

28 August 2017



Urbis
Level 23, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000

Attention: Ms Stacey McMasters, Consultant

Dear Ms McMasters

**Subject: S96 (1A) modification
Redlands Masterplan and Stage 1 New (Monford Place) Learning Hub (SSD 6454)
Statement of Heritage Impact**

The attached Statement of Heritage Impact has been prepared to accompany a Section 96 (1A) application to amend the approved State Significant Development Application for the Redlands Masterplan and Stage 1 New (Monford Place) Learning Hub (SSD 6454).

The Statement has been prepared on behalf SCECGS Redlands and should be read in conjunction with the Statement of Heritage Impact prepared by NBRS + Partners in April 2015 submitted with the State Significance Development Application and S96 (1A) architectural drawings prepared by Tanner Kibble Denton Architects.

The Statement provides an assessment of the impacts of the proposed modifications to the approved works on the heritage values of the site.

If you have any queries please contact me on 9289 7239 or email gphillips@tkda.com.au

Yours sincerely

TANNER KIBBLE DENTON ARCHITECTS PTY LTD

George Phillips
Practice Director
NSW Registration No. 7651

encl. Statement of Heritage Impact

Tanner Kibble Denton Architects Pty Ltd | ABN 77 001 209 392 | www.tkda.com.au

Sydney Level 1, 19 Foster Street, Surry Hills NSW 2010 Australia | T+61 2 9281 4399

Brisbane Suite 9A, Level 7, 141 Queen Street, Brisbane QLD 4000 Australia | T+61 7 3087 0160

Principals Alex Kibble, Robert Denton, Megan Jones, John Rose | **Practice Directors** George Phillips, Jocelyn Jackson, Melanie Mackenzie

Senior Associates Ian Burgher, Angelo Casado, David Earp, Emma Lee, Scott MacArthur, Renata Ratcliffe, Lachlan Rowe

Associates Paul Dyson, Anna Harris, Theresa Pan, Sean Williams

NSW Nominated Architects Robert Denton Registration No 5782 | Alex Kibble Registration No 6015

S96(1A) MODIFICATION

REDLANDS MASTERPLAN AND STAGE 1 NEW (MONFORD PLACE) LEARNING HUB (SSDA 6454)

STATEMENT OF HERITAGE IMPACT

28 August 2017

1 INTRODUCTION

1.1 Background

This Statement of Heritage Impact has been prepared to accompany a Section 96 (1A) modification to the approved Masterplan and Stage 1 New (Monford Place) Learning Hub at Redlands Senior School, 272 Military Road, Cremorne. The concept masterplan provides for the staged redevelopment of the campus including construction of new buildings, alterations to existing buildings, infrastructure works, car parking and landscaping.

All of the modifications are proposed for the New Learning Hub as part of the Stage 1 works, and relate to changes arising from the detailed design phase of the works.

1.2 Heritage significance and statutory heritage framework

SCECGS Redlands derives historical significance as a private school established on the North Shore in 1884. The Liggins Building (1923) is demonstrative of the early phase of development of the school, and the Lang Building (1988) designed by architect Alex Popov is characteristic of modern school education. The school also derives significance from its landscaped setting.

The site comprises the following heritage items listed in North Sydney Local Environmental Plan 2013, Schedule 5 Environmental Heritage:

- SCECGS Redlands, 244 Military Road, Cremorne (item No. I0065)
- Former Cremorne Post Office / Telephone Exchange (item No. I0064)

Within the vicinity of the campus are St Peter's Anglican Church at 29 Waters Road (item No. I0080); 'Belvedere' at 7 Cranbrook Avenue (item No. I0045); and 'Egglemont' at 11 Cranbrook Avenue (item No. I0046).

1.3 Description of the proposed modifications

Located at the approximate centre of the campus, the approved New Learning Hub comprises a four-storey multi-purpose education building facing Monford Place to the south, and a basement level containing the Interim Music Hub facing Gerard Street to the north. A rooftop landscaped play area is proposed above the basement level.

Proposed modifications to the design of the New Learning Hub building include:

- Modifications to the siting of mechanical plant: previously located on the eastern side of the podium garden, the plantroom is proposed to be located at the eastern edge of the podium;
- Minor modifications to the entry landscaped forecourt including changes to the ramp and stair configuration, to improve circulation;
- West elevation, basement level: replacement of glazing to the foyer of the Interim Music Hub with a solid wall adjacent to the landscape forecourt;
- West elevation: modification of the extent, profile and depth and of the roof overhang. The increased depth of the roof overhang provides improved weather protection;
- North elevation of the Interim Music Hub: minor increase (100mm) in the height of the window sill at basement level to accommodate civil engineering drainage requirements.



2 ASSESSMENT OF HERITAGE IMPACT

The proposed S96 (1A) modifications do not directly affect the identified heritage items on the Redlands Senior School campus. No works are proposed for the significant Liggins and Lang buildings or to the former Cremorne Post Office. The proposed modifications relate only to the approved New Learning Hub.

The proposed changes to the external appearance of the Interim Music Hub at the basement and podium levels of the building – including fenestration at basement level, mechanical plant room on the east side and the roof overhang – are minor modifications to the approved works which do not result in adverse impacts on the heritage values of the school. The scale, form and extent of the building remain substantially unchanged. The proposed design modifications will have negligible impact on the setting of the neighbouring St Peter's Anglican Church, situated to the north of the campus on Gerard Street.

Proposed changes to the design of the approved landscaped forecourt – including the configuration of the entry ramp and stair – will not result in any adverse impacts on significant buildings or the landscape setting of the school.

3 CONCLUSIONS

The proposed S96 (1A) modifications to the approved works at Redlands Senior School relate to the New Learning Hub. The proposed modifications to the design of the exterior of the approved building – arising from the detailed design development phase – will result in improvements to the appearance and functioning of the facility. No additional works to the heritage buildings of the campus are proposed.

Overall, the proposed modification works to the Learning Hub are minor in extent and nature and are sympathetically considered, and will not result in any additional adverse impacts on the heritage values of the campus.

