
1918	Building application for the Parlour (south) Wing was lodged by contractor William Holdsworth Moore.	Vaucluse Municipal Council Building Application 68/1918
1922	Parlour (south) Wing completed.	
1923	A Grotto of Lourdes is created on the site of some of the original quarrying of sandstone for the buildings.	Economat Journal entry for 3/1923
1928	The blessing and opening of the Noviceship Wing designed by architects Hennessy and Hennessy.	<i>Freeman's Journal</i> , 22/3/1928, p.16
1930	Permission was received from Paris to continue with extensive landscaping works on the property including the foreshore land.	Economat Journal entry for 8/1930
1932	Golden Jubilee of the foundation of the Society in Australia and the school at Rose Bay. The two significant gifts were donated to mark the occasion: new gates at the entrance to	<i>The Golden Jubilee of Rose Bay 1932</i>

Date	Description	Reference
	the school and convent; a marble statue of the Sacred Heart on the harbour side of the property.	
1933	The subway under Vacluse Road was opened.	Economat Journal entry for 3/1933
1935	Opening of the swimming pool.	Economat Journal entry for 1/1935
1941	Boarders' dining room enlarged on the west side.	Economat Journal entry for 3/1941
1951	New science room completed.	Woollahra Municipal Council BA 236 of 1951
1952	Conveyance from Peter Melocco to the Trustees of the Society of the Sacred Heart of Jesus of his property at No. 4 Vacluse Road for use as the Barat Burn Junior School and Margaret MacRory Kindergarten	Torrens Title Dealing A639222
1956	Opening of the Memorial Library and Hall. The architects were Hennessy and Hennessy.	
1959	Additional three storey Noviceship Wing completed. The architects were Hennessy and Hennessy.	Woollahra Municipal Council Minutes, 13/10/1958 Woollahra Municipal Council BA 404 of 1958
1964	The former home of Peter Melocco was demolished to make way for a new purpose designed junior school, kindergarten, and also convent. The architects were Hennessy and Hennessy.	<i>Open Gate</i> , December 1964
1965	Workshop and garage built at the rear of the Villa. The architects were Hennessy and Hennessy.	Woollahra Municipal Council BA 448 of 1965
1966	Official opening of Barat-Burn by the Mayor of Woollahra, Alderman ME Lawrence.	<i>Open Gate</i> , August, 1966
1970	Decision by the Provincial Chapter to amalgamate the two Sacred Heart Schools, Kincoppal Elizabeth Bay and Rose Bay Convent on the one site at Rose Bay.	
1976	Total amalgamated school now operating on the Rose Bay site.	<i>Cor Unum</i> , February 1982
1976	Archbishop Carroll officiated at the opening and blessing of the Kincoppal-Rose Bay Building Project. Inclusive of the lock of three science laboratories designed by architects Fowell, Mansfield, Jarvis and Maclurcan.	<i>Cor Unum</i> , February 1982
1978	Upgrading of classrooms, dormitories and bathrooms.	<i>Cor Unum</i> , February 1982
1980	Centenary Building Appeal launched.	<i>Cor Unum</i> , February 1982
1981	Ground floor of the Villa renovated to make a self-contained unit for the Principal, Sister Anne McGrath. The school laundry was relocated to the basement of the main building.	
1981	Work commences on new physical education centre, new gallery and staff area, new classroom additions (multi-purpose learning centre).	Woollahra Municipal Council 003 of 1981
1982 19th September	The opening and blessing of the Centenary Building Project. The Multi Purpose Learning Centre was named the Hughes Centre. The Physical Education Centre was named the McGuinness Centre. The upgraded swimming pool was named the Sheldon Pool.	<i>Cor Unum</i> , February 1982 and July 1982
1991	New residence for the Principal completed on the site of	

Date	Description	Reference
	the former Claremont Cottage. The architects were Darrel Jackson Robin Dyke Pty Ltd.	
1993	Master plan prepared by architects Woods Baget Ltd for the future development of the School.	Open Gate, March 1994
1997 6th December	The opening of the original Kincoppal School gates at the Junior School at Kincoppal-Rose Bay.	Open Gate, 1998
1998 21st June	Opening of Mary Agnes O'Neil Library and Sheldon House (Boarders')	Principal's Bulletin Term 1, 1997
1998 21st November	Notre Coeur Performing Arts Centre opened.	
2000	Addition of a six-classroom Infants Department extension of the Junior playground and upgrading to the entrance & exit to Barat-Burn completed	Open Gate, January, 2000
2003	Master plan launched to guide development of the School to 2010.	Open Gate, March 2004
2005	Mrs Hilary Johnston-Croke appointed the new Principal commencing Term 3.	
2005	A new Science Laboratory building provided four new state-of-the-art Science laboratories, a specialist demonstration classroom together with staff rooms, storage and preparation rooms	
2006-2008	Levels 4 and 5 of the west wing refurbished for the boarders.	<i>Open Gate</i> , June 2008
2007	Early learning centre named Joigny Centre refurbished.	<i>Open Gate</i> , May 2007
2008	Katherine Robertson Centre for Year 12 opened.	
2009	Last of the sisters leave Claremont, and the former convent is refurbished for use of the School to become the administrative centre.	Principal's Report for 2008.
2010	Provincial and School Archives facility opened within the Villa, which had been refurbished for this use.	Heritage Impact Statement prepared by Kubanyi Architects, August 2007
2011	Maureen Tudehope Multi-purpose Centre opened.	<i>Open Gate</i> , July, 2011
2012-2015	Masterplan projects including Hughes entre kitchen and dining room upgrades, internal modifications for the Year 7, 10 and 11 centres, and construction of the extension to the ELC	BVN
2016	Senior Staff Room upgrade (South Hughes Centre)	BVN
2017	Junior School Administration (Level 0, Barat Burn east wing) Boarding Staff Accommodation dwellings Tuck-shop relocation (Café 135)	BVN
2018	Year 12 Learning Hub + Outdoor Learning Spaces Year 9 centre upgrades	BVN
2018	Chapel Forecourt landscape project	CAB Consulting
2019	Library interior upgrades	BVN

7. Detailed Description of the Proposal and affected Areas / Buildings

7.1 Early Learning Centre Extension (Sophie's Cottage)

Proposed works

These works include the provision of a new classroom building and vertical transport (lift and stair) to access the existing Early Learning Centre located within the building known as Sophie's Cottage. The works include:

- removal of the existing ramps, stairs and landscaping treatment (steps, fencing, shade structures and artificial turf).
- construction of a new two-storey classroom building with lift and stair, connected to the adjacent Joigny Centre via a covered walkway. Due to the slope of the land this building presents as a single storey building to the east, and a two-storey building to the west. Materials and finishes include white weatherboard cladding, aluminium framed glazing and a flat roof clad with corrugated steel roofing.
- new landscaping treatment including the creation of a series of grassed terraces formed by sandstone retaining walls to the north, west and south of Sophie's cottage.

There are no works proposed to either the exterior or interior of Sophie's Cottage itself.

Sophie's cottage

Constructed c1907 for the gardener, Sophie's Cottage is a single storey brick building with gabled roof. The building was converted into two flats in 1951, and in 2016 it was converted for use as "Sophie's Cottage", part of KRB's Early Learning Centre for three-year olds.

The building is orientated to the north west with an enclosed verandah, and on the south eastern side is a recent butterfly wing addition.

Externally the cottage appears relatively intact. The designer of this building remains unknown, however it features detailing similar to that found at the Villa, likely by architect John Horbury Hunt. (Note, this cottage was constructed after the death of Hunt in 1904.) Original features include the face brick walls, timber sash windows, rusticated stone base and lintels, decorative timber valances to the projecting gables, slate roof and terracotta ridge capping.

Internally, the building has been heavily modified and opened up, although its earliest form remains legible in the painted brick walls (original face brick) and internal sash windows. There remains evidence of a former corner fireplace, and original joinery such as skirtings and architraves. Ceilings appear to have been replaced with new plasterboard and new floor finishes of carpet and vinyl have been installed.

The area immediately surrounding the cottage has been heavily re-landscaped. A series of new timber and steel ramps and steps link Sophie's Cottage with the adjacent Joigny Centre (also part of the Early Learning Centre), while a new fenced playground is located to the south and west. Immediately to the west is the Statue of the Sacred Heart, while to the east is a sandstone retaining wall, likely also dating to the construction of this cottage. Above this sandstone wall is located the existing Joigny Centre. The remains of an earlier furnace, noted in the 2002 CMP as being located to the southeast of Sophie's Cottage, could not be seen in the ground surface.



Figure 7.1.1: Entry approach to Sophie's Cottage via a new ramp to the recent butterfly wing addition to the south east of the original building.



Figure 7.1.2: North and west elevations of Sophie's Cottage from the playground. The south western corner of the Joigny Centre is in the background.



Figure 7.1.3: Northwestern verandah and infill to Sophie's Cottage.



Figure 7.1.4: Sandstone retaining wall and bedrock to the northeast of Sophie's Cottage.



Figure 7.1.5: Modern shade structure and playground to the southwest of Sophie's Cottage.



Figure 7.1.6: Sandstone rock outcrop located amongst the artificial turf covering the playground to Sophie's Cottage.

Significance

The areas affected have the following gradings of significance (identified in the CMP):

Sophie's Cottage / Gardener's Cottage	High significance
Butterfly extension at the rear of Sophie's Cottage	Low significance
Sandstone retaining wall above Sophie's Cottage (BL6)	Moderate significance
38. <i>Ficus rubiginosa</i>	High significance
25. <i>Lophostemon confertus</i> (Queensland Brush Box)	Moderate significance
Adjacent landscaping treatment, ramps, stairs and fencing	Low significance
Barat Burn Junior School (west wing) / Joigny centre	Low significance

7.2 Barat Burn Junior School and Sundial Lawn / Terrace

Proposed works

The proposed works to the Barat Burn Junior School and Sundial Terrace include:

Barat Burn Junior School (West wing)

- Removal of all non-structural elements, including external and internal walls, windows, finishes and fittings;
- Remodeling of the interior to provide new general learning areas, outdoor play areas, amenities, storage and wet areas and new assembly hall, including the extension of the building on the northern and western sides;
- Recladding of the exterior of the building with a perforated and fluted aluminium screen, with feature square bay windows.
- Demolition of the existing toilet block and construction of new landscaped playground within the northern courtyard; and
- New trafficable roof terrace with outdoor learning area and vegetable garden.

Barat Burn Junior School (East wing)

- Replacement of the existing vertical circulation core between east and west wing of Barat Burn;
- Demolition of the existing interior at Levels 1 and 2, and refurbishment of the existing volume, including new GLA's, amenities, storage, wet and quiet areas. At the southern end a new amphitheater is to be created, extending between Levels 1 and 2;
- Demolition of the existing structures at roof level, and enclosure of roof terrace with new structure. This structure is set back from the existing parapet, and features glazed external walls and flat roof with steel awning.

Sundial Lawn / Terrace

- Landscaping works to provide equitable and improved access to the area, including new stepped / terraced access, and modifications to the existing baluster to ensure compliance with current codes.

Barat Burn Junior School & Sundial Lawn / Terrace

The current Barat Burn Junior School building officially opened on 18 September 1966. It was designed by Hennessy & Hennessy Architects in the Functionalist style and is set back from Vacluse Road behind a grassed area, and concrete and asphalt parking area. A driveway extends along its southern side to a second carpark and turning circle.

The building is in two distinct wings. The main wing facing Vaucluse Road is distinctive with a modern, rendered colonnade with catenary arches painted white at ground level. It is in contrast to the blue / grey mottled face brickwork and deep white concrete parapet above. This wing is three-storeys, with a trafficable roof terrace and additional rooms above. Orientated in a roughly north-south direction, the front façade facing the street is symmetrical, divided into ten bays, as evidenced by the arched colonnade and the large square, metal framed four-paned windows with rendered surrounds. These windows would appear to be later replacements, and are aluminium framed and, where operable, have lower awning panes.

At roof level is a centrally located structure, formerly incorporating a small chapel, and covering approximately one third of the roof area. This structure has orange face brick walls, skillion roof and painted galvanised steel windows. To the north and south extends a steel and concrete cantilevered flat roof, supported on square posts, which is open to the roof terrace.

At the rear of this wing is a second circulation core, encompassing a concrete stair with steel rail balustrade and handrail. This structure has an aluminium framed glazed wall on its northern side, likely corresponding to the replacement of the external windows. It was constructed in 2000.

The rear wing differs architecturally from the main wing, and is more pragmatic in its design. It is L-shaped and contains classrooms over three levels, accessed off of a wide verandah on the northern and western sides. This wing, known as the Joigny Centre, has a concrete frame with orange face brick infill walls, and shallow pitched roof. The verandah is open fronting the courtyard / play area, and enclosed to the western end with fixed and operable glazing. The small extension to the south is separated by an open stair and contains additional classrooms. This wing was extended in 1995 as can be seen in the brickwork, which is of a slightly paler colour.

To the north of the Junior School is a small toilet block, similarly with orange face brick walls and concrete flat roof. The surrounding courtyard / playground is asphalted and the northern half is covered by a series of shade structures.

The Sundial Lawn is an open grassed terrace at the western end of the Barat Burn Junior School. The terrace is the only visual reminder of Melocco's c1929 Italianate Villa that once stood here, and was used as the first Junior School from 1952. It is set down approximately 1.5m below the level of the courtyard and lower floor level of the Joigny Centre and is accessed via a set of steps at the western end of the Joigny Centre. Original elements include the stone retaining wall and steps at the southwestern corner, leading to Sophie's Cottage playground, the Italianate style fence on the north and west boundaries, as well as the central sundial with mosaic paving. The sundial itself is comprised of a rendered masonry pillar with ornate marble capital, topped with the bronze sundial. To the south and east, the terrace is bound by a rendered retaining wall and breeze block wall respectively.



Figure 7.2.1: The eastern elevation of Barat Burn with its distinct rendered catenary arch colonnade as seen from Vaucluse Road.



Figure 7.2.2: View towards Barat Burn from a position in front of the Villa. The area acts as a drop off and pick up zone for the Junior School.



Figure 7.2.3: View of the central roof structure, formerly incorporating the chapel at Barat Burn.



Figure 7.2.4: View south west over the harbour towards Rose Bay from the roof terrace at Barat Burn. Note the steel and concrete cantilevered flat roof.



Figure 7.2.5: Original aluminium door and window set at Level 1, with modern timber glazed door.



Figure 7.2.6: Typical classroom at Level 1 with glazed folding partition.



Figure 7.2.7: Former balcony at Level 1, showing modern aluminium window infill (LHS).



Figure 7.2.8: Original aluminium window and door set into former bedrooms off of the balcony on Level 1, with modern timber and glass door.



Figure 7.2.9: Portion of external wall with glazed bricks within current stair landing, Level 2.



Figure 7.2.10: Typical classroom at Level 2 showing the glazed folding wall (LHS).



Figure 7.2.11: Typical classroom at Level 2.



Figure 7.2.12: Original stair.



Figure 7.2.13: Interior of the former chapel looking west.

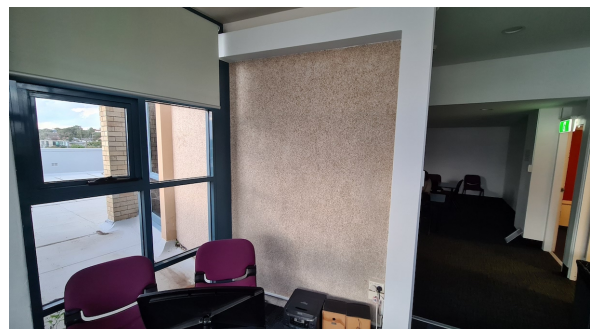


Figure 7.2.14: External wall of the former chapel with crushed white marble terrazzo wall finish.



Figure 7.2.15: Southeast corner of the Sundial Lawn and access from the Joigny Centre / Junior School (west wing).



Figure 7.2.16: View to the north west over the Sundial Lawn from the Joigny Centre.

Significance

The affected areas have the following gradings of significance (identified in the CMP):

Barat Burn Junior School (east wing) with concrete arched and glazed brick façades and symmetrically configured rendered window openings;	High significance
Barat Burn Junior School (east wing) interiors	Moderate significance
Barat Burn Junior School / Joigny Early Learning Centre (west wing)	Low significance
Sundial Lawn / Terrace (remains of 1929 Melocco Villa)	Moderate significance
Two <i>Plumeria acytifolia</i> (Frangipani) above the Sundial terrace	Moderate significance
Remains of Melocco Villa boundary fence and steps to Junior School courtyard (BL7)	Moderate significance

7.3 Junior School traffic management works

The proposed works to improve traffic management to the Junior School and ELS include:

- Widening of an existing driveway entry on Vacluse Road including replacement of existing entry gates, modification of existing garden beds, reconfiguration of the existing fire hydrant, and new pedestrian gate;
- Removal of the existing compactus / bin enclosure located above the Our Lady of Lourdes Grotto;
- Demolition of a single bay of the existing concrete / render boundary fence to Vacluse Road, and creation of a new driveway entrance with entry gates and driveway crossing;
- Widening of the existing internal roadway located along the western side of the Noviceship lawn to provide new drop off zone along the western side;
- Elevated timber and painted steel pedestrian footbridge providing pedestrian access from Café 135 and the new drop off zone to the Barat Burn Junior School. At the northern end, this footbridge extends past Our Lady of Lourdes Grotto and the northern elevation of the Villa, before crossing the existing internal roadway to access the new vertical circulation zone between the east and west wings of the Barat Burn Junior School.

Noviceship Lawn

The Noviceship Lawn is one of the longest continuously used open landscape areas of the property, being used for recreation from the early residential days of Claremont.

Presently the Noviceship Lawn is an open, grassed space triangular in shape, bound by a concrete footpath, low planting and garden beds along the eastern boundary. A second, lower access path and garden beds on the western side as well as the Noviceship Wing additions (1959) / Science Block (1976) to the south delineate the space on these sides.

Mature trees are located at the northern and southern ends. One of these trees at the southern end is in memoriam of Sister Philomene Tiernan rscj.



Figure 7.3.1: View of Noviceship Lawn, looking south west over the 1928 Noviceship Wing, 1959 Noviceship Wing additions and Science Block. The memorial tree for Sister Philomene Tiernan rscj is located on the left.



Figure 7.3.2: View of Noviceship Lawn, looking north towards Barat Burn.



Figure 7.3.3: View of Noviceship Lawn, looking south along the existing internal roadway to Café 135.

Our lady of Lourdes Grotto

Constructed in 1922, the grotto was closely modeled on the Lourdes Grotto in France. The statue of Our Lady of Lourdes and a “*reliquary in the form of a rock*” were reportedly brought from France.

The grotto is located at the northern end of a large grassed terrace which is defined along its eastern side by the former stone quarry. A path with concrete pavers and sandstone steps at the southern end of the grotto lawn lead up to the Noviceship Lawn. The grotto wall is constructed of random rubble sandstone and includes two niches, one for the white marble statue of Our Lady Lourdes (mounted on a rock plinth) and one larger niche which includes a stone bench seat incorporated in the coursing of the structure. Planting surrounding the grotto includes various different ferns and palms. Directly above the grotto is a concrete structure platform, utilised for bin storage.



Figure 7.3.4: Looking towards the grotto, with the bin storage above.



Figure 7.3.5: View southwards along the former quarry walls towards the existing stone steps to the Noviceship Lawn.



Figure 7.3.6: Looking along the internal roadway to Café 135 and garden bed, located above the stone quarry face and the grotto (lower terrace).

Villa

The Villa was constructed in 1904, and although its original intended use is unknown, it is recorded as housing the local parish school from 1906 until 1917. It was then converted to accommodation for chaplains or visiting priests. The building was refurbished for its present use in 2010, and currently houses the School & Provincial Archives.

The Villa is a two-storey brick building and was constructed along the former path from Claremont to the jetty as it swung past the northern boundary of the original school grounds. It is of Federation Gothic style and modest in size with a medium pitched, tiled roof and eaves with exposed rafters. The prominent, decorative projecting cross gables to the north, east and south are constructed of white vertical timber boards with white scalloped and pierced timber valances to the bottom of the timber boarding.

The Villa has two main chimneys with terracotta chimney tops, one to the south and one in the centre of the building. Two single storied gable additions to the east present in the same style as the main Villa, with simple brick chimneys dividing the decorative projecting gable to the eastern elevation.

The building has rock faced stone ashlar foundations, four-pane double hung timber windows, with rock faced stone lintel and smooth finished stone sill. The north and south elevations include terracotta vents at ceiling and roof level. Modern downpipes discharge rainwater away from the

building into the ground. The upper storey windows to the north and all windows to the west have timber shutters. The western facade of the Villa presents as the main elevation, around a central door, and symmetrically placed windows on either side. A secondary external access to the first floor is provided via a steel stair on the north side.

The building is surrounded by asphalt roadway on three sides: including the ramped concrete driveway from the Barat Burn Junior School entrance on the north; turning circle and parking on the west; and additional parking and the road connection to Sheldon House on the south. Immediately around the building are garden beds planted with low shrubs and hedging. The driveway to the north is at a higher level than that of the Villa, and is supported on a random rubble stone retaining wall.

The Villa, located on one of the highest points of the site was once a building seen in the round, of landmark quality as can be seen in the early 1900s photographs of the site and early aerials. The present Joigny Centre and Junior School to the north and west largely obscure this residential sized building in views from Vacluse Road and the harbour.



Figure 7.3.7: The Villa as approached from the Junior School driveway.



Figure 7.3.8: Image showing height relationship between Barat Burn east wing and the Villa. The alignment of the existing roadway to Sophie's Cottage is marked by the metal palisade fence.



Figure 7.3.9: Existing pedestrian entry to the Junior School.



Figure 7.3.10: Existing vehicular entries to the Junior School from Vacluse Road.

Significance

The affected areas have the following gradings of significance (identified in the CMP):

Noviceship Lawn	High significance
Our Lady of Lourdes Grotto and statue	High significance
Compactus (above the Grotto)	Intrusive

Vaucluse Road boundary fence (rendered cement block)	Low significance
Existing entry area to the Junior School	Moderate significance
Villa	Moderate significance
33. Eucalyptus tereticornis (above the Grotto)	High significance
34-35. Angophora floribunda (Vaucluse Road)	High significance
45. Angophora costata	High significance
48. Araucaria heterophylla	High significance
49. Unknown tree species	Moderate significance
51. Brachychiton rupestris	Moderate significance

7.4 Refurbishment of the Senior School Reception including new disabled access

Proposed works

The proposed refurbishment works to the Senior School reception and administration area include a redistribution of the existing functions and spaces in this area, and includes the following works:

- The existing airlock to the main entry is to be made deeper, requiring the replacement of the existing non-original glazed secondary walls / doors.
- Partial infill of the existing opening on the northern side of the entry foyer, removal and salvage of the existing cedar doorcase, and creation of a new opening within the original stone walls.
- Removal of non-original lightweight partition walls to the existing staff office / rooms on the western side of the central corridor and redistribution of uses. A single new partition wall is proposed to be constructed at the location of a former wall (within a pointed arch opening).
- Removal and replacement of the non-original lightweight partitions to the existing administration area to create three small offices and an informal meeting space.
- Removal of the non-original dividing wall to the former large space to the south of the entry (location of the third chapel at the site). This area is to become a new reception area, and a new dividing wall separating the reception from the office is to be constructed. The 1992 timber screen is to be removed, although the existing cedar double doors are to be removed and salvaged. The original chimney breast on the western wall is to be reinstated.
- Refurbishment of the existing boardroom within the South wing for GLA use.
- Refurbishment of the former verandah for boardroom use.

The proposal also include the provision of new disabled access to the Senior School main entry, to be undertaken in conjunction with the reconfiguration of the Main Entry Forecourt, including the following works:

- enlargement of the existing sandstone landing and provision of new steps (Note the new landing and steps are to be integrated into the existing (i.e. no demolition will take place).
- construction of a new circular sandstone ramp around the existing circular garden bed.

Senior School – Main School Building

The Main School Building was the first major addition to Claremont constructed in 1888. At the time it was described as “*most prominent as well as a most picturesque landmark*” in an article on the opening celebrations of the building. It remains the most dominant building of the complex in height and scale, particularly in views from the harbour and New South Head Road.

It was designed in the Early English / Gothic style largely devoid of ornament, in the light yellow /

white sandstone quarried on the site (at location of present-day grotto). The building is five storeys, however due to the slope of the land down towards the west, it presents as a three-storey structure with an attic to Vacluse Road. Walls are of fine sandstone ashlar with sparrow pecked finish and tooled margins, on top of a two-course rock faced ashlar plinth course.

The configuration of spaces within the Main School Building is largely intact apart from minor alterations with modern partitions being added and small lengths of original walling being removed over time. The main entrance presents as an axis that sets out the main paths of circulation through the building, both horizontally along the central hall and vertically via the grand central stairs on the western side.

The reception and school administration spaces are located directly to the right of the main entrance, accessed through a large polished cedar opening with detailed timber panel over. There is evidence on this doorcase of the hinges of earlier doors, since removed. The administration space is laid out with modern partitions installed in 1991. This space encompasses one of the original fireplaces. There is a later opening in the main wall providing visual access from the arrival space to the reception desk. Opposite, a c1990s timber and glass partition, presented by the Year 12 students of 1990, separates the front reception room from the main arrival space.

Walls are solid plaster over stone. A simple modern and light colour scheme has been applied. All joinery is either painted brown or polished with some evidence of wear and tear, especially the central stair. Floors are generally carpeted. The main entry space has modern timber floorboards, however the central landing in front of the stair on Level 2 is of fine herringbone parquetry.



Figure 7.4.1: Entry forecourt and eastern elevation and main entry of the Main School building.



Figure 7.4.2: Main entry showing the original stone steps to the Main School building.



Figure 7.4.3: Main entrance foyer with modern glazed partition. The doorcase to the reception on the left appears to be original / early joinery.

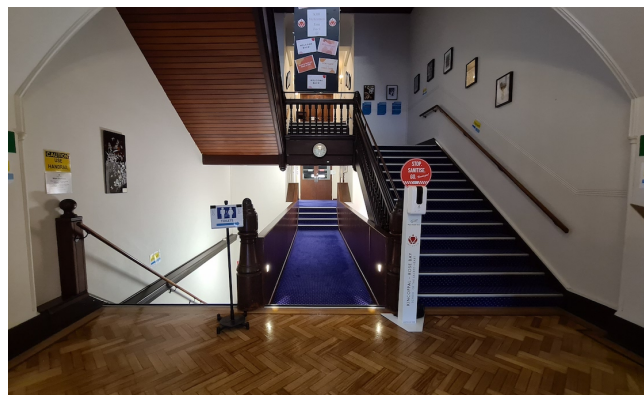


Figure 7.4.4: Main stair opposite the entrance foyer.



Figure 7.4.5: The classroom directly adjacent the main entry is separated by a 1990s timber partition, presented by the Year 12 students of that year. Surrounding this opening is original / early joinery, similar to the doorcase in the main reception area.

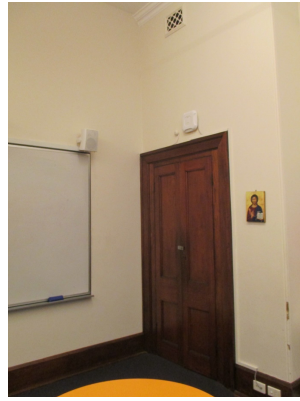


Figure 7.4.6: Original chimney breast at the centre of the original large space to the south of the main entry, which formed the third chapel at the site.



Figure 7.4.7: General administration area showing later partition walls and acoustic tile ceiling.



Figure 7.4.8: Original fireplace at the northern end of the administration area (former refectory). The fireplace has a carved timber infill bearing the coat of arms for the Holy See and later the Vatican.



Figure 7.4.9: Cedar door to the cupboard within the shared wall with the chapel.



Figure 7.4.10: Central corridor looking south. The non-original fire doors are proposed to be removed. All existing original door openings and joinery facing this corridor is proposed to be retained.



Figure 7.4.11: Typical modified door facing the central corridor.



Figure 7.4.12: Office on the western side of the central corridor. The pointed arch opening is proposed to be infilled with a new partition wall, although the arched opening will remain legible to both sides.



Figure 7.4.13: Office on the western side of the central corridor. The pointed arch opening is proposed to be infilled with a new partition wall, although the arched opening will remain legible to both sides.



Figure 7.4.14: Entry to the enclosed verandah at the southwestern corner of the building.



Figure 7.4.15: Interior of the enclosed verandah at the southwestern corner of the building.

Significance

The affected elements / areas have the following gradings of significance (identified in the CMP):

Main Building / South Wing <ul style="list-style-type: none"> • Gabled and tower roof form, finished with slate, including pattern and location of roof dormer and copper drainage elements; • Sandstone wall construction and detailing; • Configuration, location and fabric of original timber casement / sash windows and panelled doors, including original hardware; • Lepaute clock including elements of the clock face, original mechanical operation (if extant) and timber case; • Internal spatial layout with individual rooms on either side of a central corridor; • Original / early timber floor finishes, timber parquetry and marble flooring (where extant), and plastered walls and detailing (dado, mouldings); • Original internal joinery, including main stair, panelled doors, architraves and skirtings; • Internal timber and iron wall vents; • Marble fireplace surrounds, mantles and fire grates 	Exceptional significance
Main Entry Forecourt formed by the Chapel, Main Building and South Wing	Exceptional significance
Main Entry Courtyard roundabout	High significance

7.5 Year 8 Centre (North Wing)

The proposed Year 8 Centre is to be located at Level 3 above the existing North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block.

The works include the following:

- Demolition of the eastern and western facades of the 1959 Noviceship Wing additions at Level 3, as well as internal partitions at this level.
- Removal of roof decking above the 1976 Science Block, and all existing air conditioning condenser units (to be relocated to future detail).
- Construction of the new additions housing four GLA's, flanking an informal learning /

meeting area at the centre. The new additions are located on the roof of the 1976 Science Block, on either side of the 1959 Noviceship Wing additions, and have articulated brick facades and gabled roofs, finished with slate, such that the North Wing will comprise of a series of three gables. The western addition has been deliberately pulled back at the southern end to ensure that views to and from Claremont and the Harbour are maintained above a new roof terrace.

Senior School – 1959 Noviceship Wing Additions (Proposed Year 8 Centre)

The 1959 Noviceship Wing additions are a three storey (plus attic) rendered masonry building (picked to resemble sandstone) located to the northwest of the 1928 Noviceship Wing. The building follows the north-south orientation of Claremont, and features a similar gabled roof covered with slate. A pair of dormer windows as well as a large clerestory window on either side of the roof enabled occupation of the attic when originally constructed. These spaces have since been closed off due to access reasons.

The 1959 Noviceship Wing additions have been largely subsumed by the subsequent construction of the Science Block in 1976, however evidence remains as follows:

- Rendered masonry external walls with picked sandstone finish, evident to the north elevation and southwest corner and the east and west elevations at Level 3. Evidence of the former east and west external walls below Level 3 remain internally.
- Foundation stone at the southeast corner and adjacent to the former entrance and recessed porch, which reads "8th December 1958".
- Gabled roof clad with slate, with boxed eaves and copper downpipes, including the dormer and clerestory windows.
- Timber sash windows to both the eastern and western elevations at Level 3.
- Concrete and steel fire stair at the southwestern corner of the building, (former colonnade constructed as part of the 1928 Noviceship Wing) including the timber framed awning windows.

Internally the building has undergone a considerable degree of remodeling. Ground level (Level 2) is occupied by the reception, while two classrooms are located at first floor (Level 3). These have rendered walls and plasterboard ceilings. Bathrooms currently occupy the former roof terrace connecting Claremont and the 1928 Noviceship Wing on Level 3.

The attic level is subdivided onto two large spaces, formerly class rooms, and has raked walls (following the roofline) and low flat ceiling, both lined with plasterboard. Neither room is presently used, and foam cushioning wrapped around the exposed steel ceiling trusses indicates that the low head heights may have been a contributing factor.



Figure 7.5.1: North and east elevation of the 1959 Noviceship Wing additions with the eastern half of the 1976 Science Block in the foreground and the 1976 fire stair to the right.



Figure 7.5.2: Eastern elevation (Level 3) of the 1959 Noviceship Wing additions. This façade is to be demolished. The roof form and dormer windows are to be retained.



Figure 7.5.3: 1976 fire stair at the northern elevation of the 1959 Noviceship Wing additions.



Figure 7.5.4: Typical classroom within the 1959 Noviceship Wing additions (this one on Level 3).

Senior School – 1976 Science Block (Proposed Year 8 Centre)

The Science Block is a 1970s face brick building, constructed on either side of the 1959 Noviceship Wing addition, such that it obscures the eastern and western elevation of this building below Level 3. The building has large aluminium framed windows and a flat roof of metal sheeting (east side) and membrane (west side). The undercroft (Level 1) on the western side has been recently refurbished as Café 135, named in reference of the 135th anniversary of the school in 2017.

A three storey fire stair on the northern side of the Noviceship Wing addition dates from a similar construction period. It is detached and linked via an external walkway on Levels 3 and 4.

Internally this building has a mix of timber parquetry or vinyl sheet flooring, while ceilings are of vermiculite or acoustic tile. The internal face of the external walls is rendered and painted. There is evidence of later partitioning, however the spaces remain in use as classrooms, albeit no longer as science laboratories.



Figure 7.5.5: Western half of the 1976 Science Block with Café 135 located in the undercroft at Level 1. Note the verandah to Claremont on the right-hand side of the image.



Figure 7.5.6: Flat roof over the eastern half of the 1976 Science Block.

Significance

The affected elements / areas have the following gradings of significance (identified in the CMP):

1959 Noviceship Additions (North Wing)	Moderate significance
1976 Science Block (Café 135) (External facades have been identified as Intrusive)	Low significance / Intrusive

7.6 Senior School traffic management including reconfiguration of Main Entry Forecourt

Proposed works

The works include reconfiguration of the Main Entry Forecourt to delineate vehicular set down and pickup, car parking and pedestrian friendly access and landscaping as follows:

- Reconfiguration of the arrangement of garden beds, vehicular access and pedestrian pathways to provide improved separation between the two.
- Removal of parked cars, buses, line markings or other control barriers within the Main Entry Forecourt.
- Construction of a new one way vehicular drive from the Jubilee Gates to the Kincoppal Gates, requiring the partial removal of the second roundabout and garden bed in front of the South Wing.
- New pedestrian pathways, grassed areas and garden beds to the Main Entry Forecourt area, such that this area will be pedestrian only.

(Note, the new disabled access to the Senior School main entry is identified above.)

Senior School – Main entry forecourt

The Main Entry Forecourt came into existence with the construction of the Main School Building, although not readily defined until c1900 through the completed Chapel. The construction of the South Wing in 1922, which sits perpendicular to the Main School Building, formalised the present U-shaped entry forecourt as a space, with a carriage turning circle in the centre and the Chapel to the north.

Today, landscaping is defined by the hard paving for vehicular access around the central roundabout, bordered by lawns and mulched garden beds adjacent the sandstone structures, with a brick drainage channel between.



Figure 7.6.1: Main Entry Forecourt, with the Main School Building in the centre.



Figure 7.6.2: Circular garden bed in front of the main entry. A circular garden bed has been located in this position since at least 1905.



Figure 7.6.3: Jubilee Gates.



Figure 7.6.4: Kincoppal Gates.



Figure 7.6.5: Roundabout to the east of the entrance to South Wing.



Figure 7.6.6: Looking northward along the garden bed and boundary facing Vacluse Road (future location of internal roadway).

Significance

The affected elements / areas have the following gradings of significance (identified in the CMP):

Main Entry Forecourt formed by the Chapel, Main building and South Wing	Exceptional significance
Main Entry Forecourt roundabout	High significance
South Wing forecourt and roundabout	High significance
Jubilee Gates and sandstone boundary wall	High significance
Kincoppal Gates	Moderate significance
Araucaria heterophylla (Norfolk Island Pine)	High significance

7.7 New onsite bus / car parking

Proposed works

A new multi-level bus and car parking area is proposed to be located at the southeastern corner of the site adjacent the main entrance and Jubilee Gates, and includes the following works:

- Demolition of existing concrete paths and kerbs, sandstone and concrete block retaining walls (non-original), metal fences and a timber and metal garden shed.
- Demolition of a small length of the 1888 Hunt retaining wall, up to 7m long and to a maximum depth of 600mm (2 courses).

- Construction of a new two-level bus and car park comprising parking for 30 cars at lower ground level, and parking for 7 buses and an additional 6 cars on the upper terrace. Due to the slope of the land down towards the south, the structure is excavated into the land form on the northern side, and cantilevered over the existing ground level at the southern side.
- Materials include concrete tinted in a sandstone colour, and timber screening to the southern, open elevation.

Senior School – Former Conservatory Site

The former conservatory site is located to the south / southeast of the Main School Building, along the southern boundary of the site between the Kincoppal entrance gates and roadway to the north, New South Head Road to the east and Forsyth Park to the south. In the early 1890s a conservatory or bush house was located in this area, however it was moved in 1932 for the alignment of New South Head Road.

This area is currently formed by a series of rectangular open grassed terraces that once held garden beds. A series of sandstone retaining walls and concrete paved paths divide the area into six separate spaces. The area adjacent to the entrance gates presents the greatest level change down to the first terrace and is accessed via a set of c1930s stone steps through a stone retaining wall, topped with a rugged cut stone edge. Some of the stones on this top course are missing. A modern timber pergola, mulched garden beds and some low hedging are located within this terrace. Following the topography of the site, a further level change occurs towards Forsyth Park, separated by a random rubble sandstone retaining wall. The remains of a square brick structure are located adjacent the southern boundary fence.

Just to the west of this area is the start of the 1880s Hunt retaining wall, constructed to form the plateau for the Main School Building. This wall extends westward, roughly parallel with the southern boundary, before curving around to the north. The wall is constructed of rock faced ashlar and is buttressed in parts and the former hoisting ('dog') holes are visible to some stone blocks. At the base of the Hunt retaining wall, along the southern boundary is a concrete culvert for site drainage. A modern concrete block retaining wall defines the edge of the existing carparking area above, and is topped by a modern aluminium fence and hedging.



Figure 7.7.1: The southern part of the Hunt retaining wall between the South Wing and the southern boundary, to the west of the former conservatory site. A stone drainage channel extends along the boundary at the base of the retaining wall.



Figure 7.7.2: The former conservatory site to the south of the Main School Building, looking south.



Figure 7.7.3: The former conservatory site, looking east towards Vaucluse Road.



Figure 7.7.4: *Magnolia grandiflora* adjacent the stone boundary fence to Vaucluse Road, both identified as of high significance.

Significance

The affected elements / areas have the following gradings of significance (identified in the CMP):

Remnant sandstone retaining walls associated with the 1882 school development by Hunt (BL1)	High significance
Area known as the Conservatory, including terracing and later sandstone / brick / concrete retaining walls	Moderate significance
<i>Magnolia grandiflora</i>	High significance

8. Compliance with the Conservation Management Plan

8.1 Assessment of Significance

It is generally accepted that the Australia ICOMOS Charter for Places of Cultural Significance 2013, commonly known as the Burra Charter, sets a standard practice for those who provide advice, make decisions about, or undertake works to places of heritage significance, including owners, managers and custodians.

Heritage significance or 'cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for the following assessment of the heritage significance of the place. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects*. Places may have a range of values for different individuals or groups.

The following Statement of Significance and Significance Gradings are based on investigations and assessments in the CMP.

8.2 Compliance with the Conservation Management Plan

The following Statement of Cultural Significance is quoted from the Conservation Management Plan for Kincoppal-Rose Bay School of the Sacred Heart, dated August 2020. This Statement of Significance summarises the significant values of the place with emphasis in **bold type** added as it relates to this assessment:

Kincoppal-Rose Bay School of the Sacred Heart is of State significance for its long and continuous association with the Sisters of the Sacred Heart, as the administrative and religious centre of the Society for over 135 years and its continued use as a highly respected educational institution. The arrival of the Sisters was in direct response to changes to the education system in New South Wales, and was made possible by the support of prominent Sydney businessman John Hughes. Kincoppal-Rose Bay is representative of the private ecclesiastical educational history of the State, whose building stock and landscaped grounds and setting are able to demonstrate its planned expansion during the late 19th and early 20th centuries, in response to growing religious and student numbers. It is rare as one of the grandest and most visually prominent examples of such an educational institution, set within its 1830s grounds with an intact harbour front setting.

Kincoppal-Rose Bay has Regional significance for its ability to demonstrate its continuing evolution and development, from its earliest Aboriginal occupation, to a privately owned, harbour-front residential estate (1851), and finally to a major private Catholic convent and educational institution since 1882, as demonstrated by the surviving sandstone rock shelter, group of cohesive sandstone buildings including Claremont, Main School Building, Chapel, South Wing and Novitiate Wing (1928), and the cemetery, all located within a parkland setting with borrowed views over the harbour. Claremont, as the historic core of the site, has historic significance at a local level for its ability to demonstrate the 1830s subdivision of the Vacluse estate, as one of few harbour-front properties that remains largely within its original boundaries and retains its harbour front setting. Remnant fabric from the earliest residence at the site dating from 1851 has exceptional significance as evidence of the earliest development at the site.

The Senior School complex (comprising Claremont, Main School Building, Chapel and South Wing) has State significance as a cohesive and well designed, proportioned and detailed group of individually diverse and intact sandstone structures that are visually and functionally related and interdependent. The Senior School complex is aesthetically significant at a State level for its association with the prominent late nineteenth and early twentieth century architect John Horbury Hunt. The complex has important landmark qualities, both locally and within Sydney Harbour, and is of State aesthetic significance for its prominent siting within a designed institutional parkland setting with borrowed views over Sydney Harbour, amidst the predominantly low residential scale of Rose Bay and Vacluse. There is a high degree of consistency, integrity and quality in both the architecture and the remnant 1930s landscape design across the site.

The Chapel is an outstanding and exceptionally intact example of a building for religious worship designed by John Horbury Hunt and is considered one of his finest works. It retains furnishings, fittings and finishes as well as moveable heritage, from its completion at the turn of the twentieth century in their original location, including the high altar, stained glass, organ, statuary, furniture and iconography. Its rare sandstone, pointed and ribbed barrel-vaulted ceiling construction is the first of its type in Australia and demonstrates a high degree of creative and technical achievement. While a full inventory of the furniture and fittings of the site has not been completed, the fine carved statuary and timber fittings and furniture of the Chapel, the Puget et Fils organ and Lepaute clock, as well as Mother Vercruysse's oak altar are of exceptional significance as physical reminders of the origins of the Society, and the strong spiritual and familial ties with the motherhouse during its earliest years.

Barat Burn is of historic and aesthetic significance at Local level as the first modern classroom building at Kincoppal-Rose Bay, able to demonstrate a major phase of development of the school from the late 1920s to the late 1960s. Its functional design presents an Australian expression of modernism responding to the local climate and topography through the incorporation of a sheltered roof terrace, recessed colonnades on the ground level and balconies to the outside of classrooms on upper levels. As the work of architectural firm Hennessy and Hennessy it is their only free-standing building at Kincoppal-Rose Bay, and its design in the Functionalist style is rare for the firm's characteristic design approach.

The Sundial Terrace, at the rear of Barat Burn, is of local significance as a rare example of the domestic work of the Melocco Brothers, and as remnant of the former Melocco villa known as the "Poplars", and includes the mosaic, sundial, balustrade and remnant part of the rendered boundary wall with intricate decorative moulding. The broader Kincoppal-Rose Bay site has historic significance for its long association with the Melocco brothers, who implemented much of the landscaping of the grounds for the pleasure of both students and sisters / novitiates during the Inter-War period.

Kincoppal-Rose Bay School of the Sacred Heart is of social significance to current students for its unique culture based on Christian values and strong sense of community, its long history and sense of ceremony. While not confirmed, it is likely that past alumnae and teachers / staff, also share these sentiments. In particular the chapel demonstrates exceptional significance as the focus for the spiritual vocation of the Sisters, the spiritual values of the school, and as the nuclei for ceremonial activity for past and present students of Kincoppal-Rose Bay.

The values noted above in **bold type** are relevant to the current proposal. Taking each of them separately, the following comments are made:

Kincoppal-Rose Bay School of the Sacred Heart is of State significance for its long and continuous association with the Sisters of the Sacred Heart, as the administrative and religious centre of the Society for over 135 years and its continued use as a highly respected educational institution.

Comment:

The long and continuous association of Kincoppal-Rose Bay with the Sisters of the Sacred Heart, and its use for education purposes, will be retained and continued in the current proposal – no impact. The individual projects of the SSD application have been specifically designed to ensure the school is able to continue to grow, while ensuring that the significant qualities and associations of the place are conserved, and where possible enhanced.

Kincoppal-Rose Bay has Regional significance for its ability to demonstrate its continuing evolution and development, from its earliest Aboriginal occupation, to a privately owned, harbour-front residential estate (1851), and finally to a major private Catholic convent and educational institution since 1882, as demonstrated by the surviving sandstone rock shelter, group of cohesive sandstone buildings including Claremont, Main School Building, Chapel, South Wing and Novitiate Wing (1928), and the cemetery, all located within a parkland setting with borrowed views over the harbour.

Comment:

The ability of Kincoppal-Rose Bay to demonstrate its continuing evolution and development will generally be retained in the current proposal. Where possible the proposal seeks to enhance this understanding through:

- Reinstatement of the pedestrian and landscaped character of the Main Entry Forecourt in front of the Main School building;

- Adoption of a material palette that references the historic and aesthetic character of the site, in particular sandstone and slate;
- Use of both indigenous and exotic vegetation, for new landscaped areas, which reflects the institutional landscape character of the place; and
- Siting and form of new development, particularly the new ELC extension and the Year 8 centre, so as to minimise their impact on the visual connection between the site and the harbour.

The possible exception to this is the potential impacts to an existing rock shelter, affected by the proposed new boarding house to the north of Sheldon House. This rock shelter has been identified as being a potential Aboriginal archaeological site, and any potential impacts should be managed in accordance with the Aboriginal Cultural Heritage Assessment Report.

The Senior School complex (comprising Claremont, Main School Building, Chapel and South Wing) has State significance as a cohesive and well designed, proportioned and detailed group of individually diverse and intact sandstone structures that are visually and functionally related and interdependent. The Senior School complex is aesthetically significant at a State level for its association with the prominent late nineteenth and early twentieth century architect John Horbury Hunt.

Comment:

There are no works proposed that will impact on the significant cohesive appearance of the Senior School complex. Individual projects seek to enhance the presentation of these buildings within their landscape setting. In particular the removal of car and bus parking to the Main Entry Forecourt to a purpose-built structure at the southeastern corner of the site, enables the reinstatement of a landscaped and pedestrianised forecourt, which interprets the early landscape form and character of this exceptionally significant space.

Similarly, the materiality and detailing of the proposed Year 8 centre, located immediately to the north of the historic Convent School, deliberately reflects and continues the cohesive appearance of the Historic Convent School (Senior School complex), in views from both Vaucluse Road and from the harbour. This is achieved through the proposed gabled roof form, masonry construction (face brick) and proportion of windows.

Barat Burn is of historic and aesthetic significance at Local level as the first modern classroom building at Kincoppal-Rose Bay, able to demonstrate a major phase of development of the school from the late 1920s to the late 1960s. Its functional design presents an Australian expression of modernism responding to the local climate and topography through the incorporation of a sheltered roof terrace, recessed colonnades on the ground level and balconies to the outside of classrooms on upper levels. As the work of architectural firm Hennessy and Hennessy it is their only free-standing building at Kincoppal-Rose Bay, and its design in the Functionalist style is rare for the firm's characteristic design approach.

Comment:

Overall the proposal seeks to retain those qualities of Barat Burn that demonstrate its historic and aesthetic significance as the first modern classroom building at Kincoppal-Rose Bay that demonstrates a major phase of development of the school between the 1920s to the late 1960s.

This significance is primarily demonstrated by the distinctive and geometric arrangement of the facades of the east wing facing Vaucluse Road, and these are to be retained largely untouched, including the glazed brickwork, rendered parapet, arched colonnade and geometric pattern of fenestration with wide rendered architraves. This is a positive aspect of the proposal. There will be moderate impact to aspects of the original layout and fabric associated with the removal of the internal balconies at Level 1 of the east wing, and incorporation of these spaces into the larger footprint more broadly, however these impacts are mitigated through the proposed new frameless glazing interpreting the former balcony openings.

Similarly the proposed new rooftop enclosure will result in some impact through the loss of original fabric and form. However the proposed new rooftop structure has been deliberately designed so as to

not dominate or confuse the legibility of the facades of below. As a former chapel space, there are no impacts associated with the loss of its original use, this use having ceased in 1990.

The Sundial Terrace, at the rear of Barat Burn, is of local significance as a rare example of the domestic work of the Melocco Brothers, and as remnant of the former Melocco villa known as the "Poplars", and includes the mosaic, sundial, balustrade and remnant part of the rendered boundary wall with intricate decorative moulding.

Comment:

The proposed landscaping works to the Sundial Terrace seek to improve access, both from the northern courtyard and the Junior School playground, thereby increasing recognition and appreciation of this historic space. Original features, including the mosaic, sundial and Italianate style balustrade are to be retained, as is the decorative moulding to the northern boundary wall, which is a positive aspect of the proposal. Generally the proposed works will have minor but acceptable impacts, and some refinement has been recommended, including to garden beds, terracing and planting species. Upgrades to achieve compliance (i.e. for the balustrade) will need to be further refined so as to ensure a sympathetic solution, however this could be resolved during the detailed design phase.

9. Heritage Impact

9.1 Introduction

The proposal is assessed against the following documents:

- Kincoppal-Rose Bay School of the Sacred Heart Conservation Management Plan, August 2020
- Woollahra Local Environmental Plan 2014

9.2 Impacts Assessed Against the Conservation Management Plan

The conservation policies contained in the CMP have been used as the basis for the assessment of heritage impacts on Kincoppal-Rose Bay, its surroundings and fabric affected by the proposal. Only relevant policies and Tolerance for Change tables from the CMP are quoted.

Following the assessment against the conservation policies, a summary assessment for each component of the proposal is provided as follows:

Concept Development

- Refurbishment of internal spaces within the Senior School to create an integrated circulation hub;
- Internal alterations to the Hughes Centre; and
- Extension and expansion of the existing boarding house.

Detailed Development

Precinct A (Junior School and Early Learning Centre)

- Early Learning Centre (ELC) Extension (new building), also referred to in this report as Sophie's Cottage;
- Alterations additions to the Junior School, including Barat Burn (east wing), for new general learning areas, outdoor play areas, amenities, storage and wet areas, new assembly hall, vertical circulation hub and additional floor above the roof terrace;
- Junior School traffic management works, including construction of second entry from Vacluse Road, including new driveway crossing, internal roadway and elevated foot bridge.

Precinct B (Senior School)

- Refurbishment of Senior School Reception and upgrade of main entrance for disabled access;
- New classroom above the North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block (Year 8 centre);
- Senior School traffic management works including reconfiguration of main entry forecourt to delineate vehicular access, set down and pickup, and pedestrian pathways; and
- Construction of onsite bus / car parking adjacent the main entrance.

POLICY SECTION 5.1 – OVERARCHING POLICIES

5.1.1 CULTURAL SIGNIFICANCE

Policy 1.1 – Key aspects and relationships

Kincoppal-Rose Bay School of the Sacred Heart retains exceptional cultural significance at a State level for its historic, aesthetic, technical, social and spiritual values.

The following key aspects of these values are integral to the significance of Kincoppal-Rose Bay and should be managed and conserved in situ, and not obscured, to ensure they are retained and not placed at risk:

- *Evidence of the mid-nineteenth century residential use of the site, including the former residence Claremont, the remains of its former driveway to the jetty and foreshore, and*

associated landscape elements (including the rare Montezuma Cypress – Taxodium mucronatum);

- *The longevity of use and evidence of occupation of the site by the Sisters of the Sacred Heart, from the 1880s Convent School to the present Kincoppal-Rose Bay School of the Sacred Heart, including buildings, landscape elements, cemetery, as well as associated original and early furniture and fittings, iconography, statuary and moveable heritage items, particularly those associated with the foundation of the Society in Europe (France);*
- *The strong cohesive presence and landmark qualities of the 1880s Convent School, including Claremont, the Main School Building, Chapel and South Wing, and the 1928 Noviceship Wing, characterised by their uniform sandstone facades, gabled and tower roof forms clad in slate, located on a sandstone plateau within its mature landscape and harbour setting, and in views from Vacluse and New South Head Roads;*
- *Evidence of the continuous expansion and development of the site during the early to mid-twentieth century for educational and religious use, and associations with architectural firm Hennessey and Hennessey and the stonemasons Melocco Brothers, as demonstrated by its evolving building stock and institutional landscape setting including the distinctive Barat Burn Junior School facing Vacluse Road;*
- *The spatial relationships between the different built and landscape areas, in particular*
 - *the arrangement of the Main School Building, Chapel and South Wing creating a formal entry and forecourt;*
 - *Chapel Square, bound by the Chapel and Claremont;*
 - *the Noviceship Lawn as the remains of a historic recreation area, which visually separates the Senior and Junior Schools;*
 - *the open area of the current playing fields, which has remained undeveloped since establishment of the convent and school.*
- *The institutional landscape character of Kincoppal-Rose Bay as defined by the mix of exotic and indigenous vegetation, and the 1930's landscape treatment of the lower and mid-slopes, including remnant sandstone retaining walls, bridge, steps and road edges.*
- *The strong sense of community within the school's student body, and*
- *The status of Kincoppal-Rose Bay as a 'special place' in the hearts and minds of its present and past students (and their families), and also the staff and Sisters of the Sacred Heart, often focussed on the Chapel but expanded out across the campus, representing where they have some from and embodying the values that have been nurtured there with the spiritual focus being their core.*

Comment:

The key aspects of significance are those which must be managed and conserved in situ so as to ensure the retention of the cultural value of Kincoppal-Rose Bay School of the Sacred Heart.

The various projects making up the current SSD application have been designed and developed in consultation with the authors of the 2020 Conservation Management Plan and this Heritage Impact Statement, so as to ensure retention of the key aspects of significance of the place.

Refer to the more detailed discussion to each of the conservation policies below for an assessment of potential impacts.

POLICY SECTION 5.3 – USE & OWNERSHIP

Policy 3.1 – Maintain the primary use

The primary use of Kincoppal-Rose Bay School of the Sacred Heart as an educational institution with boarder's accommodation in the religious context of the Society of the Sacred Heart is a key aspect of the site's cultural significance and should be maintained into the future.

Comment:

The proposed works have been developed to maintain and enhance the primary use of the place as an education institution with boarding facilities in the religious context of the Society of the Sacred Heart.

Policy 3.2 –Convent School complex as the primary frontage

The historic Convent School complex, including the Main School Building, South Wing, Chapel and Claremont, should remain the primary frontage to the school site, and its visual presence on Vaucluse Road should be retained and conserved.

Comment:

The projects to the Senior School, namely the proposed landscaping of the main entry forecourt and the construction of the bus / car parking structure at the south-eastern corner of the site, ensure that the historic Convent School complex, comprising the Main School Building, South Wing, Chapel and Claremont, facing Vaucluse Road, remain the primary frontage to the school site. This is achieved through the following:

- Removal of all car and bus parking from the Main Entry Forecourt, and associated line markings and signage which create a cluttered appearance and block views towards the historic Convent School;
- Landscaping of the Main Entry Forecourt to create a new pedestrian area, which interprets the early landscape form and character of this space;
- Provision of new access ramps to provide improved and equitable access to the main entry of the school, reinforcing it as the main entry and frontage to the site; and
- Construction of a new bus / car parking structure at the south eastern corner of the site, and away from any views towards the historic Convent School.

Policy 3.3 – Adaptive reuse and new development

In order to ensure the long-term viability of the school, existing structures on the site may need to be adapted for newly evolving educational uses, and some areas of the site may need to be developed in accordance with more detailed policies below. Such uses or development must retain and respect the significant associations, elements and attributes of the place including the character and qualities of the property.

Comment:

The existing use of the site for education purposes is proposed to be retained and continued. The projects comprising the SSD application, have been specifically designed to ensure the school is able to continue to grow, while ensuring that the significant qualities and associations of the place are conserved, and where possible, enhanced.

Refer below for a detailed assessment of impacts for the various projects that comprise the SSD application.

POLICY SECTION 5.5 – CONTEXT & SETTING

5.5.1 SETTING & VIEWS

Policy 5.1.1 – Retain the open setting

The significant institutional landscape setting of the historic Convent School complex, including the Main School Building, Chapel, South Wing, Claremont and 1928 Noviceship Wing, within its designed landscaped grounds and including the historic and visual connection with the harbour, must be conserved, respected and not obscured. New development should seek to maintain and enhance this landscape setting.

Comment:

The proposal seeks to maintain and enhance the institutional landscape setting of the historic Convent School, as well as its historic and visual connection with the harbour.

The works to the main entry forecourt seek to enhance the presence of the historic Convent School in its institutional landscape setting through the removal of all car and bus parking, and the

reinstatement of a landscaped setting of garden beds, grassed areas and paths. The open nature of the proposed landscape treatment within the forecourt will enable the sandstone buildings of the historic Convent School to regain their visual dominance in the setting, without the clutter of parked cars, buses, line markings or other control barriers in front, and is considered an appropriate response given the exceptional significance of the place.

New development at the site, particularly the new ELC extension and the Year 8 centre, have been sited, and are of a form, so as to minimise their impact on the visual connection between the site and the harbour. The new Year 8 centre achieves this through the adoption of a gabled roof form covered in slate, as well as the pattern and proportion of fenestration and solid masonry walling, all of which combine to continue the language of the historic Convent School. The new ELC extension has been deliberately kept as low as possible so as to ensure that it does not dominate in views to and from the site. This is achieved in part by its flat roof form, which has the added benefit of highlighting the gable roof form of Sophie's Cottage. The use of white weatherboard cladding to walls and soffit, similarly ensures that the masonry and slate materiality of Sophie's Cottage remains pronounced in views to the site.

Policy 5.1.2 – New landscaping proposals

Any new proposals for landscape design of Kincoppal-Rose Bay School of the Sacred Heart should be informed by the historic and aesthetic values of the place. Future proposals for the landscape setting should consider methods to enhance the heritage significance of the place. Where appropriate, the historic arrangement and development of the site should be interpreted, including:

- *the former driveway connecting Claremont with the foreshore;*
- *Main entry forecourt, bound by the Main School Building, the South Wing and the Chapel;*
- *Sundial Terrace;*
- *Noviceship Lawn.*

Comment:

The following is an extract of a statement from the landscape architect for the proposal, Craig Burton:

The landscape design for the Masterplan projects has employed three major principles:

- 1. Conservation*
- 2. Interpretation*
- 3. Adaptation*

These principles have arisen from an understanding of the historical evolution of the place known now as Kincoppal Rose Bay and its cultural significance as an evolving cultural landscape associated with the Sisters of the Sacred Heart Convent School and as a significant educational institution in Sydney now known as Kincoppal Rose Bay.

Previous settings are interpreted through contemporary design compositions to give a greater sense of vegetated space and integrated into learning facilities through adaptation of levels to create socially and educationally useful facilities for gathering and seating whilst maintaining a human scale.

As identified above, the conservation and interpretation of the historic landscape setting has been a key driver for the landscaping design.

The earliest drawings and photographs of the Main Entry Forecourt show it to be an informal arrangement of garden beds, lawned areas and gravel paths, with a mature collection of trees located along the Vacluse Road boundary. A circular garden bed has been located in front of the Convent School since at least 1905, and the open landscape character in front of the sandstone buildings provided a striking location for school photographs. This arrangement would appear to have remained in place until the 1930's, at which time paths were more formally created in concrete, likely coinciding with changes to movement through the school, and the installation of the Jubilee Gates and the circular garden bed in front of the South Wing. The area was progressively covered with concrete, until it reached its current form in the 1970s. The final change was the installation of the Kincoppal Gates in the 1990s, thereby creating separate entry and exit routes.

The landscape design for the main entry forecourt reinterprets the early landscape form of this area with a series of winding paths through lawn and low garden paths. The proposed disabled ramps to the main entry have been similarly kept low and are arranged around the circular garden bed in front of the entrance. The use of sandstone for the ramp, as well as the retention of the circular garden bed is a positive aspect of the proposal, as it retains the early materiality of the forecourt and interprets its early arrangement as identified above.

As part of the Junior School, the landscaping of the northern courtyard and Sundial Terrace is similarly proposed to be upgraded to improve both access and amenity. The northern courtyard is proposed to be retained as a paved courtyard, with new screening planting along the northern boundary. There are generally no adverse impacts associated with these works, though it is noted that the proposed screen planting (*Bambusa lako*) will likely cover the remnant rendered scroll detail along this boundary wall from the former Melocco Villa. It is recommended that a smaller screening plant be chosen in this location, so as to retain visibility of the scroll.

The landscaping works to the Sundial Terrace include the provision of improved access from the northern courtyard, via a series of wide terraced steps and the installation of an inclined platform lift. The new terracing cuts into the area of the lawn by approximately one third, and further refinement could explore options to retain a greater area of lawn. Both the sundial and mosaic, and the majority of the Italianate style balustrade are proposed to remain visible, with the exception of a portion at the northern end, and it is recommended that the proposed garden bed is pulled back or deleted so as to maintain visibility of the full balustrade. Further refinement and detail is required with regards to the treatment of this landscaping and any new barrier to the existing Italianate style balustrade, however this could be resolved during the detailed design. The replacement of the breezeblock balustrade along the southern side of the Sundial Terrace will not have any adverse impacts.

The proposed works to the Noviceship Lawn to the north of the historic Convent School centres on the creation of a new driveway at the southern end of the lawn, providing access from Vacluse Road to a widened roadway along the western side of the lawn. This roadway is to provide one way vehicular access and a new 'drop off zone' for the Junior School, with a new elevated walkway providing direct access to Barat Burn. While the works will have some impact in the reduction of the area of the lawn, they do not impact on the important role the Noviceship Lawn plays in visually separating the Senior and Junior Schools by a mature landscaped buffer, particularly in views from the harbour and along Vacluse Road. The use of the driveway during drop off and pick up only, enables the Noviceship Lawn to retain its important recreational function during the day. The new driveway at 90 degrees is proposed to be treated with a permeable paving, thereby differentiating it from the existing concrete pavements which is considered appropriate. Overall, while these works will have some impact on the significance of the Noviceship Lawn, this impact is mitigated through the limited use of the roadway for drop off and pick up only. Careful detailing of the new driveway will be required during the detailed design phase to ensure that visual impacts are minimised.

The proposal does not include the removal of any trees of exceptional, high or moderate significance, and the new elevated walkway has been designed to skirt around the existing trees and not require further paving of existing landscaped areas. The removal of a single bay of the rendered concrete boundary wall and creation of a new layback will not have any adverse impact. This wall has been identified as being of low significance.

Policy 5.1.3 – Maintain significant landscape and site elements

Landscape and site elements as shown on Figure 3.5 should be maintained and conserved in accordance with their significance gradings.

Comment

All trees of exceptional, high and moderate significance as identified in the CMP are proposed to be retained and incorporated into the new landscaping proposals as follows:

- Sundial Lawn: | Two *Plumeria acutifolia* (Frangipani) | These trees are to be incorporated

	to the east of the Sundial Lawn	into the new terraced access between the existing Junior School playground and the Sundial Lawn.
• ELS (Sophie's Cottage) playground:	<i>Lophostemon confertus</i> (Brush box): Moderate significance	To be retained within the new landscaping for the Junior School.
• Junior School traffic management works:	33. <i>Eucalyptus tereticornis</i> (Forest red gum) (High significance)	The proposed elevated walkway has been deliberately designed and configured so as to retain these trees.
	45. <i>Angophora costata</i> (Sydney red gum) (High significance)	
	48. <i>Araucaria heterophylla</i> (Norfolk Island Pine) (High significance)	
	43. <i>Ficus rubiginosa</i> (Port Jackson Fig) (High significance)	To be retained adjacent the new driveway crossing from Vacluse Road to the upgraded internal roadway
	44. <i>Unknown species</i> dedicated to Sister Philomene Tiernan (Moderate significance)	
	34-35. <i>Angophora floribunda</i> (Rough barked apple) (High significance)	These trees within their existing garden bed on Vacluse Road, are to be retained and incorporated into the pedestrian access to the Barat Burn Junior School.
	49. Unknown tree species (Moderate significance)	These trees are to be retained within their existing garden bed adjacent to the modified driveway entry to the site.
	51. <i>Brachychiton rupestris</i> (Queensland bottle tree) (Moderate significance)	
• Main Entry Forecourt works:	<i>Araucaria heterophylla</i> (Norfolk Island pine) (High significance)	To be retained within the modified garden bed adjacent the boundary fence to Vacluse Road.
• Bus / car parking	<i>Magnolia grandiflora</i> (Magnolia) High significance)	To be retained adjacent the new bus / car parking structure.

The retention of these trees is a positive aspect of the proposal.

Policy 5.1.5 – New landscaping

The selection of new trees, soft and hard landscaping elements should be informed by the historic evolution and landscape character of the place.

Comment:

The following is part of a statement from the landscape architect for the proposal, Craig Burton:

The use of selected sandstone for walls, paving and steps is intended to create a sense of harmony with the distinctive sandstone fabric of existing buildings and retaining walls as well as the natural sandstone outcrops found throughout the property.

Existing vegetation and selected significant garden areas, including built fabric, are proposed to be conserved where possible.

The proposed vegetation as layers of ground cover, low and tall shrubs and trees reflects a mixture of exotic species and indigenous species building upon the established landscape character of the place as institutional parkland.

New soft and hard landscaping elements have been chosen with an understanding of the earlier planting arrangements at the school, in particular the institutional landscape character of the place comprised of a mix of indigenous and exotic vegetation. In areas of exceptional and high significance, such as the Main Entry Forecourt, plantings directly in front of the Main School Building and the

South Wing have been kept deliberately low, so as to maintain views across to the historic sandstone buildings, while taller plantings have been chosen to act as important screening elements around the new bus / car parking structure at the southeastern corner of the site.

New landscaping proposed for the north, west and south of Sophie's Cottage (Early Learning Centre), generally reflects the aesthetic character of the historic landscape setting, through its use of sandstone and mix of indigenous and exotic vegetation, which reflects the broader landscape character of the place as an institutional parkland.

Throughout the precinct, sandstone has been adopted, particularly for the new ramp to the Main School Building, as well as for the new retaining walls within the Junior School playground. The use of this material is appropriate given its historic use for buildings and landscape elements, as well as the natural bedrock and rock formations visible across the site.

Finally, the materiality and soft landscaping of the proposed bus / car parking structure has been chosen for their ability to create a landscaped screen and foreground in views to the historic Convent School from Vacluse Road. The significant *Magnolia grandiflora* is to be retained, and this tree aids considerably in achieving this objective. Existing garden beds on the northern side of the new structure are to be temporarily removed and reconstructed in largely their existing arrangement.

Policy 5.1.6 – Vehicular parking

Future proposals for the setting of Kincoppal Rose-Bay School of the Sacred Heart should preclude the parking of vehicles within areas of exceptional and high significance. If required, drop off zones for events in the chapel, or for disabled access, could be appropriate, and should be sensitively designed into future landscape design proposals around the Senior School complex, the Villa and Sophie's Cottage and surrounding Barat Burn Junior School.

Comment:

The removal of vehicles from within the Main Entry Forecourt is a positive aspect of the proposal, as it allows the reinstatement of an open and pedestrianised landscape setting within the main entry forecourt. This has been possible by the redirection of traffic to a new roadway along the Vacluse Road boundary, and in large part by the relocation of bus and car parking from within this area, to the proposed new structure at the south eastern corner of the school, at the site of the Former Conservatory, identified as of lesser significance (moderate).

The new Junior School traffic management works includes the removal of two car parks from in front of Sheldon House (location of the new drop off and pick up zone). The proposed drop off and pick up zone will have some impact on the significance of the Noviceship Lawn, largely arising from the construction of the new driveway crossing at its southern end. This impact however is mitigated by the restricted use of the new driveway, which enables the lawn to retain its significant use as important recreational space during the school day.

Three new car parks are proposed to be located along the drive towards the cemetery. This road is presently unpaved, and as a remnant of the former drive from Claremont to the cemetery, should remain unpaved, preferably finished with loose or consolidated gravel (as per policy 6.13.4). There is insufficient information in the current documentation to determine the level of impact associated with these works. The design should be developed in consultation with a heritage architect to ensure any impacts are minimised.

Policy 5.1.7 – Maintain key views

The key views to and from Kincoppal-Rose Bay, identified in Figures 3.6 to 3.8, should be conserved and strengthened, particularly:

- *views of the historic Convent School complex, including the Main School Building, South Wing and Claremont, characterised by their uniform sandstone facades, gabled and tower roof forms clad in slate, from Sydney Harbour;*

- *views of the historic Convent School complex, including the Main Building, South Wing, Chapel and Claremont from along Vaocluse and New South Head Roads;*
- *views towards the harbour from the Sundial Terrace and the roof terrace above the Barat Burn Junior School; and*
- *views towards the harbour from the Cloister Courtyard in front of Claremont, and from the roof terrace on top of the O'Neil Library and Sheldon House.*

Other views that may need to be considered in any development at the place include those to St. Michael's Church spire from Vaocluse and New South Head Roads.

Comment:

The various projects comprising the current SSD application have been developed with regard to maintaining the key views to and from Kincoppal-Rose Bay. The impact on each view is considered below:

- *views of the historic Convent School complex, including the Main School Building, South Wing and Claremont, characterised by their uniform sandstone facades, gabled and tower roof forms clad in slate, from Sydney Harbour;*

The proposed Year 8 centre includes an addition on the western side of the existing 1959 Noviceship Wing, which will be visible in this view. This addition will have minor and acceptable impacts on this key view for the following reasons:

- it does not extend above the existing ridgeline of 1959 Noviceship Wing additions (it is lower);
- it continues the gabled roof form, clad in slate, of the 1959 Noviceship Wing additions and the historic Convent School complex;
- it has been pulled back at its southern end so as to maintain views to and from the historic Convent School, particularly the upper floors of Claremont from Sydney Harbour.

Concept proposals for the Hughes Centre and the Senior School circulation hub, both located on the harbour frontage side of the historic Convent School complex, will not require the construction of additional floors that could impinge on these views. The proposed boarding house expansion to the north of the present Sheldon House (also in concept design only) is sited below the sandstone plateau (between Levels -02 and +1) and as such will similarly not impact on these views.

Other projects, including the ELC extension and Junior School refurbishment will not have any adverse impacts on these views, being located well to the north of any view corridors to the historic Convent School.

- *views of the historic Convent School complex, including the Main Building, South Wing, Chapel and Claremont from along Vaocluse and New South Head Road;*

The proposed bus / car parking structure at the south eastern corner of the site uses the slope of the land to deliberately keep the proposed structure as low as possible in views from Vaocluse Road. This has come at a small cost to the 1888 Hunt wall, and two courses from a small length of this wall (7m) are proposed to be removed and salvaged for future use. The existing significant *Magnolia grandiflora* is to be retained, materiality of the proposed bus / car park structure and soft landscaping creates a landscaped foreground in views to the historic Convent School from Vaocluse Road.

The proposed works to the Main Entry Forecourt similarly seek to enhance views towards the historic Convent School complex, through the removal of the existing car and bus parking and the reinstatement of a landscaped setting of low garden beds, grassed areas and paths. This is considered an appropriate response and a positive aspect of the proposal given the historic evidence of the early landscape arrangement and the exceptional significance of this area, including its role as the main address and entry.

- *views towards the harbour from the Sundial Terrace and the roof terrace above the Barat Burn Junior School; and*

There are no works that will impact on views from the Sundial Terrace towards the harbour.

- *views towards the harbour from the Cloister Courtyard in front of Claremont, and from the roof terrace on top of the O'Neil Library and Sheldon House.*

The adoption of the flat roof over the proposed ELC extension ensures that this structure sits as low as possible in the landscape and does not dominate in views from the Cloister Courtyard and from the roof terrace above Sheldon House and the O'Neil Library.

Policy 5.1.8 – Views, proposals within the site

Any new development and / or landscape proposals within the site (including within the grounds of the Maureen Tudehope Centre, along New South Head Road and adjacent the Hermitage Foreshore track) should be sited and scaled so as to not obstruct or impinge on these views.

Comment:

Refer to the discussion to policy 5.1.7 above.

Policy 5.1.9 – Views from the West

Any new development proposals for the grounds on the western side of the property should consider opening up and reinstating a clear view towards the sandstone facades of the historic Convent School complex, in particular the western elevation of Claremont.

Comment:

While the current proposal does not include works that would result in reinstating a clear view towards the sandstone facades of the historic Convent School complex, the proposals do not include additional floor levels or structures that would result in a further decrease or obstruction of these views.

Policy 5.1.10 – Views from Vacluse Road

Future consideration should be given to strengthening the view along Vacluse Road, such that the full width of the eastern elevation of the historic Convent School complex is visible.

Comment:

At this stage there are no works proposed to the Vacluse Road boundary fences that would enhance views of the historic Convent School on Vacluse Road.

POLICY SECTION 5.6 – BUILDINGS, LANDSCAPE AND STRUCTURES

5.6.1 HISTORIC CONVENT SCHOOL COMPLEX GENERALLY

Policy 6.1.2 – Changes to respect significance

When considering future changes to any of the buildings, landscape areas, elements or plantings of the school complex, whether it be alterations or additions, change of use, or even the insertion of new structures, the impact on the significance of the complex as a whole, including its context and setting, must be the primary consideration.

Works to the buildings, structures and landscape elements of the historic Convent School complex, including remedial and maintenance works, should be carried out in accordance with Burra Charter principles and the policies in Section 5.4.3 (Burra Charter) of this CMP.

Comment:

The current proposal has been developed with regard to the relative significance of the buildings, landscape areas, elements and plantings of the place. New structures are generally located in areas of low significance (ELC extension, Junior School, Hughes Centre, McGuinness Centre).

Where alterations or additions are proposed to structures or areas of moderate, high or exceptional significance (Main School Building, Main Entry Forecourt, Year 8 centre, bus / car parking, and the Noviceship Lawn), these have been developed in consultation with the authors of the CMP, so as to ensure that the potential impacts to the place as a whole, including its context and setting, are minimised.

Policy 6.1.3 – Cohesive appearance of the historic Convent School complex

The cohesive appearance of the historic Convent School complex, including the Main School building, South Wing, Chapel, Claremont and 1928 Noviceship Wing, as defined by their gable and tower roof forms, chimneys, dormer windows and sandstone and slate construction, should be retained and conserved.

Alterations and changes to individual buildings within and adjacent to the Convent School complex must respect this cohesive appearance. Any repair, adaptation or replacement of material should retain the original qualities and profiles.

Comment:

The cohesive appearance of the historic Convent School complex is to be retained and conserved in the current proposal. No changes are proposed to the structures that make up the complex that will impact of the external form on the buildings, as defined by their gable roofs, sandstone and slate construction.

The proposed new Year 8 centre, to be located immediately to the north of the historic Convent School on either side of the 1959 Noviceship Wing additions, adopts the gabled roof form, masonry construction (face brick) and proportion of windows, such that the new centre reflects and continues the cohesive appearance of the Historic Convent School, in views from both Vacluse Road and from the harbour. As such, there will be no adverse impact on the cohesive appearance of the historic Convent School arising from the proposed Year 8 centre.

The proposed changes to the Hughes Centre and the circulation hub (both in concept form), do not require additional floor levels, and hence will not impact on the cohesive appearance of the historic Convent School.

Policy 6.1.4 – Visual and physical relationships

Maintain the visual and physical relationships between the five main parts forming the greater Kincoppal-Rose Bay School, being the Main School Building, South Wing, Chapel, Claremont and Noviceship Wing and the relationship between the buildings and open landscaped areas.

Comment:

The proposal will not result in any change to the visual and physical relationships between the main elements of the historic Convent School and their relationship with the adjacent open areas of the Main Entry Forecourt and Chapel Square. The landscape treatment of the Main Entry Forecourt, bound by the sandstone facades of the Main School Building, South Wing and Chapel, maintains and enhances the visual relationship between these buildings through the removal of vehicular parking and its associated infrastructure, and the reinstatement of a landscaped design that interprets the early setting and character of the forecourt.

Policy 6.1.5 – Salvage significant fabric

Conserve fabric of exceptional and high significance in situ in accordance with Policy 4.2.1. Where sound fabric of exceptional and high significance needs to be removed, and cannot be reinstated after works have been finalised, it should be tagged as to its origin and stockpiled safely and securely for reuse elsewhere in the future.

Should building and landscape materials be salvaged and re-used elsewhere on site, a record should be kept of such actions and the works carried out in accordance with the policies in Section 5.4.3 (Burra Charter) of this CMP.

Significant fabric not reinstated should remain in storage on site and protected from deterioration.

Comment:

Significant fabric proposed to be carefully removed and salvaged for future re-use includes:

Main School Building

- Cedar door case: this door case is proposed to be removed and salvaged, and its reuse for the new opening on this wall is recommended as this will ensure that this significant piece of joinery remains in use near to its original location.
- Pair of cedar double doors to the main entry, located within a later 1990 timber screen: The provenance of these doors has not been able to be determined, however their material and detailing indicate that they are original / early fabric, and their salvage is appropriate. The screen is a later installation and its removal will result in minimal impact.
- Pair of cedar French doors to the original / early chimney breast: The provenance of these doors is unknown. Their removal and salvage is considered appropriate, given the proposed reconstruction of the original form of the fireplace and chimney breast. Overall this is a positive aspect of the proposal.

Bus / car parking

- Section of the 1888 stone retaining wall (identified as of high significance: An approximate 7m x 0.6m section (two courses) of the 1888 stone retaining wall at its southern extremity is proposed to be removed and salvaged to enable the construction of the proposed double height bus / car park at the southeastern corner of the site. While this will affect fabric of high significance, its removal and salvage is considered acceptable given the positive benefits to the amenity of the main forecourt, identified as being of exceptional significance, through the removal of bus and car parking to create a new pedestrian area, which interprets the early landscape form and character of this space.

5.6.2 MAIN SCHOOL BUILDING AND SOUTH WING

Policy 6.2.1 – Generally

The Main School Building and South Wing are considered to be of exceptional significance, and retain a high degree of integrity, despite later interior alterations. As much as possible of the original / early fabric should be retained in situ, and conserved in accordance with the policies of this CMP and Tfc table below.

Comment:

The proposal retains and conserves much of the original / early fabric of the Main School Building, with only minor impacts as identified below:

- Externally, the existing steps and landing are original, and are proposed to be retained and integrated within a new and enlarged landing. While this work will obscure the original arrangement of entry and steps, it will ensure that the original fabric remains in its existing location, and is preferable to its removal. It is recommended that the existing steps are protected beneath the proposed new landing, prior to being covered over.
- Removal of a small length of masonry wall, on the northern side of the entry foyer to create a new doorway opening to the informal meeting space, and removal and salvage of the existing cedar door case to this wall. This work is considered to be of minor impact. Retention and reuse of the salvaged doorcase to the new opening is recommended as this will ensure that this significant piece of joinery remains in use near to its original location.
- Removal and salvage of the cedar double doors to the glazed partition to the south of the entry foyer – minor impact.

- Reinstatement of the chimney breast at the centre of the new reception / office space (former third chapel space) requiring the removal and salvage of the existing cedar French doors. This change will reinstate an original / early configuration, and is a positive impact.

The proposal generally retains the original internal configuration of the Main School Building, with its central entry and corridor with rooms on either side. Some modification to the arrangement of door openings on either side of the entry foyer is proposed, however the drawings indicate that their current symmetrical arrangement is able to be retained in the new layout. The new partition on the southern side of the entry foyer will require coordination with the existing cedar joinery. Overall, these works will have minor but acceptable impact.

The two original large spaces on either side of the entry foyer, being the former refectory (north) and temporary chapel (south), are proposed to be subdivided into smaller spaces. While this will have some adverse impact on the original legibility of these spaces, the proposed glazed partitions will ensure that views through the space will still be possible, thereby enabling an understanding of their former configuration. New partitions will require careful integration with the existing fabric to avoid existing window openings. It is recommended that the partitions within the new administration area (former refectory) be reconfigured to as to retain clear views of the original stone chimney at the northern end.

There is insufficient information in the SSD documentation to indicate the extent of the works with regards to changes to the provision of services, lighting or data / communications. It is noted that most rooms retain their existing configuration and general office / administrative use. Any modified or new services should be undertaken in accordance with the conservation policies identified in the CMP.

The potential impacts associated with the removal or modification of original / early fabric has been assessed within the *Tolerance for Change* table below.

Policy 6.2.2 – Use

While individual functions within the Main School Building and South Wing could change, or be relocated, the primary educational and boarding use of the buildings should be retained. The formal entry at the centre of the eastern entrance should be retained.

Comment:

While the various administration and reception functions at ground floor are proposed to be rearranged, there is no change proposed to the formal entry to the Main School Building. There is no change to the primary educational and boarding use of this building, and as such the proposal meets this conservation policy.

The *Tolerance for Change* table for the Main School Building and South Wing from the CMP is included below. The added right-hand column provides further assessment of the proposal:

Tolerance for Change						
Main School building and South Wing Significance: Exceptional Selected components:	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal
	Form	Fabric	Function	Location		
Exterior						
Tower and gabled roof form clad in slate with	1	1	1	1	Maintain and repair in the first instance and replace deteriorated fabric only where necessary to match	Not affected by proposal.

Tolerance for Change						
Main School building and South Wing <i>Significance: Exceptional</i> <i>Selected components:</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>terracotta ridge caps and dormer windows</i>					<i>original. Any replacement should be in slate.</i>	
<i>Rainwater goods</i>	1	2	1	2	<i>Deteriorated sections should be replaced and should be in copper.</i>	Not affected by proposal.
<i>Sandstone walls, buttressing and detailing, pattern of fenestration</i>	1	1	1	1	<i>Maintain pointing and replace deteriorated stone units only where necessary.</i> <i>Enlarging of existing openings, or creation of new openings should be avoided.</i>	There is minor but acceptable impact to the main entry. The retention and incorporation of the existing fabric (sandstone landing and steps) into the new entry arrangement retains the existing fabric on site and in its original location, which is preferable to its removal. There is no change to the sandstone walls or the pattern of fenestration of the Main School Building. The height of the new ramp and steps has been kept low so as to not obscure the dominant eastern façade of the Main School Building – no impact.
<i>Timber windows, including dormer windows</i>	1	1	1	1	<i>Maintain and repair. Replace deteriorated fabric like with like. Any upgrade should retain existing fabric.</i>	Not affected by the proposal.
<i>Stained glass windows</i>	1	1	1	1	<i>Retain and conserve in situ. If required for security reasons, the application of a brass church mesh would be appropriate.</i>	Not affected by the proposal.
<i>Gable Statuary</i>	1	1	1	1	<i>Retain and conserve. Consult specialist conservator prior to undertaking maintenance work.</i>	Not affected by the proposal.
<i>Lepaute clock</i>	1	1	1	1	<i>Retain and conserve in situ, including clock face, hands and mechanism within the existing timber chamber. Only specialist contractors with proven ability and recognised expertise should be engaged to carry out conservation, maintenance and repair of all components of the clock.</i>	Not affected by the proposal.
<i>Services</i>	3	3	3	3	<i>When the opportunity arises, consider consolidating external services, such as air conditioning condensers or exhausts, to areas of lesser significance. If this is not possible, consider screening so as to reduce visual impacts.</i>	There is insufficient detail at this stage regarding any changes to the existing air-conditioning services. Currently only a few of the areas affected by the proposal are air-conditioned, and these are generally wall mounted split systems, with pipework located through the original vents. Any modifications to the existing air-conditioning systems, or new systems, should be designed to meet the conservation policies of the CMP – to be confirmed during the detailed design.

Tolerance for Change							
Main School building and South Wing Significance: Exceptional Selected components:	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal	
	Form	Fabric	Function	Location			
Interior							
Evidence of the original internal layout, including alignment of walls	1	1	2	1	Retain evidence of the original / early layout, including the central corridors, with rooms on either side. Further opening up of the interior to combine smaller rooms into larger spaces may be appropriate, provided the original / early layout remains readily legible and any new openings do not result in removal of significant fabric or finishes. Subdivision of larger rooms into smaller ones should be discouraged.	The removal of a small portion of original masonry wall within the entrance and the relocation of openings on either side of the main entrance will result in a change to the arrangement of openings in this area, although their symmetrical arrangement will be retained. The reuse of the cedar doorcase for the new opening is recommended, to ensure that this significant element remains in use near to its original / early location. Further refinement of this entry and the new partition walls will be required to maintain the current symmetrical arrangement of openings, and provide unified junctions between new and existing fabric. Minor but acceptable impacts.	
White marble floor (at the base of the central stair, basement level)	1	1	1	1	Retain and conserve. Consult specialist conservator prior to undertaking maintenance work.	Not affected by the proposal.	
Original timber flooring, including boards or parquetry (where extant)	1	1	1	1	Maintain and conserve. Replace deteriorated sections only where necessary. Where possible, consider opportunities for exposing original timber floor finishes, particularly in publicly accessible areas.	There is insufficient information in the documentation to confirm the proposal for floor finishes. There remains the potential to further expose areas of timber flooring, particularly in public areas – to be confirmed during the detailed design.	
Carpet	2	3	2	2	Could be replaced as required. Refer above regarding original timber floor finishes.	Refer to timber flooring above.	
Original / early internal wall finishes and detailing, including plastered walls, plastered dados and exposed sandstone walls.	1	1	2	1	Retain and conserve original / early detailing and finishes, preferably in situ. Currently unpainted sandstone walls should remain unpainted. Sandstone walls currently painted, could be either striped of paint, or repainted.	Generally not affected by the proposal. Minor repair will be required where non-original partitions are removed, or at the location of the demolished masonry wall section. None of the affected areas impact on plastered dados or exposed sandstone walls.	
Original / early joinery, including doorcases, architraves and skirtings, high level vents, cabinetry.	1	1	1	1	Retain and conserve original / early joinery. If required to be modified or removed, salvage, tag and store to enable future reinstatement. Where appropriate, consider reinstating the operability of the high level vents as a means of passive ventilation.	The majority of the existing original / early joinery is to be retained in its current location. The timber screen to the south of the main entry dates from 1990 and is to be removed – no impact. The pair of cedar double doors within this screen look to have been reused (original location unknown), and are proposed to	

Tolerance for Change						
Main School building and South Wing <i>Significance: Exceptional</i>	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
<i>Selected components:</i>						
						<p>be salvaged for future reuse – minor impact.</p> <p>The cedar doorcase to the north of the main entry is to be carefully removed and salvaged, and is recommended for reinstallation to the new opening within this wall. A small section of original skirting will also require removal so as to facilitate the new opening – minor impact which can be mitigated by reuse on the same wall.</p> <p>There are no other works proposed to any of the high level vents, cabinetry, skirtings or architraves.</p>
<i>Original double hung and casement window frames and sashes, including hardware.</i>	1	1	1	1	<i>All original window joinery and hardware should be retained and conserved in situ. Any replacement or new hardware should match the original in style and finish.</i>	Not affected by the proposal.
<i>Original door joinery including hardware.</i>	1	1	1	1	<p><i>All original door joinery and hardware should be retained and conserved in situ.</i></p> <p><i>If required for security reasons, glazing panels could be accommodated within the door leaves, provided that they are inserted in a manner which retains the legibility of any door panelling, and can be removed and the door reinstated to its original configuration.</i></p> <p><i>Should new hardware be required for DDA reasons, consider management solutions to provide compliance. Refer to Section 5.7.3 (Access and Accessibility).</i></p>	<p>There is insufficient information in the documentation to confirm the proposal for door hardware.</p> <p>Any new hardware should aim to retain and respect surviving and original hardware and meet the guidelines of the CMP.</p>
<i>Timber and marble fireplace surrounds, mantles and iron grates.</i>	1	1	1	1	<p><i>Retain and conserve in situ.</i></p> <p><i>Where the opportunity exists, these could be reopened and grates in a sympathetic manner be reinstalled where missing.</i></p>	<p>Not affected by the proposal.</p> <p>An original chimney breast at the centre of the proposed reception / office space is proposed to be reinstated, which is a positive aspect of the proposal. This will require the removal of the existing non-original French doors.</p>
<i>Central stair</i>	1	1	1	1	<p><i>Retain and conserve, including its polished finish. Consider options for removal of the existing carpet and stair nosings, and re-exposure of the timber treads. A loose carpet runner with stair rods could be considered.</i></p> <p><i>Should modifications to the balustrade and handrail be required for compliance reasons, any new additions should not detract from the character and quality of the joinery.</i></p>	Not affected by the proposal.
<i>Modern concrete and steel fire stairs</i>	3	3	3	3	<i>May be replaced as required.</i>	Not affected by the proposal.

Tolerance for Change							
Main School building and South Wing Significance: Exceptional Selected components:	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal	
	Form	Fabric	Function	Location			
Original / early ceilings, including plastered or battened fibrous plaster ceilings, cornices and remnant ceiling roses	1		2	1	1	Retain and conserve original / early fabric. Replace deteriorated sections only as required	Minor repair will be required where non-original partitions are removed, or at the location of the demolished masonry wall section. Minor impact.
Modern downlights, pendants, ceiling fans	3		3	3	3	New lighting or ceiling fans may be installed, provided that new penetrations are kept to a minimum.	There is insufficient information in the documentation to confirm the proposal for lighting. Generally these rooms contain modern suspended or surface mounted fluorescent lighting. Any new lighting arising from changes to the arrangement of rooms, should be able to meet this guideline. Further refinement during the detailed design will be required. No impact.
Commemorative plaques	1		1	1	2	Retain and conserve in situ. If required to be relocated, ensure any associations are retained and respected.	Not affected by the proposal.
Non-original partitions / screens	3		3	3	3	May be altered, removed or replaced as necessary. Where non-original partitions subdivide an earlier, larger space, removal to reinstate the original room dimension is preferred.	Changes to non-original partitions will generally not obscure an understanding of the original internal layout of the Main School Building, comprising a central corridor with rooms on either side. The proposal includes the removal of non-original partitions to the rooms on the western side of the central corridor, and reinstatement of their original proportion – positive impact. New partitions within the original large single rooms on the eastern side of the corridor (proposed reception/ office and office/informal meeting) are proposed to be glazed, thereby potentially enabling the original room proportions to be visible – further refinement of the final detail will be required.
Modern aluminium bi-fold doors	3		3	3	3	May be altered, removed or replaced as necessary.	Not affected by the proposal.
Lift	2		3	1	2	The existing lift car at the northern end of the building may be replaced, although its location, including the lift overrun at roof level, should preferably be retained.	Not affected by the proposal.

Tolerance for Change						
Main School building and South Wing Significance: Exceptional Selected components:	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal
	Form	Fabric	Function	Location		
Technology overlay (e.g. speakers, smartboards)	3	3	3	3	May be altered / replaced as required, however new equipment to be located so as to minimise electrical runs and avoid penetrations into original fabric. Distractions or discordant elements should be avoided.	There is insufficient information in the documentation to confirm the proposal for technological overlay. Generally these rooms contain such infrastructure, and any changes should be able to meet this guideline. Further refinement during the detailed design will be required. No impact.
Bathroom fitouts	3	3	3	1	Modern fitouts may be replaced, although original / early bathroom locations should preferably be retained. Refer to Section 5.7.4 (Building Services).	Not affected by the proposal.
Kitchenette fitouts	3	3	3	3	May be altered, removed or replaced as necessary. Refer to Section 5.7.4 (Building Services).	Not affected by the proposal.

Opportunities for Change		
Explore Opportunities Items listed as intrusive in Section 3.10 or in the TFC table above are opportunities for change. Additional opportunities are listed below.	Comment	Response of proposal
'Verandah and Balcony'	Potential to open up the infilled archways of the former open verandah at Level 2.	While the proposal includes works within the former 'Verandah and Balcony' they retain the current enclosed form. The works do not preclude the opening up of the verandah in the future.
Use	Potential to incorporate new uses for the building, provided that the main use of the building for educational and boarding purposes is retained.	Not affected by the proposal.
Interpretation of earlier uses	Potential to interpret earlier uses of the building, such as the pre 1900 Chapel and the Chapel of the Mater Admirabilis, in their original / earlier locations.	Not affected by the proposal.

5.6.4 CLAREMONT

Policy 6.4.3 – Maintain and improve views

Changes to the buildings and spaces located to the west of Claremont should seek to maintain and, where possible, improve views to and from Claremont and enhance an understanding of its mid-nineteenth century presentation on a sandstone plateau overlooking the harbour.

Comment

Proposed changes to buildings and spaces to the west of Claremont include:

- An additional floor above the 1976 Science Wing as part of the proposed new Year 8 centre;

- Modifications to the Hughes Centre, including a new balcony on the western side, and internal modifications to the existing hall (Level 2).

The proposed additional floor level above the western half of the 1976 Science Wing has been deliberately pulled back at the southern end so as to maintain the key views of the upper floors of Claremont from the west and northwest identified in Figure 3.8 of the CMP. Further, the gabled slate roof form of the new addition, and use of masonry (brick), reflects the dominant architectural character of both Claremont and the Historic Convent School and does not detract from its mid-nineteenth century presentation. As such, the proposal meets this conservation policy.

Internal changes within the Hughes Centre will not have any detrimental impact to the visibility of Claremont. Externally a balcony is proposed to the western elevation of the Hughes Centre, including the replacement of existing windows to double doors. The potential impact of these works is considered to be low provided that the balcony treatment is recessive and the new openings do not require an increase in width of the existing openings. Works to the exterior of the Hughes Centre should also consider opportunities to recover the significance of Claremont as per policy 6.4.4, including the replacement of the decorative cast iron balustrade to the existing balcony on the northern side of the Hughes Centre.

5.6.7 SOPHIE'S COTTAGE – EARLY LEARNING CENTRE

Policy 6.7.1 – Generally

Sophie's Cottage should be maintained and conserved in accordance with its assessed level of significance, and in accordance with the policies of this CMP. This includes the original / early fabric and form, such as its gabled roof form, slate, brick and sandstone construction, timber detailing and pattern of fenestration.

Policy 6.7.2 – Adaptation

Further adaptation of Sophie's Cottage could be appropriate provided that it continues to support the primary function of the broader site and does not further remove or obscure significant fabric or spaces.

Comment:

There is no change identified for the exterior and interior of Sophie's Cottage, or change in the current use of the cottage for educational use.

The new Early Learning Centre is proposed to the southeast of the cottage and has been deliberately designed so as to take advantage of the slope of the land, such that it will appear as a single storey structure from the east, and a two-storey structure from the west. Its form, with a low flat roof, ensures that it sits low in the landscape and does not dominate views of Sophie's Cottage either from the harbour, or from the historic convent itself (refer above for a discussion of views).

New landscaping proposed for the north, west and south of Sophie's Cottage, generally reflects the character of the broader site, through its use of sandstone for retaining walls, reflecting the sandstone aesthetic of the historic landscape setting and creates a sense of harmony with the sandstone aesthetic of the historic buildings and broader landscaping treatment.

The Tolerance for Change table for Sophie's Cottage from the CMP is included below. The added right-hand column provides further assessment of the proposal:

Tolerance for Change						
Sophie's Cottage Significance: Exceptional Selected components:	Tolerance for Change 1 = Low tolerance 2 = Moderate tolerance 3 = High tolerance				Further Considerations	Assessment / impact of proposal
	<i>Form</i>	<i>Fabric</i>	<i>Function</i>	<i>Location</i>		
External gabled roof form clad in slate, with terracotta ridge caps and timber valances to gable ends	1	2	1	1	Maintain and repair in the first instance and replace deteriorated fabric only where necessary to match original.	Not affected by the proposal.
Rainwater goods	3	3	1	2	Deteriorated sections should be replaced to an appropriate design. Replacement material should be resistant to salt damage, require minimal maintenance and provide adequate function. Replacement with copper in the long term could be considered.	Not affected by the proposal.
Sandstone and face brick walls, pattern of fenestration	1	1	1	1	Maintain pointing and replace brick / stone units only where necessary to match existing. Enlarging of existing openings, or creation of new openings should be avoided.	Not affected by the proposal.
Timber windows	1	1	1	1	Maintain and repair. Replace deteriorated fabric like-for-like.	Not affected by the proposal.
Evidence of the original internal layout, including alignment of walls	1	1	2	1	Retain evidence of the original / early layout. Further opening up of the interior should be discouraged.	Not affected by the proposal.
Original / early internal detailing and finishes, including chimney breast, skirtings, brick and plastered walls, sash windows, architraves and skirtings.	1	1	2	1	Retain original / early detailing and finishes, preferably in situ.	Not affected by the proposal.
Later additions to the south	3	3	2	3	Later additions can be altered, removed or replaced if required.	Not affected by the proposal.

Opportunities for Change		
Explore Opportunities Items listed as intrusive in Section 3.10 or in the TfC table above are opportunities for change. Additional opportunities are listed below.	Comment	Response of proposal
Use	Further adaptation is considered appropriate provided that it supports the primary use of the place, and does not further remove or obscure significant fabric or spaces. Any new configuration should	Not affected by the proposal.

	<i>respect the form and character of the existing building.</i>	
<i>Internal finishes, such as timber flooring, earlier ceiling linings and joinery</i>	<i>Potential to reveal earlier fabric or finishes where extant, or reinstate based on available documentary and physical site evidence, provided that such changes are compatible with and support the appropriate use of the place, in accordance with Policy 5.7.2 (Potential for Redevelopment).</i>	Not affected by the proposal.
<i>New development</i>	<i>Potential for the replacement of the existing addition, or construction of a new addition at the rear of Sophie's Cottage, provided that any new structure does not detract from the north and southwest. Refer to Section 5.7.2 (Potential for Redevelopment).</i>	New development is sited to the south east of Sophie's Cottage. While it will appear as a two-storey structure on the west, its form, in particular its flat roof, and visual separation, ensures that the new structure is kept as low as possible such that it will not detract in views of Sophie's Cottage from the north and south west. The platform providing a new play area to the north east of Sophie's Cottage has been cut back to enable the sandstone retaining wall to remain visible below – no heritage impact.

5.6.8 1959 NOVICESHIP WING ADDITIONS

Policy 6.8.1 – Generally

The 1959 Noviceship Wing additions should be maintained and conserved in accordance with its assessed level of significance, and in accordance with the policies of this CMP.

Comment:

The 1959 Noviceship Wing additions have been identified as being of Moderate significance, representing a second phase of expansion of the convent in the mid-twentieth century. Treatment of elements and spaces of moderate significance is identified in the CMP as follows:

These spaces, structures or elements retain some integrity but are of lesser cultural significance. They play a moderate role in supporting the significance of the place and may have been altered or obscured. They can be adapted and changed, and this would be preferred to their loss or removal.

Key objectives and actions for Grade 3 spaces and elements include:

- *Grade 3 spaces, structures and elements may be retained, substantially adapted or removed;*
- *retention and adaptation is preferred to removal;*
- *where Grade 3 structures or elements form part of, or are adjacent to a group or space of higher significance, any action must respect that higher significance.*

The proposed changes to the 1959 Noviceship Wing additions is consistent with the policy above. While the wing generally continues the architectural language established for the Historic Convent School, its use of lesser quality materials and the extent of internal alteration, enables the building to accommodate a greater level of change.

Policy 6.8.2 – External form and fire stair

The external form of the building should remain preferably unchanged, including the hipped roof form clad in slate. Replacement of the dormer windows in a style and proportion that is appropriate in its context would be acceptable.

Comment:

The gabled roof form of the 1959 Noviceship Wing additions is to be retained in the current proposal, and replicated in the new additions on both the eastern and western sides, forming a triple gabled

roof. The new additions for the Year 8 centre will require the removal of much of the eastern and western facades of the 1959 Noviceship Wing additions on Level 3. While this will result in the loss of 1959 structure and fabric, the lesser quality of this material (rendered concrete block), will have only minimal impact. The continuation of the existing gabled roof form for the new Year 8 centre ensures that the new centre reflects and continues the strong gabled forms of the Historic Convent School, in views from both Vacluse Road and from the harbour.

Policy 6.8.4 – Internal alterations

Further adaptation or reconfiguration of the interior of the 1959 Noviceship Additions is considered appropriate, provided that it supports the primary use of the place.

Comment:

The interior was refurbished in the 1970s to its current form, and as such, the proposed modifications to the interior to create the new Year 8 centre will not result in any adverse impacts. The changes support and strengthen the primary use of the place for education purposes and hence meet this conservation policy.

5.6.9 WAR MEMORIAL WING / HUGHES CENTRE

Policy 6.9.1 – Generally

The Hughes Centre should be maintained and conserved in accordance with its assessed level of significance, and in accordance with the policies of this CMP.

Comment:

The Hughes Centre has been identified as of low significance, although the western facade has been identified as of moderate significance for its well-proportioned façade constructed of warm-toned face brickwork.

The proposed works to the Hughes Centre include the following:

- New balcony on the northern half of the western elevation, including the modification of three window openings to French door openings: minor impacts associated with the change to the fenestration, however considered acceptable and in accordance with the key objectives for structures and spaces identified as of moderate significance, which may be “retained, substantially adapted or removed”.
- Creation of a new multi-purpose space: located within an area of low significance, these works will not result in any adverse heritage impacts.

The proposed works have been developed in accordance with the assessed level of significance, and in accordance with the policies of the CMP.

Policy 6.9.3 – External footprint

There should be no increase to the existing footprint of the Hughes Centre that could encroach on the area of the Cloister Courtyard or the fabric and alignment of the 1888 Hunt retaining wall.

Comment:

The concept includes a small balcony on the western side of the Hughes Centre, however this addition does not encroach on the area of the Cloister Courtyard, or on the 1888 Hunt retaining wall. The proposal complies with this policy.

Policy 6.9.4 – External treatment

The character of the external facades should remain unchanged, including the face brickwork and detailing.

There is the potential to change later elements, such as the balustrading on the northern side facing the Cloister Courtyard, so as to better differentiate between the Hughes Centre and Claremont.

Comment:

The concept includes the modification of three windows to create new French door openings to access the proposed new balcony. While this is in contravention to this policy, the changes proposed will have only minor but acceptable impact provided that there is no enlargement of the existing openings, and the materials chosen for the new balcony are visually recessive. Minor but acceptable impacts.

Policy 6.9.5 – Internal alterations

Further adaptation or reconfiguration of the interior of the Hughes Centre is considered appropriate, provided that it supports the primary use of the place.

Comment:

The concept included the modification of the interior of the Hughes Centre as a new multi-purpose space for use by the school. Identified as of low significance, the works support the primary use of the site and will not result in any adverse heritage impact.

5.6.10 BARAT BURN JUNIOR SCHOOL AND SUNDIAL LAWN / TERRACE

Policy 6.10.1 – Generally

The Barat Burn Junior School should be maintained and conserved in accordance with its assessed level of significance, and in accordance with the policies of this CMP.

Comment:

The relative significance of Barat Burn Junior School has been assessed as follows:

- Barat Burn Junior School (exterior of east wing including concrete arched and glazed brick facades, and symmetrically configured rendered window openings): high significance
- Barat Burn Junior School (interior of east wing): moderate significance
- Barat Burn Junior School and Joigny Early Learning Centre (west wing): Low significance

The current proposal for the Barat Burn Junior School has been developed with regard to the relative levels of significance of the place.

Works to the west wing include both external recladding and internal remodeling to provide improved facilities, and are considered to be consistent with the low significance of this wing.

Similarly changes to the east wing have been developed in consideration of the high significance of the facades and the moderate significance of the interior. Refer below for further discussion.

Policy 6.10.2 – External treatment of the eastern wing

The external facades of the eastern wing should be retained and conserved, including the blue / grey face brickwork topped by rendered parapet, geometrical arrangement of square openings surrounded by white rendered architraves and arched colonnade at ground level.

There is the opportunity to reinstate the original pattern of fenestration and interpret the internal configuration behind, through the replacement of the existing aluminium window framing with a style that responds to the original configuration. The former openings to the external balconies behind could be finished with a single pane of glass as a means of interpretation.

Comment:

There are no changes proposed to the external facades that adversely impact on the blue / grey face brickwork, rendered parapet, pattern of window openings with rendered architraves and ground level colonnade.

Externally the facades are retained largely untouched with the exception of the replacement of later aluminium framed window sets within the existing openings (refer below). The replacement of the vertical circulation hub (lift and stair) will result in a small decrease of visibility of the western façade, however this is considered to be of minimal and acceptable impact. Original window sets located at Level 1 (west elevation) are proposed to be retained. Later window sets at Level 1 are proposed to be replaced with new frameless glazing as a means of interpreting the original balconies at this level – refer to the discussion for policy 6.10.5 below.

Overall the proposed works comply with this policy.

Policy 6.10.3 – New and existing windows to the eastern wing

There should be no enlargement of existing, or insertion of new openings into the eastern or western facades of the eastern wing of Barat Burn.

Openings on the southern façade could be acceptable provided that they respect the formality and visual strength of the facades, the heads and sills align with the openings on the eastern and western facades and are finished with a wide architrave which responds to the existing. This however should be able to be differentiated on closer inspection.

Comment:

There are no new openings proposed for the external facades of the eastern wing of Barat Burn, as such the proposal complies with this policy.

Policy 6.10.5 – Internal alterations

Further adaptation or reconfiguration of the interior of the eastern wing of Barat Burn is considered appropriate, provided that it supports the primary use of the place. Where possible, original features such as the central stair and internal balconies, should be retained and / or interpreted.

Comment:

The current proposal for the east wing of Barat Burn includes the refurbishment of the interior to create new General Learning Areas (GLAs) as well as shared and ancillary spaces including quiet areas, wet areas, and an amphitheater. The works will have the following impacts:

- retention of the central stair – positive impact. Options to reopen the original high level windows within the stair should be explored during detailed design.
- retention of original ‘alumidised’² aluminium windows to the western elevation (Level 1) – positive impact.
- removal of the internal balconies at Level 1, and incorporation of these spaces into the larger footprint more broadly – moderate impact to original layout and fabric (‘alumidised’ aluminium door sets and face brick walls), mitigated however through the interpretation of the former balcony openings to the eastern and western wing with new frameless glazing. Further refinement during design development should ensure that the internal marble terrazzo architraves to the external window openings are retained and expressed in the new design.

² The original drawings for Barat Burn by Hennessy and Hennessy, dated October 1964, describe the original windows to the east wing of Barat Burn as ‘alumidised aluminium’. Little information could be found on the term alumidise, however it would appear to be a system of protective and anti-corrosive coating over metal elements, possibly using copper.

Policy 6.10.6 – Generally

The Sundial Lawn, including its configuration, open lawn character, balustrading, terrazzo mosaic and sundial should be retained and conserved.

Comment:

The proposal landscaping works to the Sundial Terrace to provide improved access from the existing playground areas, including the construction of a series of wide terraced steps and inclined platform lift from the northern courtyard. The new terracing reduces the area of the lawn by approximately one third, and further refinement could explore options to retain a greater area of lawn. Nonetheless the overall proportions of the space are retained as is its open character. The sundial and mosaic, and the majority of the Italianate style balustrade are proposed to remain visible, and this is a positive aspect of the proposal. The documents show a new garden bed on the northern side, obscuring a small length the original balustrading, and it is recommended that this garden bed is modified or deleted so as to maintain visibility of the full balustrade.

Policy 6.10.7 – Improve access

Opportunities to improve access to the Sundial Lawn should be considered. Any modifications for BCA or DDA compliance should seek to retain the overall character of the Sundial Lawn and access to it, including the balustrade, sundial and mosaic with minimal visual and functional impacts. Replacement of the existing steps is appropriate, provided that there is no further encroachment into the rectangular form of the Sundial Lawn.

Comment:

The proposed landscaping works to the Sundial Terrace include the replacement of the existing steps with wide terraced steps, and the installation of an inclined platform lift. As discussed above, the new terracing will require a reduction of the existing configuration of the lawn, in contravention with this conservation policy, and further refinement of the design should seek ways in which to increase the area of lawn retained. Nonetheless the overall proportion of the space is retained, as is its open character.

There is no detail with regards to any modifications to the existing Italianate style balustrade that may be required for BCA reasons. Any change should be developed in consultation with the heritage architect, and should seek to retain access to the sundial and mosaic.

Overall minor impacts that could be mitigated through further refinement.

5.6.14 CULTURAL / DESIGNED LANDSCAPE

Policy 6.14.1 – Conserve the landscape character

Retain and conserve the major elements of the nineteenth to early twentieth century institutional landscape setting of Kincoppal-Rose Bay, as identified above.

Comment:

The proposal seeks to retain and enhance the major elements of the nineteenth and early twentieth century institutional landscape setting of Kincoppal-Rose Bay as identified in the CMP. The potential impacts to affected landscaping elements are discussed below.

Policy 6.14.2 – New landscape proposals

Wherever possible, seek opportunities to strengthen and interpret the significant landscape character of Kincoppal-Rose Bay in the development of any proposals for the site.

Integrate new elements so as to not visually dominate the scale and character of the landscape setting and its significance.

Comment:

A discussed under policies 5.1.2, 5.1.3 and 5.1.5, the proposed landscape design seeks to strengthen and interpret the significant landscape character of Kincoppal-Rose Bay through the following means:

- maintain significant soft and hard landscape elements from the nineteenth and early twentieth centuries;
- choice of indigenous and exotic plantings that continue the institutional landscape character of the place;
- use of sandstone for new steps, ramps and retaining walls, reflecting the historic use of the material across the site, and the sandstone plateaus on which the school is located; and
- remove vehicular parking from the area of the main entry forecourt, identified as of exceptional significance.

Policy 6.14.3 – Modify and remove elements that obscure significance

Elements that obscure the interpretation of the designed landscape setting should be modified or removed so as to strengthen the significance of the landscape setting.

Comment:

The proposed landscape design seeks to remove a number of elements that obscure significance, including the following:

- removal of vehicular parking from the Main Entry Forecourt (of exceptional significance) and creation of a pedestrianised landscaped setting of low garden beds, grassed areas and pathways which interpret the early landscape setting of the forecourt and enhance the visual presence of the historic Convent School;
- removal of the intrusive bin storage structure immediately above Our Lady of Lourdes Grotto (high significance), thereby enhancing the presence of the grotto within the landscape;

Policy 6.14.6 – Hunt retaining wall, cut bedrock and steps

The Hunt retaining wall, steps and cut bedrock identified as of high significance, should be retained and conserved. New development should be sited so as to not impact on these elements and to allow them to remain visible in their landscape setting.

Comment:

The majority of the 1888 Hunt retaining wall is not affected by the current proposal. The proposed bus / car park structure has been deliberately designed so as to be cantilevered over the wall such that it remains visible along the southern boundary. A small length of wall (7m x 0.6m) comprising 2 courses at the southern extremity is proposed to be removed and salvaged. While this will have some material impact through the removal of early fabric, this is considered to be acceptable given the benefits of removing bus / car parking from the Main Entry Forecourt, and the potential to reinstate its pedestrian and landscaped setting.

Policy 6.14.8 – Main entry forecourt and Chapel Square

New landscaping within the Main Entry Forecourt and Chapel Square, identified as being of exceptional significance, should seek to maintain the existing open character of the space, visibility of the encircling elevations and roof forms of the surrounding main structures. New buildings or structures within or surrounding these spaces are not appropriate.

Any new proposals for the Main Entry Forecourt and Chapel Square should seek to reinstate or interpret the original / early configuration of these spaces.

Comment:

The works to the Main Entry Forecourt seek to maintain and enhance the existing open space character and visibility of the encircling sandstone facades of the historic Convent School through the following:

- removal of parked cars, buses, line markings or other control barriers;
- construction of a new one way drive from the Jubilee Gates to the Kincoppal Gates, away from the area of the forecourt enclosed by the historic Convent School; and
- reinstatement of a landscaped and pedestrian setting of garden beds, grassed areas and paths, which interprets the early setting and character of the forecourt.

Such a response is considered appropriate given the exceptional significance of the place, and is a positive aspect of the proposal.

Policy 6.14.9 – Noviceship lawn

New landscaping within the Noviceship Lawn should seek to maintain the existing recreational use of the space and visual separation between the Senior and Junior Schools, as characterised by the open grassed area, bound by garden beds and plantings. Reconfiguration of these elements may be possible, provided that access to this space for recreational purposes is maintained and enhanced. New buildings or structures within this space are not appropriate. The openness to views, lack of overshadowing, and access to sun must be maintained.

Comment:

New landscaping within the Noviceship Lawn to the north of the historic Convent School seeks to meet this policy as follows:

- there is no change to the extent of garden beds and plantings, including significant plantings of exceptional, high and moderate significance;
- there are no structures proposed that may impact on the nature of the space as a visual separation between the Senior and Junior Schools;
- vehicular access to the proposed new 'drop off zone' for the Junior School is restricted to before and after school, thereby retaining the existing recreational use of the space during the school day;
- the materiality and detailing of the driveway seeks to minimise its visual impact; and
- there are no changes to the openness to views or access to the sun arising from the proposal.

Overall, while these works will have some impact on the significance of the Noviceship Lawn, primarily arising from the driveway crossing, this impact is mitigated through the limited use of the roadway for drop off and pick up only. Careful detailing of the new driveway will be required during the detailed design phase to ensure that visual impacts are minimised.

Policy 6.14.10 – Grotto of Our Lady of Lourdes

Retain and conserve the Grotto of Our Lady of Lourdes, including grotto formation and statuary, remnant sandstone quarry walls and open grassed area.

As a priority, the existing bin storage structure directly above the grotto, including concrete platform and fencing, should be removed, and the area landscaped so as to maintain, respect and emphasise the grotto as the main focal point.

Comment:

The proposed traffic management works to the Junior School include the removal of the existing compactus / bin storage above the Grotto of Our Lady of Lourdes, and the construction of a new elevated walkway along the western side of the new roadway along the western side of the Noviceship Lawn. This walkway is proposed to be constructed in timber, with an open steel

balustrade.

The proposed removal of the existing bin enclosure is a positive aspect of the proposal, as this enclosure had been identified in the CMP as intrusive. While the proposed new walkway will be visible above the grotto itself, the potential visual impacts are considered to be minor given that:

- the walkway is set back further from the edge of the grotto; and
- the lower height and transparent nature of the walkway will allow views through its structure, compared to the enclosed walls of the present bin enclosure.

Currently there is insufficient detail to determine the extent of overhang of the proposed walkway on the former quarry face forming the eastern boundary of the lawn in front of the grotto, or the impact on the existing cut sandstone stairs between the Noviceship Lawn and grotto. Further refinement will be required during the detailed design phase to ensure that impacts to these elements are minimised. Where possible, the walkway should be designed so as to not materially affect these items.

Policy 6.14.14 – Sandstone Boundary Walls

The sandstone boundary walls to Vacluse Road, identified as of high to moderate significance should be retained and conserved in accordance with their relative grading of significance. Where new openings are required, these should preferably be located within sections of boundary walling or fencing of lesser significance.

Any removal of sandstone, should involve careful dismantling and salvage of material for later reinstallation or repair.

Comment:

There is no change proposed to the sandstone boundary wall along Vacluse Road.

5.6.15 NATURAL LANDSCAPE ELEMENTS

Policy 6.15.1 – Strengthen relationships between buildings and uses

Future landscaping proposals should consider ways in which to strengthen the relationship between buildings, and also between the different uses on the site.

Comment:

The landscaping design for the Main Entry Forecourt strengthens the visual and physical relationships between the Main School Building, South Wing and Chapel of the historic Convent School, through the removal of vehicular parking, and its associated infrastructure, and the reinstatement of a landscaped design that interprets the early setting and character of the forecourt.

Policy 6.15.3 – Significant plantings

All identified vegetation of exceptional, high and moderate significance is to be conserved and if necessary replaced by the same species.

Comment:

All plantings identified as of exceptional, high and moderate significance located within the affected areas are to be retained and incorporated into the new landscaping proposals (refer to Policy 5.1.3 above).

POLICY SECTION 5.7 – FUTURE DEVELOPMENT

5.7.1 POTENTIAL FOR REDEVELOPMENT – SITE

Policy 7.1.1 – Future Uses

Future use, or a combination of uses of Kincoppal-Rose Bay School of the Sacred Heart must not endanger or diminish significant fabric and elements, or the significant character and qualities of the setting, including significant landscape treatment and views.

Comment:

The existing use of the site for education purposes is proposed to be retained and continued. The various projects comprising the SSD application, have been specifically developed to ensure the school is able to continue to grow, while ensuring that the significant qualities and associations of the place are conserved, and where possible, enhanced.

Policy 7.1.2 – Future Development

Future development at the site must take into consideration the significance of the place, its individual elements and spaces. New development should preferably be sited on areas of lesser significance. Potential development zones are shown on Figure 5.2.

Comment:

Overall, the current proposal has been developed with regard to the relative significance of the buildings, landscape areas, elements and plantings of Kincoppal-Rose Bay, and has been sited with consideration of the development zones and conservation policies of the CMP. Where development is proposed within or adjacent to structures and areas of moderate, high or exceptional significance, the relative significance of the various elements that comprise those structures and areas has been considered in the development of the proposal. As such, the proposal is considered to comply with this policy.

Policy 7.1.3 – Retain and enhance key views

Key views to and from the significant buildings (as identified in Figures 3.6 to 3.8) should be maintained and enhanced in accordance with the policies in Section 5.5.1 above.

Comment:

Refer to the discussion to policies 5.1.7 to 5.1.10 above for an assessment of the proposal on key views. As identified above, the proposal is considered to have minor but acceptable impacts.

Policy 7.1.4 – Retain visibility of the historic Convent School

Additional floor levels or shade structures on top of the Hughes Centre, the McGuinness Centre, the O’Neil Library or Sheldon House, which will further reduce the visibility of the upper facades and roof forms of the historic Convent School group of buildings, including Claremont, are not considered appropriate.

Comment:

There are no additional floors proposed to the Hughes Centre, McGuinness Centre, O’Neil Library or Sheldon House which will further obscure the upper facades and roof forms of the historic Convent School – complies.

Policy 7.1.7 – Barat Burn Junior School – East wing

There is the potential for modifications or reconfiguration of the interior of the east wing provided that there is no change to the distinctive external facades of the building, as characterised by the blue / grey face brickwork, rendered parapet, arched colonnade, and geometric pattern of square openings with wide architraves. Where possible, original features, such as the central stair and internal balconies should be retained and / or interpreted. Refer to Policy 6.10.5 above.

The replacement of the existing top floor level over the eastern wing of Barat Burn could be acceptable provided that it maintains the horizontality of the existing flat roof, is set back from the façades, and does not detract from or confuse the legibility of the facades below, in particular the strong geometrical arrangement of square openings in blue face brickwork above the arched colonnade.

Comment:

As discussed under policies 6.10.2 and 6.10.5 above, there are no adverse impacts on the exterior facades of the east wing of Barat Burn, including the glazed brickwork, rendered parapet, arched colonnade and geometric pattern of fenestration with wide rendered architraves.

The existing roof top enclosure and awnings are proposed to be replaced with a new larger, roof top addition. This space was originally designed as a chapel for use by the nuns and boarders at Barat Burn, and it ceased this use in 1990, after which it has been used as accommodation for Gap year students (subdivided into separate bedrooms), study and storage space. While these works will have some impact through the loss of original fabric such as the chipped marble terrazzo wall finish and concrete awnings, it is considered acceptable given that the proposal will not impact on the key aspects of significance of the place as identified in policy 1.1, and supports the primary use of the place for education purposes. Further, the new roof top addition has been designed so as to not dominate the distinctive facades of the east wing of Barat Burn, by utilising the following techniques:

- the footprint of the proposed roof addition is set back from the rendered parapet wall;
- the roof line has been kept as low and fine as possible, and creates a wide awning which shades the glazed facades of the new roof top addition;
- the materiality and colouring of the new roof top addition is recessive, so as to not visually detract from the distinctive external facades of Barat Burn east wing, particularly in views from Vacluse Road.

There are no impacts associated with the loss of the former chapel space, as its use has ceased, and the 1900 Hunt designed sandstone chapel provides the focus for religious worship and celebration at the site.

Policy 7.1.8 – Barat Burn Junior School – West wing

There is the potential for substantial alteration or replacement of the rear wing of the Barat Burn Junior School and the Joigny Centre, identified as being of low significance, provided that this wing maintains views from the roof terrace on top of the eastern wing, as identified in Figure 3.7, and maintains the form and extent of the Sundial Lawn.

Comment:

Works to the west wing of Barat Burn include both external recladding and internal remodeling to provide improved facilities, and are considered to be consistent with the low significance of this wing. The proposal includes an increase in the area of the footprint on the western and northern sides of this wing, however over the Sundial Terrace / Lawn, this extension has been pulled back at Level -01 so as to minimise the incursion into the rectangular configuration of the terrace. Note, that the balcony at Level 0 does extend over the Sundial Terrace, however this balcony is at a height approximately 5m above the level of the terrace, and will not impact on the understanding of its form and extent.

The proposal also includes the addition of a new roof garden, including glazed wind break / balustrade. These works are not likely to result in any impacts on key views to and from the roof level of the Barat Burn east wing, however further refinement is required during design development to ensure that ancillary structures, such as shade structures and balustrading do not clutter or impinge on these key views.

Policy 7.1.9 – 1959 Noviceship Wing additions

Externally, new development should seek to retain the gabled form and materiality (slate) of the roof. Modifications to the exterior walls are acceptable provided they complement and do not detract from the character of the historic sandstone Convent School. Internal reconfiguration of the building is acceptable.

Comment:

As discussed above, the gabled roof form and materiality of the 1959 Noviceship Wing additions is to be retained and replicated in the current proposal, such that a tripled gable roof is created over the new Year 8 centre. New 'sky tubes' are proposed to be inserted into the larger dormers, however this will not result in any change to the external form and scale of the existing dormers. New skylights are also proposed to the internal facing roof slopes of the Year 8 centre, and these will generally not be visible and hence will not result in any adverse heritage impact. The new additions will also require the removal of much of the eastern and western facades at Level 3 of the 1959 Noviceship Wing additions. While this work will result in the loss of 1959 structure and fabric, the lesser quality of this material (rendered concrete block), will not have any detrimental impacts. New walls are proposed to be face brick, in a similar hue to the existing, and new windows have been sited and proportioned so as to reflect the vertical proportions of the existing historic Convent School.

Overall the continuation of the gabled roof form clad with slate, the use of masonry and proportions of windows have been deliberately adopted to reflect the strong architectural language of the historic Convent School and are considered an appropriate response considering the proximity of the proposed Year 8 centre to the historic Convent School.

Internally the building has undergone a substantial refurbishment since its original construction, such that only the stair adjacent Claremont remains intact. The proposed modifications to the interior to create the new Year 8 centre will not result in the removal of any significant fabric, and as such, will not result in any adverse impacts.

5.7.2 POTENTIAL FOR REDEVELOPMENT – ADAPTATION OF SIGNIFICANT STRUCTURES

Policy 7.2.1 – Investigate significance prior to developing proposals

An extensive fabric survey, including the interior of any affected buildings or areas, should be undertaken prior to planning and designing any proposals for future redevelopment or adaptation of significant buildings of exceptional and high significance.

Comment:

An extensive fabric analysis has been prepared by Design 5 – Architects for the areas of exceptional, high and moderate significance that are affected by the current proposal, and has been included as Appendix I in the Conservation Management Plan for Kincoppal-Rose Bay.

Policy 7.2.2 – Consider relative significance

Future adaptation or redevelopment of the historic Convent school complex including the Main School Building, South Wing, the Chapel, Claremont and 1928 Noviceship Wing, as well as the Villa, Sophie's Cottage and Barat Burn (east wing) should take into consideration the relative significance of their individual elements and spaces.

Adaptation should preferably be located in areas of lesser significance.

Comment:

Overall, the current proposal has been developed with regard to the relative significance of the buildings, landscape areas, elements and plantings of Kincoppal-Rose Bay. New structures are generally located in areas of low significance (ELC extension, Junior School, Hughes Centre, McGuinness Centre). Where alterations or additions are proposed to structures or areas of moderate, high or exceptional significance (Main School Building, Main Entry Forecourt, Year 8 centre, bus / car

parking, and the Noviceship Lawn), these have been developed in consultation with the authors of the CMP, so as to ensure that the potential impacts to the place as a whole, including its context and setting, are minimised.

As such, the proposal is considered to meet this conservation policy.

Policy 7.2.3 – New development to not dominate height, form and materiality

New development at the site should be of a height, form and materiality that does not dominate the historic Convent School complex including the Main Building, South Wing, Chapel, Claremont, and 1928 Noviceship Wing, as well as the Villa, Sophie's Cottage and Barat Burn (east wing), or detract from their existing character.

Comment:

As discussed above, new development at the site, in particular the proposed Year 8 centre and the Main Entry Forecourt works, have been designed so as to not dominate the historic Convent School.

The Year 8 centre deliberately sits below the existing ridge height of the 1959 Noviceship Wing additions and continues the strong gable roof forms of the historic Convent School, as well as its materiality (slate and masonry). In both views from the harbour, as well as along Vacluse Road, these techniques help to create a cohesive appearance with the historic Convent School, while differentiating it sufficiently to not confuse the historical development of the place. The western addition facing the harbour has been pulled back at its southern end so as to maintain views to the upper floor of Claremont – minor and acceptable impacts.

The new ELC extension is of a form and is sited so as to not dominate in views to and from the site. The proposed flat roof form has the added benefit of ensuring that the gable roof form of Sophie's Cottage is highlighted. The use of white weatherboard cladding to walls and soffit ensures that the masonry and slate materiality of Sophie's cottage remains pronounced in views to the site.

As discussed above, the proposed roof addition to Barat Burn (east wing) has been designed so as to not dominate distinctive facades, particularly in views from Vacluse Road. This is achieved by setting back the roof top addition from the rendered parapet, keeping the roof line as low and as fine as possible, creating wide eaves which shade the glazed facades below, and adopting a materiality and colouring that is recessive – minor impact and considered acceptable.

Finally, the proposed walkway associated with the Junior School traffic management works, will pass the northern elevation of the Villa. While the Villa has been identified as of high significance, this elevation is not considered a primary one (the building is orientated to the west), and hence the proposal will not result in any adverse heritage impacts. Further refinement during detailed design could consider options to provide future access to the Villa.

Policy 7.2.4 – Seek opportunities to reinstate or interpret significant fabric

Opportunities to reinstate, enhance or interpret significant fabric and spaces of the significant buildings, should be considered in any proposal for future redevelopment. Refer to the Opportunities for Change tables for each structure contained in Section 5.6 above.

Comment:

Refer to the Opportunities for Change tables for the Main School Building and Sophie's Cottage above.

5.7.3 ACCESS AND ACCESSIBILITY – DISABILITY DISCRIMINATION ACT 1992 (DDA)

Policy 7.3.1 – Minimise heritage impacts

The provision of equitable access and facilities should be designed in a holistic manner across the site. Where possible, equitable access and facilities should be located and provided in a manner that seeks to minimise potential heritage impacts to exceptional or highly significant fabric and spaces.

Comment:

Upgrades to achieve equitable access across the site include:

- ramps to the entry of the Main School Building: These ramps have been kept low and are arranged around the circular garden bed in front of the entrance. The use of sandstone for the ramp, as well as the retention of the circular garden bed is a positive aspect of the proposal, as it retains the early materiality of the forecourt and interprets its early arrangement. While the new ramps will obscure the original arrangement of entry and steps (which are to be incorporated into the enlarged landing), the original fabric is proposed to remain in its existing location, and is preferable to its removal.
- lift access to Barat Burn, accessing both the east and west wings: Located within a new structure of the western side of Barat Burn (east wing) the new lift and stair structure will have minimal impact due to its enlarged footprint, which will require the infilling of one window on the western side. Minor but acceptable impacts.
- lift access within the proposed ELC addition: The new ELC structure provides both additional facilities as well as new equitable access. Refer above for an assessment of the impacts associated with the new structure.
- inclined platform lift to the Sundial Terrace (Junior School): Minor but acceptable impacts associated with the modifications to the Sundial Terrace and installation of the inclined platform lift.

As identified above, the services of a heritage architect should be sought to ensure compliance with this conservation policy during design development.

5.7.4 BUILDING SERVICES

Policy 7.4.1 – Develop ‘whole of building’ approach to minimise impacts

Proposals for new or upgraded services should be developed as a coordinated ‘whole of building’ approach, rather than in a piecemeal fashion, and should be carefully designed to minimise impact on fabric and spaces of exceptional and high significance.

Policy 7.4.2 – Carefully consider design, colour and location

The design, colour and location of replacement or new fixtures should be carefully chosen to be sympathetic to the historic character of the interior and not visually detract from or dominate the space.

The location of cabling or conduit routes should be:

- *concealed where possible;*
- *confined to areas already containing services; and*
- *located in areas of lesser significance.*

Policy 7.4.3 – Heating and cooling

Proposals for heating and cooling should preferably be developed so as to negate the need for new plant located on or around the building. If required, new plant should not be located on the roofscape or in front of significant elevations or face areas of exceptional or high significance. Such proposals should also consider potential secondary impacts to the condition of the historic fabric, particularly the stone and timberwork, that may arise from a change in ambient conditions (temperature and humidity).

Comment:

There is insufficient information in the proposal with regards to the location of new services in areas of exceptional and moderate significance (Main School Building, Year 8 centre and Barat Burn (east wing)).

During design development of the proposed projects, the project team should include a heritage architect to ensure that any new or upgraded services are integrated and coordinated so as to minimise potential heritage impacts.

POLICY SECTION 5.10 – STATUTORY CONTROLS

5.10.4 COMPLIANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA)

Policy 10.4.1 – BCA compliance

Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions and compromises should always be pursued so that the intent of the code is met without adversely impacting on culturally significant values, spaces or fabric.

Comment:

Refer to the discussion above regarding the impacts associated with improved equitable access across the site.

There is minimal information regarding any other upgrades that may be required to meet BCA compliance. As identified above, the services of a heritage architect should be sought to ensure compliance with this conservation policy during design development.

9.3 Assessment against Woollahra Local Environmental Plan 2014

Kincoppal-Rose Bay School of the Sacred Heart is listed on Schedule 5 of the Woollahra LEP 2014 as a local heritage item (Item 396).

The objectives of the LEP in regard to heritage conservation are detailed in Section 5.10 (1) and are quoted below followed by comment:

5.10 Heritage conservation

Objectives	Comment
(a) to conserve the environmental heritage of Woollahra,	The proposal has been developed with regard to the significance of Kincoppal-Rose Bay school of the Sacred Heart, its structures, elements, landscape and setting.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	As per above
(c) to conserve archaeological sites,	The impacts to proposed archaeological sites have been assessed in a separate report prepared by Coast History and Heritage.
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.	The impacts to proposed Aboriginal objects and Aboriginal places of heritage significance have been assessed in a separate report prepared by Coast History and Heritage

10. Summary & Recommendations

10.1 Introduction

The following summary and recommendations has been prepared for each of the individual projects as identified in the SSD application, and identified below:

Concept Development

- Refurbishment of internal spaces within the Senior School to create an integrated circulation hub;
- Internal alterations to the Hughes Centre; and
- Extension and expansion of the existing boarding house.

Detailed Development

Precinct A (Junior School and Early Learning Centre)

- Early Learning Centre (ELC) Extension (new building), also referred to in this report as Sophie's Cottage;
- Alterations and additions to the east and west wings of the Junior School, including new general learning areas, outdoor play areas, amenities, storage and wet areas, new assembly hall, new roof enclosure and garden and vertical circulation hub;
- Junior School traffic management works, including construction of second entry from Vacluse Road, new driveway crossing, internal roadway and elevated foot bridge;

Precinct B (Senior School)

- Refurbishment of Senior School Reception and upgrade of main entrance for disabled access;
- New classrooms above the North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block (Year 8 centre);
- Senior School traffic management works including reconfiguration of Main Entry Forecourt to delineate vehicular access, set down and pickup, and pedestrian pathways; and
- Construction of onsite bus / car parking adjacent the main entrance.

10.2 Concept Development

10.2.1 Senior School integrated circulation hub

These works are located wholly within the existing envelope of the Hughes Centre/Science block. While the works will result in a lost opportunity to open up the western elevation of the historic Convent School they will not result in any additional impacts or loss of views of the historic Convent School from the harbour.

Generally, these works are considered acceptable and of minimal heritage impact provided:

- the significant fabric associated with the main school building is maintained and conserved, in particular the joinery of the main stair;
- a detailed fabric analysis is undertaken of the affected areas prior to development of the proposal; and
- The concept design should be developed in consultation with a heritage architect so as to ensure compliance with the policies of the CMP.

10.2.2 Internal alterations to the Hughes Centre

The proposed works to the Hughes centre are in concept only, and include the following:

- New balcony on the northern half of the western elevation, including the modification of three window openings to French door openings;
- Replacement of the existing northern fire stair and improved connection to the Cloister Courtyard in front of Claremont; and
- Internal alterations of the Hughes Centre to create a new multi-purpose space.

There is no increase in the height of the Hughes Centre, which might further obscure the upper facades and roof forms of the historic Convent School, or works which might encroach on the Cloister Courtyard or 1888 Hunt wall. While the proposed new balcony to the western elevation of the Hughes Centre will result in some change to the character and presentation of the western façade, these works are considered of minor heritage impact provided that there is no enlargement of the existing window openings and the materials chosen for the new balcony are visually recessive. The proposed internal works to the Hughes Centre are unlikely to result in any adverse heritage impacts given that the interior has been identified as being of low significance.

Recommendations:

- There should be no increase to the width of the window openings proposed to be converted to doors;
- Materials for the balcony should be visually recessive; and
- Where possible works to the Hughes centre should include opportunities to recover the significance of Claremont, such as the replacement of the decorative iron balustrade on the northern side, so as to ensure that the mid to late nineteenth century presentation of Claremont as the first building on the site is enhanced.

10.2.3 Extension of the existing boarding house (Sheldon House)

The extension to the existing boarding house is proposed to be located to the north of Sheldon House, in an area identified as being of moderate significance. The proposed structure is three storeys, similar in height with the adjacent Sheldon House (Levels -02 to 00). Directly to the east is located the rock shelter, identified as being a potential Aboriginal archaeological site. Above this is a length of the Depression era pathway network, including cut stone steps providing access between the Grotto and the Noviceship Lawn.

There is limited information regarding the proposed extension to the existing boarding house, including its materiality, detailing, and connections to the existing pathway. In general terms, a new structure in this location could have minimal impact, provided that the following is undertaken:

Recommendations:

- Potential impacts on the rock shelter (identified as a potential Aboriginal archaeological site) should be managed in accordance with the Aboriginal Cultural Heritage Assessment Report;
- The new structure should be kept as low as possible, and not extend above the height of the existing parapet / balustrade to Sheldon House;
- Access to the roof area above the new structure should not be provided;
- The materiality, detailing and roof forms should be carefully chosen so as to ensure that the new structure does not visually distract from the strong aesthetic cohesiveness of the historic Convent School;
- The 1930s pathways and steps should be retained and any connections to these carefully resolved; and

- The concept design should be developed in consultation with a heritage architect so as to ensure compliance with the policies of the CMP.

10.3 Detailed Development Precinct A - Junior School

10.3.1 Early Learning Centre Extension (Sophie's Cottage)

The proposed extension to the Early Learning Centre, also known as Sophie's Cottage, includes the following scope of works:

- removal of the existing ramps, stairs and landscaping treatment (steps, fencing, shade structures and artificial turf).
- construction of a new two-storey classroom building with lift and stair, connected to the adjacent Joigny Centre via a covered walkway. This new building presents as a single storey building to the east, and a two-storey building to the west. Materials and finishes include white weatherboard cladding, aluminium framed glazing and a flat roof clad with corrugated steel roofing.
- new landscaping treatment including the creation of a series of grassed terraces formed by sandstone retaining walls to the north, west and south of Sophie's cottage.
- The provision of three new car parks for ELC staff along the road to the cemetery.

There is no change proposed to Sophie's Cottage itself as part of this project.

The potential heritage impacts arising from the proposed ELC extension are summarised below:

- The new Early Learning Centre has been deliberately designed so as to take advantage of the slope of the land, such that it will appear as a single storey structure from the east, and a two-storey structure from the west. Its form, with a low flat roof, ensures that it sits low in the landscape and does not dominate views of Sophie's Cottage either from the harbour, or from the Cloister Courtyard and roof terraces over Sheldon House and the O'Neil Library.
- The proposed flat roof form and materiality of white weatherboard cladding to walls and soffit ensures that the masonry and slate materiality of Sophie's Cottage remains pronounced in views to the site.
- New landscaping proposed for the north, west and south of Sophie's cottage (Early Learning Centre), has been chosen to reflect the aesthetic character of the historic institutional parkland setting, through its use of sandstone, and mix of indigenous and exotic vegetation. This is considered an appropriate response, with no heritage impact.
- The platform providing a new play area to the north east of Sophie's Cottage has been cut back to enable the sandstone retaining wall to remain visible below – no heritage impact.
- There is insufficient information in the current documentation to determine the level of impact associated with the creation of the three additional car parks for ELC staff along the roadway to the cemetery. This road is presently unpaved, and is a remnant of the former drive from Claremont to the cemetery. Additional carparking may be possible along this road provided that the road and any associated parking remains unpaved, preferably finished with gravel loss or consolidated gravel (as per policy 6.13.4). The design should be developed in consultation with a heritage architect and landscape architect to ensure any impacts are minimised.

Recommendations:

- The detailed design for the proposed car parking along the road to the cemetery should be developed in consultation with a heritage architect and landscape architect to ensure compliance with the policies of the CMP and any impacts are minimised.

10.3.2 Barat Burn Junior School and Sundial Lawn / Terrace

The following assessment of heritage impacts for the works to the Barat Burn Junior School have been divided into the east and west wings.

The proposed works to the west wing of the Barat Burn Junior School include the following:

- Remodeling of the interior of the building to provide new classroom and ancillary spaces, including the extension of the building on the northern and western sides;
- Recladding of the building with a perforated and fluted aluminium screen, with feature square bay windows;
- Re-landscaping of the northern courtyard and Sundial Lawn / Terrace to facilitate improved access between the two and provided improved amenity.

Generally the proposed alterations and additions to the west wing of the Junior School, are considered to be consistent with the low significance of this wing, and will result in minor but acceptable impacts on the broader significance of the site. There are minor, but acceptable impacts to the Sundial Lawn / Terrace, identified as being of moderate significance, however these are generally considered to be acceptable given the benefits for improving access to this space.

The potential heritage impacts arising from this proposal are summarised below:

- The proposed roof garden does not require an increase to the existing height, and the proposed glazed wind break / balustrade retain key views to and from the roof level of the Barat Burn east wing.
- The proposed increase to the footprint on the western and northern sides of the west wing at Level -01 has been deliberately pulled back so as to minimise the incursion on the footprint of the Sundial Lawn / Terrace.
- The balcony extension over the Sundial Lawn at Level 0 is at a height approximately 5m above the level of the terrace, and will not impact on the understanding of its form and extent.
- Demolition of the toilet block within the northern courtyard will have no adverse impacts.
- New landscaping within the northern courtyard will not have any adverse heritage impacts, provided that the new screen planting along the northern elevation retains visibility of the remnant scroll detail from the former Melocco Villa.
- The retention insitu of the sundial, mosaic and Italianate style balustrade of the Sundial Lawn / Terrace is a positive aspect of the proposal. The small garden bed on the northern side is recommended to be removed or modified so as to retain visibility of the full length of the decorative balustrade.
- The proposed wide terraced steps and inclined platform lift between the Sundial Lawn / Terrace and the northern courtyard will generally retain the overall proportion and open space character of the terrace, however will reduce the area of the lawn by approximately one third. Further refinement could explore options to retain a greater area of lawn – minor but acceptable impacts.
- Further refinement and detail is required with regards to the treatment of any new barrier to the existing Italianate style balustrade required for BCA reasons, however this could be resolved during the detailed design phase with careful design and detailing.

Recommendations:

The potential impacts arising from the proposed alterations and additions to the Junior School (west wing) are considered acceptable based on the following recommendations:

- Explore options to increase the area of lawn retained within the Sundial Lawn / Terrace;
- Delete or modify the proposed garden bed on the northern side of the Sundial Lawn / Terrace

to ensure visibility of the full length of the Italianate balustrade;

- Consider a smaller screening plant for the northern boundary of the northern courtyard so as to retain visibility of the Melocco scroll along this elevation.
- The detailed design for modifications to the Italianate style balustrade to meet BCA requirements with respect to the height of barriers to prevent falls, should be prepared in consultation with a heritage architect. Any modifications should retain access to the mosaic and sundial.
- New shade structures or balustrading to the proposed roof terrace should be located and designed so as not clutter or impinge on key views to and from Barat Burn east wing.

The proposed works to the east wing of the Barat Burn Junior School include the following:

- Demolition of the existing interior at Levels 1 and 2, and refurbishment of the existing volume, including new GLA's, amenities, storage, wet and quiet areas. At the southern end a new amphitheater is to be created, extending between Levels 1 and 2;
- Demolition of the existing structures at roof level, and enclosure of roof terrace with new structure. This structure is set back from the existing parapet, and features glazed external walls and flat roof with steel awning.
- Replacement of the vertical circulation core accessing both the east and west wings of the Junior School (constructed in 2000) with a new lift and stair;

The potential heritage impacts arising from this proposal are summarised below:

- There are no changes proposed to the external facades that adversely impact on the blue / grey face brickwork, rendered parapet, pattern of window openings with rendered architraves and ground level colonnade – no adverse impacts.
- The original aluminium window sets located at Level 1 (west elevation) are proposed to be retained – no adverse impacts.
- The replacement of the vertical circulation hub (lift and stair) will result in a small decrease of visibility of the western façade arising from its larger footprint – minimal but acceptable impacts.
- Internal refurbishment of the building at Level 1 will have moderate impact on the original layout and fabric (aluminium door sets and face brick walls of the original balconies) however this impact has been lessened through the interpretation of the former balcony openings to the eastern and western wing with new frameless glazing in place of the non-original aluminium window sets. Other original/early features are proposed to be retained, including the central stair and original 'alumidised' aluminium windows to the western elevation (Level 1) – positive impact. Options to reopen the original high level windows within the stair could be explored during detailed design.

Demolition of the existing roof top enclosure and awnings, and their replacement with a new larger, roof top addition will have some impact through the loss of original configuration and fabric (chipped marble terrazzo wall finish and concrete awnings). These impacts are considered acceptable given the proposal supports the primary use of the place for education purposes and there are no adverse impacts on the overall significance of Kincoppal-Rose Bay School of the Sacred Heart, in particular on the key aspects of that significance identified in the CMP. There are no impacts associated with the loss of the former chapel space, as its use has ceased, and the 1900 Hunt designed sandstone chapel provides the focus for religious worship and celebration at the site.

The proposed roof top addition has been designed in consultation with the authors of the CMP and this HIS so as to ensure that it will dominate the distinctive facades of the east wing of Barat Burn, by utilising the following techniques:

- the footprint of the proposed roof addition is set back from the rendered parapet wall;
- the roof line has been kept as low and fine as possible, and creates a wide awning which shades the glazed facades of the new roof top addition;
- the materiality and colouring of the new roof top addition is recessive, so as to not visually detract from the distinctive external facades of Barat Burn east wing, particularly in views from Vaocluse Road.

Recommendations:

- Further refinement during design development should ensure that the internal marble terrazzo architraves to the external window openings are retained and expressed in the new design.
- Options to reopen the original high level windows within the stair could be explored during detailed design.

10.3.3 Junior school traffic management works

The Junior School traffic management works affect the following areas/elements of significance:

- Noviceship Lawn (high significance)
- Our Lady of Lourdes grotto (high significance)

The works include the creation of a new one way driveway for pick up and drop off for the Junior School, and include the following:

- Removal of one bay of the existing rendered masonry fence to create a new driveway entry;
- New east-west driveway crossing at the southern end of the Noviceship Lawn;
- Widening of the existing roadway to allow for a new drop off and pick up zone; and
- Construction of a new elevated footbridge providing pedestrian access from Café 135 and the new drop off zone to the Barat Burn Junior School. At the northern end, this footbridge extends past Our Lady of Lourdes Grotto and the northern elevation of the Villa, before crossing the existing internal roadway to access the new vertical circulation zone between the east and west wings of the Barat Burn Junior School.

The potential heritage impacts arising from the proposed Junior School traffic management works are summarised below:

- The proposed works will have some impact on the significance of the Noviceship Lawn, primarily arising from the new east-west driveway crossing, which cuts across the lawn at its southern end. This impact is mitigated somewhat through the limited use of the roadway for before school drop off and after school pick up, thereby retaining the existing recreational use of the space during the day. The proposed materiality and detailing of this driveway seeks to minimise its visual impact, and careful detailing will be required during the detailed design phase to ensure that visual impacts are minimised.
- There is no change to the current extent of garden beds and plantings, including significant plantings of exception, high and moderate significance – positive aspect of the proposal;
- There are no structures proposed that may impact on the nature of the space as a visual separation between the Senior School and Junior School, or impede on the openness to views or access to the sun – positive aspect of the proposal.
- Removal of the existing bin storage above the Grotto of Our Lady of Lourdes is a positive aspect of the proposal, as this structure had been identified as being intrusive. While the proposed new walkway will be visible above the grotto itself, the potential visual impacts are

considered to be minor given that:

- the walkway is set back further from the edge of the grotto; and
- the lower height and transparent nature of the walkway will allow views through its structure, compared to the enclosed walls of the present bin enclosure.
- There are no adverse impacts associated with the proposed walkway on the Villa. While the Villa has been identified as of high significance, this affected elevation (north) is not considered a primary one (the building is orientated to the west). Further refinement during detailed design could consider options to provide future access to the Villa

Currently there is insufficient detail to determine the extent of overhang of the proposed walkway on the former quarry face forming the eastern boundary of the lawn in front of the grotto, or the impact on the existing cut sandstone stairs between the Noviceship Lawn and grotto. Further refinement will be required during the detailed design phase to ensure that impacts to these elements are minimised. Where possible, the walkway should be designed so as to not materially affect these items.

Recommendations:

Overall the proposed works associated with the Junior School traffic management are considered to be of minor and acceptable impact, with the following recommendations:

- The materiality and detailing of the new driveway crossing should be the detailed design phase to ensure that visual impacts are minimised.
- The proposed walkway should be designed so as to not visually or materially impact on the former quarry face forming the eastern boundary of the lawn in front of the grotto, or the existing cut sandstone steps between the Noviceship Lawn and the grotto.
- Further refinement of the design could consider options to provide future access to the Villa from the proposed elevated walkway.

10.4 Detailed development Precinct B (Senior School)

10.4.1 Refurbishment of Senior School Reception including disabled access

The proposal includes internal modification and refurbishment of the existing reception, office and classroom areas at ground level (Level 2) of the Main School Building, as well as the construction of new disabled access ramps to the main entry. The works largely retain the original configuration and original / early fabric of the building, with only minor impacts as identified below:

- The original internal configuration of the Main School Building, with its central entry and corridor with rooms on either side, is generally retained. Some modification to the arrangement of door openings on either side of the entry foyer is proposed, however the drawings indicate that their current symmetrical arrangement is able to be retained in the new layout. The new partition on the southern side of the entry foyer will require coordination with the existing cedar joinery. Overall, these works will have minor but acceptable impact.
- Removal of a small length of masonry wall on the northern side of the entry foyer to create a new doorway opening to the informal meeting space, and removal and salvage of the existing cedar door case to this wall. Retention and reuse of the salvaged doorcase to the new opening is recommended as this will ensure that this significant piece of joinery remains in use near to its original location. Overall this work is considered to be of minor impact.
- Removal of the later timber screens dating to the main entry foyer – no impact. These works include the removal and salvage of the cedar double doors to the glazed partition to the south of the entry foyer – minor impact.

- Subdivision of the two original large spaces on either side of the entry foyer, being the former refectory (north) and temporary chapel (south). While this will have some adverse impact on the original legibility of these spaces, the proposed glazed partitions will ensure that views through the space will still be possible, thereby enabling an understanding of their former configuration. New partitions will require careful integration with the existing fabric to avoid existing window openings. It is recommended that the partitions within the new administration area (former refectory) be reconfigured to as to retain clear views of the original stone chimney at the northern end.
- Reinstatement of the chimney breast at the centre of the new reception/office space (former third chapel space) requiring the removal and salvage of the existing cedar French doors. This change will reinstate an original/early configuration, and is a positive impact.

The extent of the works with regards to changes to the provision of services, lighting or data / communications within the building is unknown. It is noted that most rooms retain their existing configuration and general office/administrative use. Any modified or new services should be undertaken in accordance with the conservation policies identified in the CMP, and detailed in consultation with a heritage architect.

Externally, the original steps and landing are proposed to be retained and integrated within a new and enlarged landing. The new steps and ramp are proposed to be in stone, thereby retaining the materiality of the forecourt, and the ramp has been arranged around the existing circular garden bed. While this work will obscure the original arrangement of entry and steps, it will ensure that the original fabric remains in its existing location, and is preferable to its removal. Minor impacts to original fabric however overall positive benefits associated with providing equitable access to the Senior School. It is recommended that the existing steps are protected prior to being covered over.

Recommendations:

Overall the proposed works to the main entry foyer of the Main School Building are considered to be of minor and acceptable impact, with the following recommendations:

- Further refinement during detailed design should consider the following:
 - installation of the salvaged cedar door case to the new opening on the northern side of the main entry foyer;
 - careful integration of new timber partitioning with the existing cedar joinery on the southern side of the main entry foyer; and
 - realignment of the proposed glazed partitions to ensure the original fireplace remains visible.
- Protect the existing stone landing and steps to the main entry below the new stone elements, to enable their future uncovering and exposure.
- Design development should be undertaken in consultation with a heritage architect to ensure compliance with the policies of the CMP, particularly with regard to any upgrading or modifications to services (lighting, heating / cooling and data) to ensure compliance with the CMP.

10.4.2 Year 8 Centre (North Wing)

The proposed Year 8 Centre is proposed to be located at Level 3 of the existing North Wing, also referred to in this report as the 1959 Noviceship Wing additions and 1976 Science Block. It involves the construction of new gabled wings on the roof of the 1976 Science Block, and on either side of the 1959 Noviceship Wing additions. This will require the removal of much of the eastern and western facades of this wing.

The potential heritage impacts arising from the proposal Year 8 Centre are summarised below:

- The Year 8 centre deliberately sits below the existing ridge height of the 1959 Noviceship Wing additions and continues the strong gable roof forms of the historic Convent School, as well as its materiality (slate and masonry). This, as well as its masonry construction and the proportion and verticality of its windows helps to create a cohesive appearance with the historic Convent School in views from the harbour and along Vacluse Road, while differentiating it sufficiently to not confuse the historical development of the place.
- The removal of much of the eastern and western facades of the 1959 Noviceship Wing additions. While this will result in the loss of 1959 structure and fabric, the lesser quality of this material (rendered concrete block), will have only minimal impact.
- The proposed internal modifications to create the new Year 8 centre will not result in any adverse impacts. The interior was refurbished in the 1970s to its current form, and none of the 1959 fabric or spaces is affected by the works. The changes support and strengthen the primary use of the place for education purposes and are overall of positive benefit.
- The proposed additional floor level above the western half of the 1976 Science Wing has been deliberately pulled back at the southern end so as to maintain the key views of the upper floors of Claremont from the west and northwest identified in Figure 3.8 of the CMP.

Overall, the proposed Year 8 Centre is considered to be of minor and acceptable heritage impact.

10.4.3 Senior school traffic management works including reconfiguration of Main Entry Forecourt

The Senior School traffic management works include the following:

- removal of parked cars, buses, line markings or other control barriers within the Main Entry Forecourt;
- construction of a new one way vehicular drive from the Jubilee Gates to the Kincoppal Gates, requiring the partial removal of the second roundabout in front of the South Wing; and
- reinstatement of a landscaped and pedestrian setting of garden beds, grassed areas and paths, which interprets the early setting and character of the forecourt.

The earliest drawings and photographs of the Main Entry Forecourt show it to be an informal arrangement of garden beds, lawned areas and gravel paths, with a mature collection of trees located along the Vacluse Road boundary. A circular garden bed has been located in front of the Convent School since at least 1905, and the open landscape character in front of the sandstone buildings provided a striking location for school photographs. This arrangement would appear to have remained in place until the 1930s, at which time paths were more formally created in concrete, likely coinciding with changes to movement through the school, and the installation of the Jubilee Gates and the circular garden bed in front of the South Wing. The area was progressively covered with concrete, until it reached its current form in the 1970s. The final change was the installation of the Kincoppal Gates in the 1990s, thereby creating separate entry and exit routes for vehicles.

The proposed Senior School traffic management works, including the works to the Main Entry Forecourt will have minor and acceptable impacts as follows:

- Construction of the proposed one way vehicular access and drop off zone along the boundary of Vacluse Road will require the partial removal of the circular garden bed in front of the South Wing, however its removal is considered acceptable given the considerable benefits of separating vehicles and pedestrians from a safety point of view, and the opportunities to reinstate the historic landscaped character of the Main Entry Forecourt. The impacts are further mitigated by the interpretation of the existing roundabout in the proposal paving detail, as well as retention of the existing flagpoles and garden hedging.
- The removal of all bus and car parking within the Main Entry Forecourt, and the reinstatement of a landscaped setting of garden beds, grassed areas and paths is a positive

aspect of the proposal in that it enhances the visual presence of the historic Convent School in its institutional landscape setting. The open nature of the proposed landscape treatment within the forecourt will enable the sandstone buildings of the historic convent school to regain their visual dominance in the setting, without the clutter of parked cars, buses, line markings or other control barriers in front, and is considered an appropriate response given the exceptional significance of the place – positive aspect of the proposal.

- The landscape design for the main entry forecourt reinterprets the early landscape form with a series of winding paths through lawn and low garden paths. The proposed disabled ramps to the main entry has been kept low and are arranged around the circular garden bed in front of the entrance, which is to be retained. The use of sandstone for the ramp, as well as the retention of the circular garden bed is a positive aspect of the proposal, as it retains the early materiality of the forecourt and strengthens and interprets its early arrangement as identified above.

10.4.4 New onsite bus / car parking

The proposed bus / car parking structure is located at the site of the former conservatory at the southern eastern corner of the western campus. The new structure utilises the topography of the land to enable the construction of a two storey structure for the parking of buses at ground level with car parking below. Nonetheless the works will involve some excavation into the site, with the resultant loss of much of 1930s stone walling identified as being of moderate significance. A short length (7m) of the 1888 Hunt retaining wall will also be affected, and two courses of this wall are proposed to be removed and salvaged.

Potential impacts of the proposal are as follows:

- Some impacts associated with the removal of the 1930s stone walling across the former conservatory site, identified as being of moderate significance.
- Minor impacts associated with the removal of two courses of a short length (7m) of the 1888 Hunt retaining wall. These impacts are mitigated by the salvage of these stones for future use on site. The remainder of the Hunt retaining wall is to be retained and exposed to view which is a positive aspect of the proposal.
- The existing significant *Magnolia grandiflora* is to be retained – positive aspect of the proposal.
- There are no impacts on the stone boundary walls to Vacluse Road and Forsyth Park.

These potential impacts have been mitigated by:

- Choosing new soft landscaping and the materiality of the proposed bus / car park structure to create a landscaped foreground, particularly in views to the historic Convent School from Vacluse Road.
- Reconstructing the existing garden beds at ground level on the northern side in their current arrangement.

Overall, while the proposal will have some impact on fabric of moderate significance, these are considered acceptable given the overall positive benefits of removing all vehicular parking, including associated line markings and signage, from the Main Entry Forecourt, an area identified as being of exceptional significance. The proposal directly enables the reinstatement a landscaped forecourt to create a new pedestrian area, which interprets the early landscape form and character of the space.

As such, the proposal is considered to be of acceptable impact provided the following is undertaken:

Recommendations:

- Screen planting along the southern boundary is chosen so as to ensure no unintended damage to the stone drainage channel along this boundary.