



STATEMENT OF HERITAGE IMPACT

WENONA SCHOOL PROJECT ARCHIMEDES
255-265 MILLER STREET
NORTH SYDNEY NSW 2060

Application Number SSD 6952

17 June 2015
FINAL

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects
Graham Thorburn: Reg No.5706; Geoffrey Deane: Reg No.3766;
Garry Hoddinett: Reg No 5286; Andrew Duffin: Reg No 5602

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

This document remains the property of NBRS & PARTNERS Pty Ltd.
The document may only be used for the purposes for which it was produced.
Unauthorised use of the document in any form whatsoever is prohibited.

Issued documents:

Preliminary Heritage Advice Draft	16 October 2014
SHI Draft	10 April 2015
SHI Revised Draft	30 April 2015
SHI Final	3 June 2015
SHI Final	12 June 2015
SHI Final	17 June 2015

CONTENTS

1.0	INTRODUCTION.....	4
1.1	Methodology and Requirements for this Report	4
1.2	Site Location	4
1.3	Heritage Listings	5
1.4	Aboriginal Heritage.....	7
1.5	Authorship.....	7
1.6	Information Sources	7
2.0	HISTORIC OVERVIEW.....	8
2.1	Site History of No 263 Miller Street	8
2.2	Site History of No 265 Miller Street	11
3.0	PHYSICAL EVIDENCE.....	12
3.1	Introduction	12
3.2	Context of the Subject Site – Miller Street	12
3.3	Context of the Subject Site - Elliott Street.....	15
3.4	Nos 255-257 Miller Street.....	17
3.5	No 263 Miller Street	17
3.6	Heritage Items in Close Proximity	20
4.0	HERITAGE ISSUES AND EVALUATION OF HERITAGE CONTROLS.....	27
4.1	Compliance with the North Sydney LEP 2013	27
4.2	Compliance with the North Sydney DCP 2013	27
5.0	THE PROPOSAL.....	32
5.1	Description of Proposal	33
5.2	Design Intent Statement.....	34
6.0	HERITAGE IMPACT ASSESSMENT.....	35
6.1	Introduction	35
6.2	Demolition of a building or structure	36
6.3	New development adjacent to a heritage item	37
6.4	Tree removal or replacement	40
7.0	CONCLUSION.....	41

STATEMENT OF HERITAGE IMPACT

FOR WENONA SCHOOL, PROJECT ARCHIMEDES

1.0 INTRODUCTION

1.1 Methodology and Requirements for this Report

This Statement of Heritage Impact (SHI) has been prepared in accordance with the standard guidelines of the NSW Heritage Branch (Heritage Office and Department of Urban Affairs & Planning 1996, revised 2002). This Statement of Heritage Impact, accompanies the Environmental Impact Statement (EIS) and forms part of the Secretary's Environmental Assessment Requirements (SEARs) for Application Number SSD 6952 for Wenona School Project Archimedes, Nos 255-265 Miller Street, North Sydney (dated 8 April 2015), Key Issue 7 Heritage, which states as follows

7. Heritage

The EIS shall include a Heritage Impact Statement that addresses the significance of, and provides an assessment of the impact on the heritage significance of any heritage items on the Wenona School site and in the vicinity, and/or conservation areas and/or potentially archaeologically significant areas, in accordance with the guidelines in the NSW Heritage Manual.

1.2 Site Location

The subject site, Nos 255-265 Miller Street, North Sydney (see Figure 1), is located on Miller Street, a principal street within the North Sydney business district. The subject site is located on the Wenona School Campus within a block bounded by Miller Street to the west, Ridge Street to the north, Walker Street to the east and McLaren Street to the south. Elliott Street, running north-south, is a no-through road located east of the subject site and provides a public vehicular access route within the Wenona School campus. The following table provides the legal description of the subject site:

Address	Legal Description	Current Use
Existing Footbridge	Lot 2 and Part Lot 3 in DP 1064209	Existing pedestrian bridge
249 – 261 Miller Street	Lots A and B in DP 173234 Lots 10, 11, 12 and 13 in DP 979505 Lots 8 and 9 in DP 996381	Existing Miller Street campus
265 Miller Street	SP 21394	Former commercial building now used by Wenona School for administrative purposes
263 Miller Street	Lot 1 in DP 997232 Lots 16 and 17 in DP 2798	Childcare centre (former house). The childcare centre has capacity for 50 children.

The proposed works include demolition of buildings on the following sites:

- Childcare centre, located at No 263 Miller Street; and
- Office building, located at 265 Miller Street.



Figure 1 — Site location plan showing the subject site outlined in red (Source: Google Maps)

1.3 Heritage Listings

The subject site, Wenona Miller Street Campus, includes the following heritage item listed on the *North Sydney Local Environmental Plan 2013* (LEP2013), Schedule 5 Environmental heritage:

- 255–257 Miller Street, North Sydney – House (Heritage Item: I0912).

Heritage Items in Close Proximity

The subject site is located in close proximity to a number of heritage items listed on the LEP2013 (see Figure 2 LEP2013 Heritage Map including the following:

- 200 Miller Street, North Sydney - North Sydney Council Chambers (including fountain in park adjacent to Council Chambers) (Heritage Item: I0902);
- 200 Miller Street, North Sydney - North Sydney Council Chambers — Wyllie Wing (Heritage Item: I0903);
- 201 Miller Street, North Sydney - Commercial building (Heritage Item: I0904);
- 232–232A Miller Street, North Sydney – Shop (Heritage Item: I0905);
- 240 Miller Street, North Sydney - Trewyn Terraces (Heritage Item: I0906);

- 242 Miller Street, North Sydney - Trewyn Terraces (Heritage Item: I0907);
- 243 Miller Street, North Sydney – Shop (Heritage Item: I0908);
- 244 Miller Street, North Sydney - Trewyn Terraces (Heritage Item: I0909);
- 246 Miller Street, North Sydney - Trewyn Terraces (Heritage Item: I0910);
- 248 Miller Street, North Sydney - Trewyn Terraces (Heritage Item: I0911);
- 269 Miller Street, North Sydney - The Independent Theatre (Heritage Item: I0914); and
- 63 Ridge Street, North Sydney – House (Heritage Item: I0977).

Conservation Areas

The subject site is not located within a conservation area. However, the subject site is located in close proximity to two conservation areas (shown in Figure 2 as hatched in red):

- McLaren Street Conservation Area (“CA19”); and
- Walker and Ridge Streets Conservation Area (“CA20”).

McLaren Street Conservation Area (“CA19”) is located on the western-side of Miller Street and opposite the subject site.

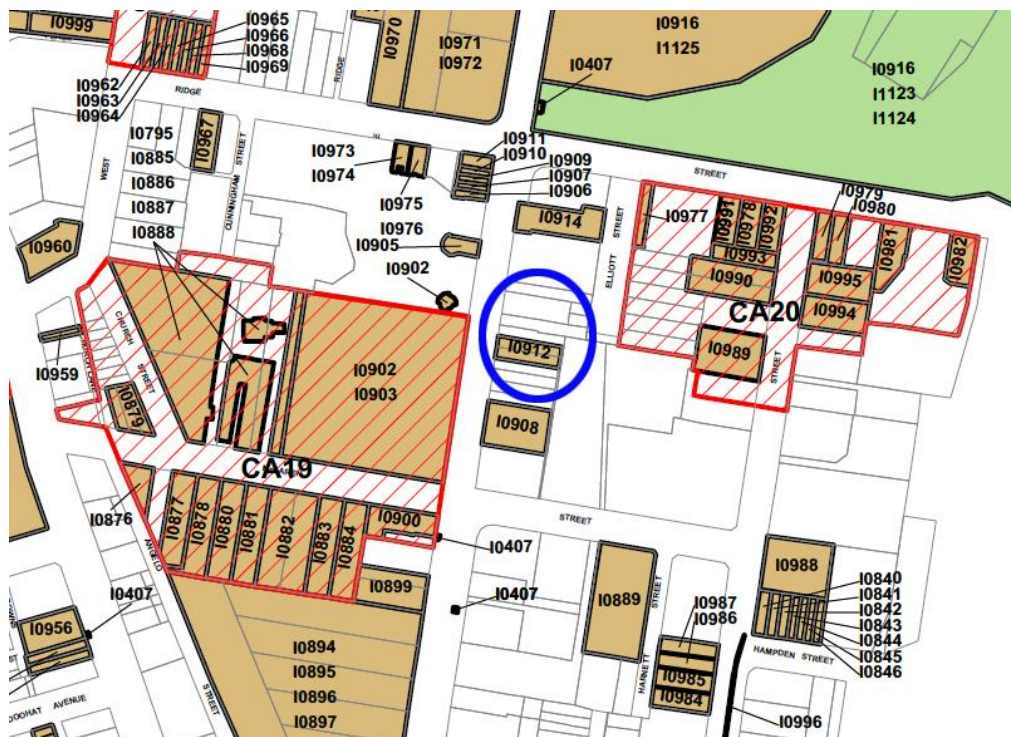


Figure 2 - Heritage Map showing the subject site (circled in blue) with a number of heritage items (shaded ochre and green) and conservation areas (hatched in red) in close proximity (Source: LEP 2013, Heritage Map HER-002A)

1.4 Aboriginal Heritage

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

- Nil (0) Aboriginal sites are recorded in or near the subject site; and
- Nil (0) Aboriginal sites are recorded in or near the subject site.

1.5 Authorship

Lynette Gurr, Senior Heritage Consultant, prepared this Statement of Heritage Impact. The historic overview was prepared by Léonie Masson, Historian. Robert Staas, Associate Director, peer-reviewed the report. All heritage personnel are at NBRS+PARTNERS, Architects.

1.6 Information Sources

The following resources have been used in the research and preparation of this report:

- National Library of Australia, Maps;
- NSW Land & Property Information;
- NSW Office of Environment and Heritage, Heritage Inventory Database; and
- Stanton Library, North Sydney Heritage Centre Collections.

2.0 HISTORIC OVERVIEW

2.1 Site History of No 263 Miller Street

No 263 Miller Street is located on Lots 16 and 17 of Lord's Paddock Estate (DP 2798). The subject site comprised both freehold and Torrens titles as indicated by blue and red shading respectively on the subdivision poster (see Figure 3). This remained the situation until 1995 when the freehold portion (contained in Deed Bk 4089 Nos 489 and 490) was converted to Torrens by Conversion Action 66275.



Figure 3 — Subdivision poster for Lord's Paddock Estate North (Shore) Sydney, 28 May 1892. (Source: NLA, MAP Folder 155, LFSP 2511)

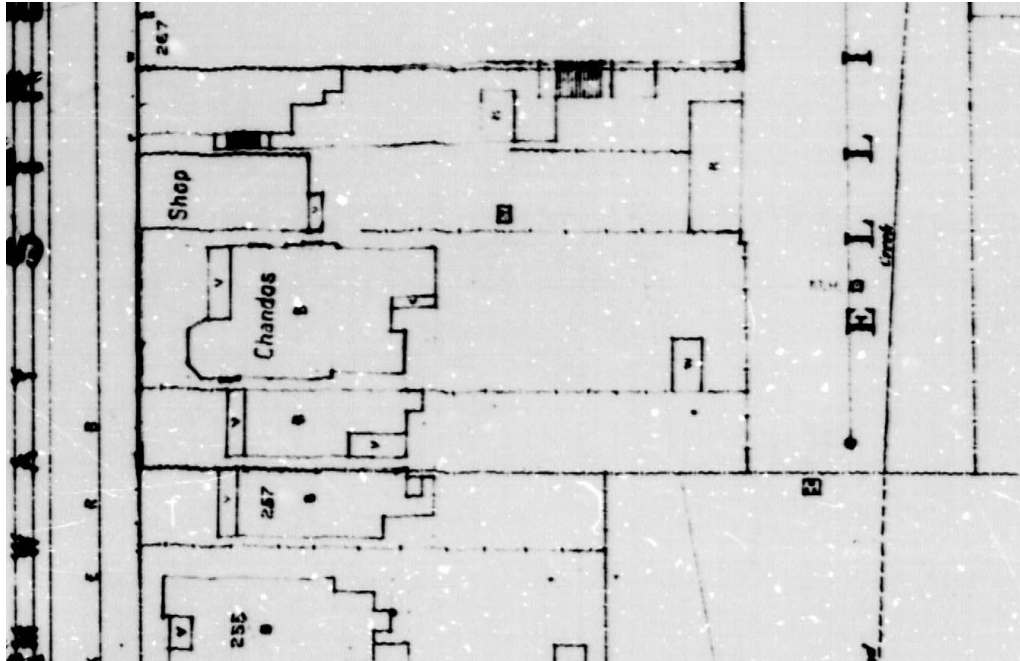


Figure 4 — Extract from Detail Survey North Sydney Sheet 30, base plan 1890 with later revisions. No 263 Miller Street is named “Chandos” (Source: Stanton Library, North Sydney Heritage Centre Collections, 1890s Block Plan Maps)

The Torrens portion of No 263 Miller Street (fronting Elliott Street) was conveyed by John Stuart Elliott to Edward Baker and Charles William Davis in November 1892. The next transaction registered on the certificate of title is an application by transmission in March 1927 to Eliza Ann Merchant, widow of Arthur William Merchant. The Merchant family resided at 263 Miller Street from 1894. Presumably, a conveyance of this portion of land to Arthur William Merchant is not registered on the title.

As to the freehold portion of No 263 Miller Street (fronting Miller Street), this land was apparently sold after 1892 to Arthur Merchant, although this transaction is not registered on the Certificate of Title. “Rosetta” is recorded in the 1894 Sands Directory. The house is possibly named “Rosetta/Rosettaville” after their first born daughter “Rosetta”. The Merchants lived here until Arthur’s death in 1927, whereupon, the property passed by transmission to his widow, Eliza Ann Merchant. She sold the property to Albert Street Thomson in 1930. Thomson leased the property to a succession of tenants.

In 1938, the property was leased to Augustine Joseph Glacken, of North Sydney. He became the owner of the subject site in 1945. Glacken was a funeral director in partnership with Whelan. The funeral business of Whelan & Glacken operated at 263 Miller Street. Following Glacken’s death in 1974, Bruce Maurer Funerals was sold to a multinational company and Ken commenced his own business in 1976, trading as Kenneth Maurer Funerals.¹ The new firm purchased the subject site from the Glacken family in June 1976. Kenneth and Antoinette Maurer lived and worked on the subject site.

¹ Maurer & Bracks Funeral Directors, <http://www.maurerfunerals.com.au/?page=history>, accessed 25 March 2015.

Jenfield Pty Limited leased the property in December 2003 to Cube No 1 Pty Limited² and converted the subject site to a childcare centre. The following year, the lessee conveyed the lease to ABC Development Learning Centre Pty Ltd³ who continued to operate 263 Miller Street as a childcare centre. When that company went into voluntary liquidation in 2008, receivers and managers were appointed to oversee the windup of the Australia-wide business. The lease of the subject property was conveyed in May 2009 to Froebel Australia Ltd. No 263 Miller Street was one of the first two bilingual early learning centres established in Australia by that company.⁴

The property was sold in October 2012 to Wenona School Limited.



Figure 5 — Three generations of the Maurer family outside the subject site operated by them as Kenneth Maurer Funerals, ca1976. (Source: Maurer & Bracks Funeral Directors, <http://www.maurerfunerals.com.au/?page=history>, accessed 16 October 2014)

² Lease AB140459M, NSW Land & Property Information.

³ Transfer of Lease AB280119E, NSW Land & Property Information.

⁴ Transfer of Lease AE904889D, NSW Land & Property Information.

2.2 Site History of No 265 Miller Street

No 265 Miller Street is located on Lot 18 of Lord's Paddock Estate (DP2798). As with the adjoining site (263 Miller Street) this allotment was comprised of both freehold and Torrens title land as shaded blue and red respectively on the subdivision poster (Figure 3). By 1895, the site is used as a shop and occupied by "James Reynolds, confectioner". In 1896, another confectioner, F Lussenhoff, occupied the shop. Until 1932-33, when the Sands Directory ceased publication, the shop was occupied by a variety of occupants - "Edward Taylor, bootmaker", "William Fish, greengrocer", "AJ Enright, butcher" and "AS Thomson, butcher".

In 1974, the building was extensively renovated and extended as a commercial building. In 1981, the building was altered for use as professional suites. The refurbishment and extensions cost \$170,000. In 1984, the property was strata subdivided as SP21394 and became known as "Dunbar House". The subject site changed hands in 1991 and again in 2009.



Figure 6 — Front view of Independent Theatre and demolition of 267 Miller Street, North Sydney, October 1993 (Source: North Sydney, Stanton Library, Call Number: LH REF CPF746)

3.0 PHYSICAL EVIDENCE

3.1 Introduction

In October 2014, NBRS+PARTNERS undertook a site visit and physical assessment of the external fabric of the subject site (Nos 255-265 Miller Street, North Sydney), including the interior of the Childcare Centre located at No 263 Miller Street. The building at No 263 Miller Street is not heritage listed on the *North Sydney Local Environmental Plan 2013*. This assessment was undertaken to determine whether the proposed demolition of buildings on the subject site was possible in heritage terms and to establish ways of minimising negative heritage impact on any adjoining heritage listed properties in close proximity and within the Miller Street streetscape.

3.2 Context of the Subject Site – Miller Street

The subject site is located on the western portion of the Wenona School campus facing onto Miller Street, a principal street in the North Sydney business district. Miller Street has a north-south orientation. Council's Civic precinct is located on the western side of the street and consists of North Sydney Council, Stanton Library and Civic Park.

The eastern side of the street has a mix of uses and styles including commercial, residential and educational. The scale of buildings on the eastern side of Miller Street varies - a three-storey commercial building now used for Wenona school administration (No 265 Miller Street), a single-storey former residence, now operating as a childcare centre known as Froebel North Sydney (No 263 Miller Street), a three storey purpose-built educational building part of Wenona's Miller Street campus (No 259-261 Miller Street) and the two-storey, heritage-listed, Federation style former residence now operating as part of Wenona's Miller Street campus (255-257 Miller Street). The context of the subject site is described in the following figures and captions.



Figure 7 — The former single-storey residence at 263 Miller Street (centre), operates as Froebel, Bi-Lingual Early Learning Centre. The original sandstone gateposts remain as the western boundary markers. The three-storey rendered and painted masonry commercial building to the north (left) is No 265 Miller Street (Source: NBRS+PARTNERS, October 2014)



Figure 8 — Froebel, Bi-Lingual Early Learning Centre showing the original western boundary markers of sandstone gateposts and pillars (Source: NBRSPARTNERS, October 2014)



Figure 9 — The three-storey purpose-built educational building, located at Nos 259-261 Miller Street, forms part of the Wenona School campus and is included in the Archimedes Project site. The building links to the heritage item, a two-storey, former Federation residence located to the south with an address of Nos 255-257 Miller Street (shown at right). Both buildings form part of the Wenona campus and an educational use (Source: NBRSPARTNERS, October 2014)



Figure 10 — View to No 255-257 Miller Street, a Wenona School building, is a heritage item that forms part of the subject development site (Source: NBRS+PARTNERS, October 2014)



Figure 11 — The three-storey commercial building, located at No 265 Miller Street, forms part of the Archimedes Project site purchased by Wenona School and currently used for administration (Source: NBRS+PARTNERS, October 2014)



Figure 12 — View south from the front garden of No 263 Miller Street, to other buildings associated with Wenona School. A mature Moreton Bay fig is located on the adjoining property that forms part of the subject site (Source: NBRSPARTNERS, October 2014)



Figure 13 — View to the eastern side of Miller Street, showing three-storey residential building located north of the Archimedes Project site. The Independent Theatre is located immediately north of the residential buildings (Source: NBRSPARTNERS, October 2014)

3.3 Context of the Subject Site - Elliott Street

Elliott Street is a no-through-road that runs parallel to and east of Miller Street. The western side of Elliott Street generally provides access to the rear of buildings facing onto Miller Street. Buildings are generally four-storey high. The eastern side of Elliott Street comprises a number of Wenona School buildings. A pedestrian bridge, located at the southern end of the street, provides access for students. The following figures and captions describe the Elliott Street streetscape.



Figure 14 — View south from near the corner of Elliott and Ridge Streets to The Independent Theatre, showing the three-storey face brick building that forms part of the heritage item (left). The East Elevation of the residential building block, shown at right (Source: NBRSPARTNERS, October 2014)



Figure 15 — View west from Elliott Street showing the garaging and rear garden at No 263 Miller Street. The three-storey commercial building (at right), adjoins the childcare centre (Source: NBRSPARTNERS, October 2014)



Figure 16 — looking south from Elliott Street to the pedestrian bridge that provides access for Wenona students. At the time of visiting the site, the aged care facility located south of the pedestrian bridge was being vacated and moved to an alternate site (Source: NBRSPARTNERS, October 2014)

3.4 Nos 255-257 Miller Street



Figure 17 — No 255-257 Miller Street, is a two-storey Federation Arts and Crafts house listed as a heritage item, owned by Wenona and used as a school building (Source: NBRS+PARTNERS, October 2014)

The two-storey Federation Arts and Crafts house located at Nos 255-257 Miller Street (see Figure 17) is a heritage item that forms part of the subject site. The residence has high quality brickwork and decoration. Its location on Miller Street relates well to similar houses in the vicinity, particularly the Council Chambers and the McLaren Street Group.

The house has an asymmetrical façade with gable to one side and hipped, half-round tiled roof. Features of the former residence (now owned and occupied by Wenona School) include shingled gable ends, circular windows, semi-elliptical arches, dichromatic brickwork and leadlight windows. The triple-arch ground floor colonnade has brick decoration to the arches with roughcast render above and a tessellated tile floor. The gabled bay is infilled with timber framed windows, decorative leadlight and multi-paned upper lights. Open verandah to the upper floor under the main roof is supported on turned timber columns on a low decorated brick balustrade. Steel windows are located within the upper gable. The building is linked on the north to the Wenona purpose-built school building.

3.5 No 263 Miller Street

Exterior

The free-standing single-storey rendered and painted masonry building has a number of additions at the rear of the former cottage. There are a number of mature plantings within the rear gardens.



Figure 18 — looking west from the rear garden of childcare centre at No 263 Miller Street showing the North Elevation (left) and the East Elevation with later additions to the building (right). (Source: NBRS+PARTNERS, October 2014)



Figure 19 — looking east from the rear garden of childcare centre at No 263 Miller Street showing the fence and play areas and a number of mature tree plantings, including jacaranda. (Source: NBRS+PARTNERS, October 2014)

Interior

The interior of the childcare centre has retained much of the configuration of the original cottage and some of the original features including fireplaces and decorative ceilings. A number of modifications have been made to the rear of the building.



Figure 20 — No 263 Miller Street, ground floor of childcare centre, showing some original details including plaster cornices, marble fire surroundings, timber joinery (Source: NBRSPARTNERS, October 2014)



Figure 21 — No 263 Miller Street, basement (left) used staff room and ground floor rear addition (right) (Source: NBRSPARTNERS, October 2014)

3.6 Heritage Items in Close Proximity

The following describes some of the heritage items in close proximity to the subject site. Some of the heritage items lie within the visual catchment of the proposed development, other heritage items form part of the streetscape setting.

The Independent Theatre, 269 Miller Street



Figure 22 — The Independent Theatre, located at 269 Miller Street, is a heritage item, dating to the late Victorian period with two-storey façade details added in the early twentieth century when it was converted to a theatre. This decorative façade provides a landmark feature on the eastern side of Miller Street (Source: NBRS+PARTNERS, October 2014)

The Independent Theatre, located north of the subject site at 269 Miller Street (see Figure 22), has been used and adapted for various purposes. From the mid-1880s to its closure in 1909, it was used as a tram depot. In 1909-10, with the addition of a new façade, the tram sheds were converted to the Coliseum Theatre and Coliseum Cinema. Between 1914 and 1918, it was used as a munitions factory. From 1939 and 1978, it was the home of the Independent Theatre Company.

The Independent Theatre, designed in the Victorian Second Empire style, is a large, single-storey, brick shed with corrugated-iron roof and additional entry bay added on Miller Street. The rendered facade is elaborately detailed in a French-inspired manner with stuccoed orbs, shields, moulded string coursing with dentilated trim, mock pediments and large parapet. An iron cupola rises above, featuring decorated vents and centre finial.

The following statement of significance for The Independent Theatre is taken from the heritage inventory sheet (Database No 2180843):

An impressive building with a long history of varied uses, the most important being as the original tram depot and the later use as the Independent Theatre. Important early theatre as the Coliseum. Important streetscape item and rare example of this style locally.

The heritage item, the Independent Theatre, is located on the same side of the street and north of the development site. The heritage item will not have

direct views to the proposed development. However, consideration will need to be given to the visual impact of the proposed development on its streetscape setting.

No 243 Miller Street, North Sydney



Figure 23 — No 243 Miller Street, is a heritage item, located on the eastern side of the street, opposite the Council Chambers. The heritage item will not have direct views to the subject development site, however it forms part of the streetscape setting of the subject development (Source: NBRSPARTNERS, April 2015)

No 243 Miller Street is a two-storey, tuck-pointed brick and roughcast render house designed in the Federation Arts and Crafts style. The former house has features of the style including hipped terracotta tile roof, projecting gable ends and rain hoods clad in timber shingles and supported on brackets, entrance portico carried on pair of classical columns on brick pedestals, having classically derived entablature and cornice with decorative console brackets to cornice. Much of the rear section of the house appears to be a circa 1920s addition. Single storey extension to the side and a brick single garage. The original stables still survive in the backyard.

The following statement of significance for No 243 Miller Street is taken from the heritage inventory sheet (Database No 2180850):

A fine, restrained example of a two-storey house in the Federation Arts and Crafts style in a prominent location in area dominated by buildings of the same period. Example of the work of local architect, George M Pitt. Important stylistic and physical relationship to Council Chambers.

The heritage item, No 243 Miller Street, is located on the same side of the street and south of the development site. The heritage item will not have direct views to the proposed development. However, consideration will need to be given to the visual impact of the proposed development on its streetscape setting.

North Sydney Council Chambers (including memorial fountain in the park)



Figure 24 — North Sydney Chambers located at 200 Miller Street, on the western side of the street, is a heritage item of local significance (Source: NBRSPARTNERS, April 2015)



Figure 25 — Memorial fountain within the park adjoining the North Sydney Chambers is a prominent landscape feature and forms part of the North Sydney Council Chambers heritage item. It is located opposite the subject site (Source: NBRSPARTNERS, October 2014)

North Sydney Council Chambers is located at 200 Miller Street on the western side of the street south of the subject site. The fountain forms part of the heritage item and is located in a park opposite the proposed development. The Council Chamber Building is a Federation Arts and Crafts style two-storey brick building, with roughcast render to upper floor with hipped and gabled terracotta tiled roof. The building dates to 1870 and was used as a home and hospital. It was remodelled for the 1926 opening as Council Chambers. The building was enlarged in 1938 and 1977.

The following statement of significance for the North Sydney Council Chamber Building is taken from the heritage inventory sheet (Database No 2180851):

Important example of its style in a prominent corner location. Associated with early medical practice and was significant local hospital at one stage. Later associations as Council Chambers and generally an important local public building. Work of significant local architect.

Extensive modifications occurred throughout the twentieth century. The Wyllie Wing, in McLaren Street, designed by Harry Seidler, was opened in 1977. The Wyllie Wing is a three storey concrete framed structure (the concrete frame is strongly expressed on the exterior), designed in the Late Twentieth Century International style and planned to face north and south.

The following statement of significance for the Wyllie Wing is taken from the heritage inventory sheet (Database No 2181422):

The Wyllie Wing is a physical record of the growth and stature of local government in North Sydney. For architectural historians, it also demonstrates an uncompromising modernist approach by one of Australia's most prominent modernist architects - Harry Seidler. It is a representative, rather than exceptional, example of a 1970s modernist style building.

The heritage item, North Sydney Council Chambers, is located on the western side of the street and southwest of the development site. The heritage item will have direct views to the proposed development.

The associated memorial fountain is located on the western side of the street, within a park and opposite the proposed development. The heritage item will have direct views to the proposed development.

The heritage item, North Sydney Council Chambers - Wyllie Wing, is located on McLaren Street. The proposed development will not be visible from this heritage item.

Nos 232–232A Miller Street



Figure 26 — Shops, located at 232–232A Miller Street is identified as a heritage item, located on the western side of the street and north of the subject site (Source: NBRS+PARTNERS, April 2015)

Located at Nos 232–232A Miller Street is a two-storey retail building, built originally in the Victorian Georgian style and altered in the 1931 by infill of the first floor verandah and construction of a tiled 1920s style shopfront. The building features an original stone section, Georgian multi-paned double-hung windows. The 1931 extension has typical features of a 1920s style shopfront, including splayed recessed entry and glazed tiling.

The following statement of significance for Nos 232–232A Miller Street is taken from the heritage inventory sheet (Database No 2181423):

The former 'Miller's Treat' is the oldest of the group of buildings, 232-248 Miller Street. The original stone sections of the building, which appear to have been built in the 1850s, have historic significance as the remnants of one of North Sydney's early buildings, and may possibly have been built in 1857 by the owner, the stonemason John Jago. The alterations carried out in 1931 which extended the building, and converted the house to a shopfront illustrate the changing uses of older buildings in the area.

The heritage item, Nos 232–232A Miller Street, is located on the western side of the street and northwest of the development site. The heritage item will have direct views to the proposed development.

Nos 240, 242, 244, 246 and 248 Miller Street



Figure 27 — View to a shop and row known as Trewyn Terraces, located at 240-248 Miller Street, are identified as heritage items. They are located on the western side of the street and north of the subject site (Source: NBRSPARTNERS, April 2015)

Nos 240, 242, 244 and 246 Miller Street comprises a group of four Victorian Filligree style attached two-storey houses with ground floor shopfronts beneath a continuous awning. Upper floors have cast-iron lace valences and balustrades to verandahs. The following statement of significance for the Trewyn Terraces is taken from the heritage inventory sheet (Database No 2180870):

One of a fine set of terraced shopfronts with upper floor residences from the late nineteenth century in an important location on Miller Street opposite the former tram terminus. The 'Trewyn terraces', Nos. 240-248, which are the surviving five of the original seven terraces, demonstrate the scale and character of the former streetscape of Miller Street in the 1880s, and have continuously provided community retailing services since the 1880s. The

terrace is also associated with James Taylor, Mayor of North Sydney 1877-1878, who was the original owner and builder.

Located at No 248 Miller Street is a Victorian Georgian style, two-storey rendered brick corner shop and upper-floor residence with hipped corrugated-iron roof with apex finial, rectangular four-pane sash windows, a circular and ground floor arched window.

The following statement of significance for the No 248 Miller Street, part of the Trewyn Terraces, is taken from the heritage inventory sheet (Database No 2180871):

One of a fine example of a late-nineteenth century corner shop and residence in an important location on Miller Street. Indicative of local development trends of the late nineteenth century, being opposite former tram terminus. The 'Trewyn terraces', Nos. 240-248, which are the surviving five of the original seven terraces, demonstrate the scale and character of the former streetscape of Miller Street in the 1880s, and have continuously provided community retailing services since the 1880s. The terrace is also associated with James Taylor, Mayor of North Sydney 1877-1878, who was the original owner and builder.

The heritage items, Nos 240, 242, 244, 246 and 248 Miller Street, is located on the western side of the street and northwest of the development site. The heritage items will have only marginal views to the proposed development due to the distance away from the subject site and the street trees plantings that block views.

63 Ridge Street, North Sydney



Figure 28 — View to No 63 Ridge Street, listed as a heritage item. Located northeast of the subject site (Source: NSW Office of Environment and Heritage, Database Sheet No: 2180871)

No 63 Ridge Street, located on the corner of Ridge and Elliott Streets, is a Victorian Filligree style two-storey rendered brick house with corrugated-iron roof and verandah on each level with cast-iron lace balustrades. A parapet conceals a third-storey at rear. The following statement of significance for the No 63 Ridge Street is taken from the heritage inventory sheet (Database No 2180876):

Visually prominent nineteenth century house. Important for its contrasts to nearby single-storey houses and indicative of development pattern along Ridge Street. Provides important visual and historical links to either end of Ridge Street, where similar period and type buildings are located.

The heritage items, No 63 Ridge Street, is located on the corner of Ridge and Elliott Streets, northeast of the development site some distance away. The principal rooms of the heritage item look north and will not have views to the proposed development. Views to the proposed development will only be from the additions at the rear of the house.

4.0 HERITAGE ISSUES AND EVALUATION OF HERITAGE CONTROLS

The following heritage matters were raised with respect to any proposed development of the subject site.

4.1 Compliance with the North Sydney LEP 2013

Clause 2.1 - Land Use Zones (Zoning B4 - Mixed Use)

In accordance with the North Sydney Local Environmental Plan 2013 (LEP2013), Land Zoning Map – Sheet LZN_002A, zoning for the subject site has been identified as “B4” – Mixed Use. Development permitted with consent includes “Educational establishments”.

Clause 5.10 - Heritage conservation

In accordance with subclause (5) Heritage assessment (c) of LEP2013, the consent authority may, before granting consent to any development on land within the vicinity of land identified as a heritage item:

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.

The proposed development is located on the site of a heritage item and in close proximity to a number of heritage items. Therefore, a heritage management document, known as a Statement of Heritage Impact (SHI), is required to accompany a development application to Council for proposed works at Wenona.

Nos 255-257 Miller Street, a former house now owned by Wenona and used for educational purposes, is a heritage item and forms part of the subject site. In addition, there are a number of heritage items located in close proximity to the subject site. In accordance with LEP2013, 5.10, 5(c) this SHI has been prepared to identify the impact of the proposed works on the cultural significance of the relevant heritage listed places.

4.2 Compliance with the North Sydney DCP 2013

In reviewing issues associated with the heritage controls, it should be noted that DCPs are not strictly applicable to State Significant Development (SDD) development applications.

North Sydney DCP 2013 - Part B, Section 13 – Heritage & Conservation

The following objective is taken from the North Sydney Development Control Plan 2013 (DCP2013), Part B, Section 13 – Heritage & Conservation, 13.1.2 General Objectives, and is relevant to the subject site:

O3	<i>ensure that the assessment of applications for works on or in heritage items, heritage conservation areas and in the vicinity of heritage, are based on the identified heritage significance of the heritage item, conservation area, property, location or place.</i>
----	---

The following is taken from the DCP, Part B, Section 13 – Heritage and Conservation and is relevant to the subject site. A heritage item, Nos 255-257 Miller Street, forms part the subject site and the proposed development is located in the vicinity of a number of heritage items. The subject site is not located within a conservation area. However, the McLaren Street Conservation Area (“CA19”) is located on the western side of Miller Street, opposite the proposed works.

13.4 DEVELOPMENT IN THE VICINITY OF HERITAGE ITEMS

The setting of a heritage item often contributes to its heritage significance. With historic curtilage, the setting can extend beyond current property boundaries, and will be different for each heritage item.

Development near heritage items is required to consider the potential for new work to impact on the heritage item’s setting. This requires an understanding the role of the site in the streetscape, and in relation to the heritage item.

If Council’s heritage assessment staff confirm that the vicinity controls will apply to your property, then a **Heritage Impact Statement may be required** with your development application.

Objectives

- O1 Ensure that new work is designed and sited so as to not detrimentally impact upon the heritage significance of the heritage item and its setting.

Provisions

- P1 Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item in the design and siting of new work.
- P2 Maintain significant public domain views to and from the heritage item.
- P3 Ensure compatibility with the orientation and alignment of the heritage item.
- P4 Provide an adequate area around the heritage item to allow for its interpretation.
- P5 Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.
- P6 Protect and allow interpretation of archaeological features (as appropriate and relevant).

Part C – Character Statements, Section 2 - “North Sydney Planning Area”

As defined in the North Sydney Development Control Plan 2013 (DCP2013), Part C – Character Statements, Section 2, the subject site is located within the “Civic Neighbourhood (2.2)” of the “North Sydney Planning Area”. The Area Character Statement for “North Sydney Planning Area” describes the following relevant planning provisions:

New development within the Planning Area should result in:

- A high quality of built form.

Built Form

- The significance of heritage items is retained, and promotes the rich development history and provides interest in the physical fabric of the area.

2.2 “Civic Neighbourhood”

The Area Character Statement for “Civic Neighbourhood” describes the following planning provisions.

2.2.1 Significant Elements

Land use

P1 – Predominantly community based facilities such as educational establishments, places of public worship and public administration buildings.

P3 – Passive and active recreational spaces

Streetscape

P15 – Buildings are aligned to the street.

P17 – A variety of street trees and shrubs.

2.2.2 Desired Future Character

Diversity of activities, facilities, opportunities and services

P1 – a variety of speciality uses including education, public services, community facilities and recreational parks.

P4 – Open space used by local residents, students and the wider regional population for social and recreational purposes.

2.2.3 Desired Built Form

Form, scale and massing

P1 - Generally 1-3 storeys in height with a strong relationship with adjacent building heights.

Fences

P3 – Front fences no higher than 800mm.

Streetscape

P7 – Avenue of trees to line roads provide attractive streetscape and provides borders to the road.

P8 – Encourage open street frontages with low fences or no fences, landscaping to complement street planting.

Statutory control	This proposal relates to the controls as follows
LEP2013 Clause 2.1 - Land Use Zones The subject site is identified as being within Zoning B4 - Mixed Use	The proposed works are associated with the construction of an “Educational establishments”. This is permitted development with consent within the land use zone of the subject site.
LEP2013 Clause 4.3 Height of Buildings Subclause (2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.	The proposed building comprises six-storeys and mezzanine (three storeys above ground level). The maximum height of the proposed new building is predominantly 12m. Generally, the proposed works lie within the height limit.

Statutory control	This proposal relates to the controls as follows
<p>LEP2013 Clause 5.10 Heritage conservation</p> <p>Subclause (5) Heritage Assessment - Consent authority require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned</p>	<p>A Statement of Heritage Impact (SHI) is to be prepared to assess the impact on the following:</p> <ul style="list-style-type: none"> Nos 255-257 Miller Street, a former house now owned by Wenona and used for educational purposes, is a heritage item and forms parts of the broader redevelopment site; The subject site is not within a conservation area. Two conservation areas are located in close proximity to the subject site. McLaren Street Conservation Area ("CA19") is located on the western side of Miller Street, opposite the proposed works; A number of heritage items are located in close proximity to the subject site.

In reviewing the North Sydney DCP 2013, it should be noted that DCPs are not strictly applicable to State Significant Development (SDD) development applications.

Statutory control	This proposal relates to the controls as follows
<p>DCP 2013, Part B, Section 13.4 – Development in the Vicinity of a Heritage Item</p> <p>Ensure that new work is designed and sited so as not to detrimentally impact on the heritage significance of the heritage items and the heritage conservation areas</p>	<p>The proposed design of the Wenona School Project Archimedes should not detrimentally impact on the heritage significance of Nos 255-257 Miller Street, a heritage item that forms part of the subject site, existing heritage items in close proximity and the McLaren Street Conservation Area ("CA19") located opposite the subject site.</p> <p>The proposed works have aimed to minimise negative heritage impacts by having compatible orientation and alignment and maintaining views to and from the heritage item on the subject site.</p> <p>The buildings located at Nos 263 and 265 Miller Street, North Sydney are not heritage items and have little heritage significance. There is no heritage reason to prevent the demolition of the two buildings.</p>
<p>DCP 2013, Part B, Part C – Character Statements, Section 2 - "North Sydney Planning Area" – Area 2.2 "Civic Neighbourhood"</p> <p>2.2.2 Desired future character</p>	<p>The subject site is located within the "Civic Neighbourhood", part of the "North Sydney Planning Area". The proposed development needs to be in accordance with the provisions of the DCP2013.</p> <p>The proposed development needs to be in accordance with the desired future character of the "Civic Neighbourhood (refer to Section 6.0 of this report)</p>

Statutory control	This proposal relates to the controls as follows
<p>DCP 2013, Part B, Part C – Character Statements - Area 2.2 “Civic Neighbourhood”</p> <p>2.2.3 Desired Built Form</p>	<p>The proposed design of the Wenona School Project Archimedes is the result of a design competition selection process to ensure the proposed development is a high quality of built form.</p> <p>The proposed development lies within the 1-3 storeys height of the character area.</p> <p>The adjacent buildings are three storey in height. The proposed building maintains the height and scale of existing Miller Street buildings.</p> <p>The existing streetscape includes buildings that align with the street, while some former are set back with front gardens. The proposed development has amalgamated the two streetscape characteristics to provide an entry and access route through the Wenona campus.</p> <p>The proposed Miller Street building maintains existing public domain views to the heritage item, Nos 255-257 Miller Street, when looking south along Miller Street (refer to Section 6.0 of this report)</p>

5.0 THE PROPOSAL

This Statement of Heritage Impact has been prepared based on the review of the following drawings and documentation prepared by Tonkin Zulaikha Greer Architects, for the owners and managers of the property, Wenona School. This documentation forms part of the development application (DA Preliminary Phase) for Wenona Project Archimedes:

Drawing Title	Dwg No	Scale @ A1	Date
Cover Page	A-0001	NTS	24/04/2015
Location Plan	A-0002	1:2000	24/04/2015
Site Analysis Plan	A-0003	1:1000	24/04/2015
Photomontage Miller Street	A-0004	NTS	24/04/2015
Photomontage Elliott Street	A-0005	NTS	24/04/2015
General Demolition	A-0010	1:250	24/04/2015
No 255 Miller Street LG 2 Demolition Plan	A-0011	1:200	24/04/2015
No 255 Miller Street LG 1 Demolition Plan	A-0012	1:200	24/04/2015
No 255 Miller Street LG 1 Mez Demolition Plan	A-0013	1:200	24/04/2015
No 255 Miller Street G.F Demolition Plan	A-0014	1:200	24/04/2015
No 255 Miller Street Level 1 Demolition Plan	A-0015	1:200	24/04/2015
No 255 Miller Street Level 2 Demolition Plan	A-0016	1:200	24/04/2015
Site Plan	A-1001	1:500	24/04/2015
Lower Ground 3 Plan	A-1002	1:200	24/04/2015
Lower Ground 2 Plan	A-1003	1:200	24/04/2015
Lower Ground 2 Mez Plan	A-1004	1:200	24/04/2015
Lower Ground 1 Plan	A-1005	1:200	24/04/2015
Ground Floor Plan	A-1006	1:200	24/04/2015
Level 1 Plan	A-1007	1:200	24/04/2015
Level 2 Plan	A-1008	1:200	24/04/2015
Roof Plan	A-1009	1:200	24/04/2015
Elevation Miller Street	A-2001	1:200	24/04/2015
Elevation Elliott Street	A-2002	1:200	24/04/2015
Elevation North	A-2003	1:200	24/04/2015
Section A-A	A-3000	1:200	24/04/2015
Section B-B, C-C East	A-3001	1:200	24/04/2015

Drawing Title	Dwg No	Scale @ A1	Date
Section C-C	A-3002	1:200	24/04/2015
Shadow Diagrams June 21	A-4001	1:200	24/04/2015
Shadow Diagrams March 21	A-4002	1:200	24/04/2015
Materials Schedule	A-5002	NTS	24/04/2015

In addition, the following document was reviewed:

- “Project Archimedes – Schematic Design Report”, prepared by Tonkin Zulaikha Greer Architects for Wenona School Limited”, Draft 2 (13/03/2015).

5.1 Description of Proposal

The proposed works for Wenona Project Archimedes (providing approximately 6,950m² of gross floor area - GFA) include the following built and landscape works, carried out in one stage:

- Demolition of:
 - existing childcare centre (former house) at 263 Miller Street; and
 - existing office building at 265 Miller Street.
- Construct new 6-storey and mezzanine education facility (3 x storeys above Miller Street) with lift connection comprising:
 - Lower Ground Floor 3 – Plant and Storage;
 - Lower Ground Floor 2 - 1 x 25 metre swimming pool, 1 x separate learn-to-swim pool, change and plant;
 - Lower Ground Floor 2 Mezzanine – Gymnasium 2 and Elliott Street Entry;
 - Lower Ground Floor 1 – Gymnasium and PE Staff;
 - Ground floor – 5 x STEM laboratories, 2 x general learning, food technology, student hub, store, school spine and quadrangle;
 - Level 1 – Seminar rooms, staff rooms, amphitheatre, terrace and outdoor learning;
 - Level 2 – Roof, senior ecosystem quiet zone and terrace, minor alterations to existing STEM laboratories and prep at Miller Street campus building at 255 Miller Street; and
 - Roof - concrete, metal and glass.
- Construction of a new pedestrian overpass crossing of Elliott Street - linking main senior campus between Elliott Street and Walker Street; and
- Removal of 9 trees with proposed landscaping to including new tree plantings.

5.2 Design Intent Statement

The following design intent statement was prepared by Tonkin Zulaikha Greer Architects, with excerpts from the Project Archimedes Schematic Design Report, describes the proposed development:

Project Archimedes include a Science, Technology, Engineering and Mathematics (STEM) teaching hub, a Sports hub including a swimming pool, a learn to swim pool with associated teaching and learning spaces associated with it, a Senior Ecosystem plus new staff facilities.

The building is organised around a five-level open atrium, with a dramatic amphitheatre that becomes not just a place for circulation, but a place where the engaged spirit of education is celebrated, a place where the student body can collect, and where small groups can meet informally. This covered open space is formed a framed by the existing school building and series of new and overlapping, sculpted circulation and teaching balconies.

An important theme for Archimedes is the idea of the building becoming a teacher...the building itself becomes a teacher. The structure and services are exposed as the building's "organs". The expressive structure supports a hanging school, nestled in under its sheltering roof.

TZG has designed a building where innovation is pursued to meet project-specific aims... The building is organised around a five-level atrium, a dramatic amphitheatre that becomes not just a place for circulation, but a place where the engaged spirit of education is celebrated, a place where the student body can collect, and where small groups can meet informally.

The new building offers the chance to develop an architectural language for the future, and here TZG has concentrated on strategies for the tactile elements that can offer a common language, rather than the individual structures and envelopes that will change with each different challenge.

Miller Street (West) Architectural Concept

This façade represents Wenona's face to the community, its urban presence to the City of North Sydney, a contribution to the major civic boulevard of Miller Street, as well as being a way of making a positive statement about the School's values and ideals.

The elevation is proposed as an expressive container, celebrating the life within the building and showcasing its leading pedagogical ideal. Framed by the carefully-detailed concrete structure, the West façade modulates the sunlight and noise of this exposed elevation, whilst maintaining a transparent quality that reveals the sculpted forms of the balconies and gardens within.

Elliott Street (West) Architectural Concept

The eastern elevation, whilst part of a public street, is essentially an internal school façade. It has been carefully designed to express the functions within, and is modulated with balconies and 'hanging gardens' celebrating the sustainable initiatives of the building.

North – The Neighbour Architectural Concept

Here, the majority of the walls are hard against the tall neighbour. A setback aligned with their own set-back balconies forms a green atrium, clad in fritted glass and with extensive planting.

South – The School Architectural Concept

To the south, the western part of the new building adjoins Wenona's Miller Street Campus. In this part of the site, the open Spine has variable setbacks within the roof form which extends to the lot boundary. The eastern part of this southern site boundary adjoins the UnitingCare aged care facility. The proposed development has been built to this boundary. The finish along this part of the southern boundary is similar to the eastern, Elliott Street elevation.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 Introduction

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Branch of the Department of Environment and Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Nos 255-57 Miller Street, a former house listed as a heritage item of local significance, is located within the Wenona Miller Street Campus. The heritage item forms part and subject site. Minimal works are proposed to the heritage item. The proposed works will retain and conserve the heritage item located within the proposed development site and ensure the heritage item continues to provide an educational support function with negligible impact on its heritage significant fabric. The proposed design of the Project Archimedes building will maintain significant public domain views to and from Nos 255-57 Miller Street.
- The proposed works associated with Wenona School Project Archimedes retains and respect heritage items in close proximity to the subject site. The proposed building would be at the same height as the parapet of The Independent Theatre, a heritage item located on the same side of Miller Street and north of the subject site. The proposed building would also be below the height of its landmark dome. This ensures the proposed development respects the setting of the heritage item by being subordinate in height and maintaining the scale of the Miller Street streetscape.
- The proposed Project Archimedes building has been set back from the Miller Street alignment to ensure views to the heritage item is retained and the public can continue to appreciate its significance. This proposed siting and form respects significant views Nos 255-57 Miller Street, the heritage item on the subject site.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The existing streetscape typology on the eastern and western sides of Miller Street is one of solid masonry wall planes with vertical openings. This is the typology of heritage items in close proximity. This design type differs in character of the proposed Miller Street elevation of the Project Archimedes building. The proposed building is predominantly horizontal with strongly expressed balconies and planters of concrete clad in timber panels and glass infill. The contemporary design of the proposed building offers a new landmark element within the Miller Street streetscape. The proposed form and design is the result of a design competition, achieving design excellence, and has merit in its own right. To minimise any detrimental heritage impacts, the building has retained a height consistent with the character of the precinct and has been setback on the southern side of the building to respect and enhance views of the heritage item in close proximity. The proposed

Project Archimedes is an infill between two existing buildings and will provide a new principal entry to a pre-eminent educational institution in North Sydney and deserves to be expressed as having landmark status.

The following sympathetic solutions have been considered and discounted for the following reasons:

- The existing frontages to Miller Street are solid masonry walls with vertical openings. While adopting this streetscape characteristic would have been sympathetic in heritage terms, the design of the proposed Project Archimedes Miller Street elevation elected to have a built form that is “open” to the street incorporating a void to provide daylight to the lower ground levels. The proposed design has chosen this form to enhance the school learning environment by utilising natural light to heighten student attentiveness and well-being.

6.2 Demolition of a building or structure

Have all options for retention and adaptive reuse been explored?

- The proposed works include demolition of a childcare centre, located at No 263 Miller Street. The Victorian period residence (1894-1945) was adapted by Whelan & Glacken (1945-1974) and Kenneth Maurer Funerals (1974-2003) to provide commercial funeral premises. From 2003 to the present, the building operated as a childcare centre. While the building contains a number of Victorian features, alterations and additions have occurred at the rear of the building. The former cottage, owned by Wenona School, cannot be readily adapted for educational purposes. The property has been identified as a development site for educational uses. No 263 Miller Street is not a heritage item and there is no legal impediment to demolish the building.
- The proposed works include demolition of an office building, located at No 265 Miller Street. The building was constructed in the late nineteenth century and substantially modified in the mid-1970s. There is little heritage significance associated with the site. In the light of this, there is no heritage impediment associated with the demolition of this building for the construction of the proposed works.

Can all the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

- Neither No 263 Miller Street, nor No 265 Miller Street, are identified as heritage items. Neither building has heritage significance.
- While No 263 Miller Street is not a heritage item, the existing sandstone pillars and gateposts, historic boundary markers currently located at the entry of the former house should be retained and relocated as part of the proposed works. Re-use of these elements as landscape features within the new development should form part of interpretation of the site and provide an understanding of the historic phase of development of the site.

Is demolition essential at this time or can it be postponed in case future circumstances make it retention and conservation more feasible?

- A master plan was prepared for Wenona School campus comprising Junior School, Middle School and Senior College. The Master Plan identified a need for new learning and teaching facilities for science, technology, engineering and mathematics (STEM) as well as the provision of swimming pools and gymnasium to replace existing facilities. The proposed works provide a building that fulfils this master plan objective for the school.

Has the advice of a heritage consultant/specialist been sought? Have the consultant's recommendations been implemented? If not, why not?

- Heritage Consultants at NBRS+PARTNERS were engaged to provide heritage advice during the preliminary design development phase. A heritage assessment was undertaken of No 263 Miller Street to determine whether the building had heritage significance and, therefore, require retention. It was assessed that the Victorian period cottage had little heritage significance or merit. No 263 Miller Street provided no further evidence of cottages of that period. Demolition of the building was considered acceptable.
- The former two-storey house at Nos 255–257 Miller Street, forms part of the Wenona campus and is part of the subject site. A number of heritage listed properties are located in close proximity to the subject site. Heritage consultants provided heritage advice to the Wenona Project Archimedes design architects to minimise negative heritage impacts on heritage items in close proximity and the setting of the heritage item within the subject development site.

6.3 New development adjacent to a heritage item

How is the impact of the new development on the heritage significance of the item or area to be minimised?

- The proposed development is to be a six-storey infill building (three storeys above ground) and is sited adjacent to two existing three-storey buildings - late-twentieth century residential building to the north and an existing three-storey purpose-built school building to the south. The proposed Project Archimedes building maintains the three-storey height of these buildings. This height is also consistent with the height of The Independent Theatre, a heritage listed building located further north of the subject site. The dome of the Independent Theatre rises above the three-storey buildings and will continue to be viewed as a dominant feature within the Miller Street streetscape (eastern-side).
- The heritage items in close proximity to the proposed works will retain their lot boundary and visual curtilage as the general public will still be able to view and appreciate the cultural significance of each heritage item. The proposed development will not interrupt views to and from any of the heritage items in close proximity or the heritage item that forms part of the subject site.
- The proposed three-storey development will not increase overshadowing of heritage items in close proximity, nor impact on their existing amenity.

Why is the new development required to be adjacent to a heritage item?

- A number of heritage items are located in close proximity to the subject site and Wenona school campus. Under the circumstances, it is inevitable a new building in Miller Street would be located adjacent to a heritage item.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The lot boundary and visual curtilage of The Independent Theatre, a heritage item located north of the subject site, will not be altered by the proposed development.
- The lot boundary of the former two-storey house at Nos 255–257 Miller Street, a heritage listed item located within the subject development site, will remain unaltered by the proposed development.
- The proposed demolition of the single-storey former cottage at No 263 Miller Street will alter the visual curtilage of the heritage item at Nos 255–257 Miller Street. The eastern side of Miller Street has little remaining, small-scale residential buildings. The removal of the former cottage and replacement with a three-storey educational building will inevitably effect on the visual curtilage of the former residence at Nos 255–257 Miller Street. However, this is consistent with a series of changes along this part of Miller Street. The change of visual curtilage has been mitigated in part by providing an open space, garden-type, landscaped setting on the southern side of the proposed Archimedes building.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The character of the subject area has changed in recent decades with the construction of buildings that form part of the North Sydney CBD.

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- The historic overview of the subject site identifies that no buildings existed on the site prior to the 1890s, when the existing buildings were constructed. In the light of this, there is unlikely to be any potential for archaeological deposits on the subject site.
- An Aboriginal Archaeological assessment has not been prepared for the subject development site. A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:
 - Nil (0) Aboriginal sites are recorded in or near the subject site; and
 - Nil (0) Aboriginal sites are recorded in or near the subject site.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- Wenona Project Archimedes proposes a three-storey building (above ground) with a maximum height of 12 metres above ground at Miller Street. This height is within the maximum height range of existing building along Miller Street. The proposed building is lower in height than the highest point of The Independent Theatre, a heritage item located north of the subject site. The proposed addition of a further three-storey building is consistent with the incremental changes along the eastern-side of Miller Street and is acceptable in heritage terms and in accordance with the LEP and DCP planning documents.
- Existing buildings located on the eastern-side of Miller Street are masonry construction, either rendered or face brickwork. The proposed Project Archimedes infill development is to be constructed using woven stainless steel, concrete horizontal elements clad in timber panelling and glass. The proposed development will read as a new form within the streetscape. The proposed Project Archimedes building will provide a new landmark feature within the North Sydney's "Civic Neighbourhood" and will be acceptable in heritage terms.
- The Miller Street façade of the proposed building is designed using horizontal bands that express open balconies and planters of the proposed school building. This contrasts with the design of the existing heritage items on the eastern side of Miller Street, The Independent Theatre and the two-storey Federation house located at Nos 255-257 Miller Street. The heritage listed buildings read as solid masonry façades with vertical openings. The proposed building will provide a compatible building design within the "Civic Neighbourhood" of North Sydney.
- The western facades of existing buildings located north of the subject site, align with the Miller Street boundary. This includes The Independent Theatre, a heritage-listed item. Buildings located on Miller Street, south of the subject site, are set back from Miller Street alignment with a front garden. The subject site provides a transition between the two siting typologies. In response to this, the northern portion of the proposed Miller Street façade aligns with the Miller Street boundary. The remainder of the façade has a curvilinear form that opens into the southern portion of the site to create an opening and east-west "spine" that links through the extent of the site on the southern side of the building. The "spine" provides a connection between Miller and Elliott Streets, the overhead footbridge and the main campus. This delineates the original lot boundary of the early sub-division pattern.
- The existing commercial building at No 265 Miller Street is three-storeys in height and has little heritage significance. The proposed Project Archimedes building will replace this building with one of a similar height. This is consistent with the maximum height of buildings within the area.

Will the additions visually dominate the heritage item? How has this been minimised?

- The proposed Project Archimedes building will not dominate the heritage items in close proximity because of the maximum height of the building is 12m in height at the Miller Street frontage. The proposed three-storey building is consistent with the height of existing buildings adjacent to the north and south along Miller and Elliott Streets.

Will the public, and users of the item, still be able to view and appreciate its significance?

- Setting the proposed building back from the Miller Street alignment and opening up the southern side of the building has provided an open garden that provides good views to the heritage item in close proximity, located at Nos 255-257 Miller Street and the heritage items on the western side of Miller Street, in particular the North Sydney Council Chambers, fountains and parks. This respects the heritage significance of the heritage item in close proximity by allowing the public to view and appreciate their cultural significance as stylistically similar places from the Federation period.

6.4 Tree removal or replacement

Does the tree contribute to the heritage significance of the item or landscape?

- It is proposed to remove a mature specimen Moreton Bay fig tree, located in the school grounds at Nos 259-261 Miller Street. The tree has heritage significance associated with being the remnant cultural landscape element of an historic phase when a Victorian residence was located on the site. While the Victorian residence no longer exists, the mature tree planting adds to the streetscape character.
- It is proposed to retain existing street plantings along Miller Street which will retain part of the streetscape character.
- Other trees on the site have little heritage significance and removal is acceptable in heritage terms.

Why is the tree being removed?

- The tree is to be removed to enable excavation of the site for three underground levels housing a gymnasium and swimming pools.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- Landscape Matrix Pty Ltd has been engaged by Wenona to prepare an Arboricultural Impact Report in respect of the proposed development works. The Report has been prepared in accordance with Australian Standard AS4970-2009 Protection of trees on development sites.

Is the tree being replaced? Why? With the same or a new species?

- There is no proposal to plant a replacement Port Jackson Fig in this location as the new building footprint does not allow for mature root development without compromise to the structure or growth of the tree. It is proposed that a *Platanus acerifolius* (Plane Tree) be planted on Miller Street adjacent the Wenona School Entry. This would in part mitigate the loss of the Port Jackson Fig, and maintain the landscape character of the street.
- To further enhance Miller Street landscape character, the proposed works include insitu planters along the property boundary which provide soft landscape interface to the street.

7.0 CONCLUSION

The proposed works described above do not do adversely affect the identified heritage significance of the heritage item on the subject site or those in close proximity. We recommend the heritage aspects of this application be approved.



Robert Staas
Associate Director
NBRS+PARTNERS

17 June 2015