

26 November 2019

Mr Peter Brogan
Managing Director
Bloompark Consulting
Suite 2.04/41 McLaren Street
NORTH SYDNEY NSW 2060

Our Ref: 19-0006Epb1

**Re: Heritage Impact Statement—Loreto Kirribilli—Proposed New
Electrical Substation**

Dear Mr Brogan,

GML Heritage Pty Ltd (GML) has been engaged by Bloompark Consulting to provide heritage services in relation to the construction of a new electrical substation at Loreto Kirribilli, 73–89 Carabella Street, Kirribilli. This letter-form heritage impact statement (HIS) assesses the potential heritage impact of the proposed substation on Loreto Kirribilli and other heritage items in the vicinity.

The Loreto Kirribilli campus extends across the full depth of the street block from Carabella Avenue to Elamang Avenue. The real property description of the site is Lot 200 DP 1166282.

The new substation is required to support the new Innovation Centre on campus which is currently under construction (approved under SSD 7919). The proposed location of the substation is adjacent to the school's existing driveway entrance on Carabella Street, near the southeastern boundary of the school (Figure 1).

There is no conservation management plan for the school. This HIS has been prepared with reference to the 2017 Loreto Kirribilli Masterplan and Stage 1 Works Heritage Impact Assessment Statement (the 2017 HIS) prepared by GML.

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Figure 1 The Loreto Kirribilli campus in its immediate context. The proposed location of the electrical substation is circled (blue). (Source: NSW SIX Maps with GML overlay 2019)

Heritage Context

The Loreto Kirribilli campus is listed as a heritage item in the *North Sydney Local Environmental Plan 2013* (NSLEP I0204) (Figure 2).

The following statement of significance is included in the State Heritage Inventory listing for the site.

The listing includes the whole site. Of particular note are 'Elamang,' a two-storey Colonial Georgian style mansion c.1851–52, Bell tower, Chapel and Presbytery. No. 71 Carabella Street also has association with the school as the convent. Elamang is an important early house in Kirribilli associated with a prominent local family. Built as one of the North Shore mansions on an elevated site commanding extensive harbour views. It is an intact, though modified, Georgian house on substantial grounds. It has been used throughout the twentieth century by a prominent girls' school. It remains a landmark in the area.

The school is not located in a conservation area. The proposed location of the substation is not adjacent to nor is it in close proximity to any conservation areas (Figure 2).

There are several locally listed heritage items in the vicinity of the proposed substation, which are listed in Table 1—refer to Figure 2 for the location of these items.

The buildings and elements within the school have been graded according to their heritage significance in the 2017 HIS. The gradings are indicated in Figure 3. The school's boundary wall and J-Block, as the items nearest to the proposed substation site, have moderate significance.

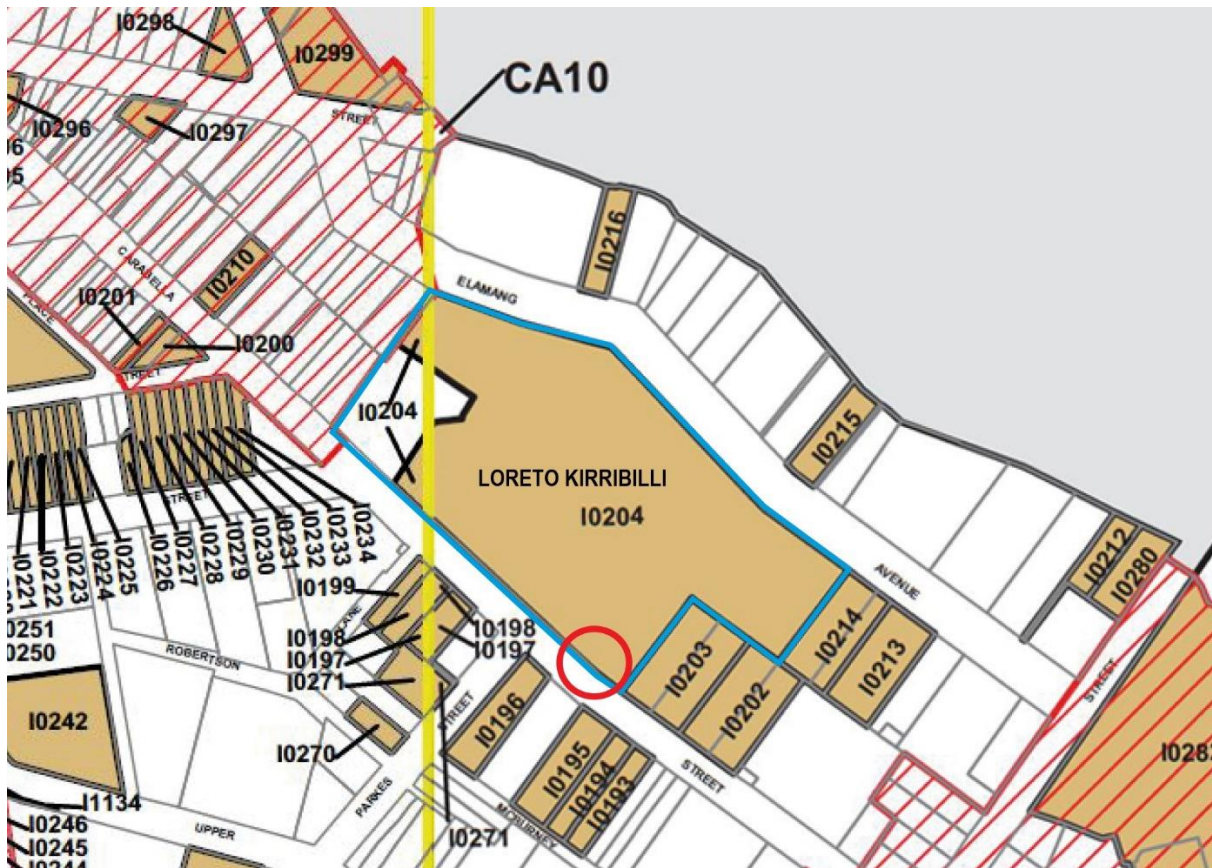


Figure 2 Extract from the NSLEP Heritage Map showing the heritage context of the site. The proposed location of the substation is circled (red). (Source: NSLEP with GML overlay 2019)

Table 1 Heritage Listings in the Vicinity of the Proposed Substation.

Name	Address	Significance	Listing	Item No.
Araluen House	71 Carabella Street	Local	NSLEP 2013	IO203
House	44 Carabella Street	Local	NSLEP 2013	IO195
Burnleigh	48 Carabella Street	Local	NSLEP 2013	IO196



Figure 3 Significance rating of elements on the Loreto Kirribilli site. The proposed location of the electrical substation is circled in black. (Source: GML, Loreto Kirribilli Masterplan and Stage 1 Works Heritage Impact Assessment Statement, 2017)

Site Description

Loreto Kirribilli is located in the suburb of Kirribilli, on Sydney's lower North Shore. The landscape of the peninsula is defined by a steep topography, with land falling towards the water from a central ridge. Sandstone block retaining walls have been utilised throughout the area to manage the topography. Carabella Street is a quiet tree-lined street used by local vehicular traffic. The steep topography of the area is reflected in the sandstone retaining walls and hewn sandstone cliffs that exist on the southwestern side of the street, with dwellings sited high above the street.

The main entrances to the school are located on Carabella Street, close to the school's Chapel. A high (approximately 1.8 metres) rendered and painted masonry wall marks the school's boundary along Carabella Street. The wall steps in height towards the southeast, in line with the gradient of the adjacent public footpath. At each step is an engaged pier on the rear of the wall (not visible from Carabella Street). Parts of the boundary wall are contemporary with the Chapel (1929), but the wall was extended in length during the 1960s when the school purchased and re-developed neighbouring properties to the southeast of the Chapel.

The wall terminates at the driveway which marks the southwestern corner of the campus. The concrete driveway serves as a services entrance to the school. It runs alongside the property boundary with Araluen House (71 Carabella Street). The proposed site for the electrical substation is adjacent to the driveway. The proposed site for the electrical substation and its immediate context is shown in Figures 4–6.

St Joseph's Building (J-Block) is located in the southern corner of the school's campus, close to the school's Carabella Street boundary (Figure 4). It is a three–four storey building of moderate significance, with two and a half storeys visible from Carabella Street. Built in 1965 (with top floor added in 1970), the building's main elevation faces Carabella Street. External walls are face brickwork (bricks are rough-cast and speckled) and fenestration is incorporated into the rhythmic articulation of the building's façades. A high metal fascia borders all sides of the low-pitch metal deck roof, and a cantilevered concrete awning marks the entrance to the building on its southwestern (Carabella Street) elevation. The section of the boundary fence in front of J-Block most likely dates from the 1960s.



Figure 4 J-Block and the school's boundary wall as seen from Carabella Street. (Source: GML, 2016)



Figure 5 The southern corner of the school campus. Araluen House is on the right and J-Block is on the left. (Source: GML 2016)



Figure 6 The proposed location of the substation. (Source: GML, 2016)

Description of the Proposal

An electrical substation is required to support the school's new Innovation Centre, which has recently been granted development approval. The electrical substation is a free-standing kiosk to standard Energy Australia design. It is proposed to locate the substation on the school's Carabella Street boundary, adjacent to the southern corner of J-Block. At its southeastern end a portion of the school's existing boundary wall (nominally 5.7 metres) will need to be removed to allow for the substation and the clearances required around the structure. A new rendered and painted masonry wall will be constructed around the sides and rear of the substation, matching the existing wall in detail. The new wall will be approximately 700mm higher than the existing wall, to form a 'blast shield' to J-Block. The existing masonry pier that currently marks the end of the wall and forms part of the gateway to the existing driveway will remain, and will be increased in height to match the height of the new wall.

No alterations will be required to J-Block, and there will be no physical changes to the building as a result of the proposed works.

The proposed works are documented in the following drawings, which are an attachment to this letter:

- Drawing titled '85 Carabella Street Kirribilli Substation Plan Elevation and Section', Sheet 01 revision A, prepared by Michael Ell Consulting Engineers Pty Ltd, dated 11 October 2019; and
- Drawing titled '85 Carabella Street Kirribilli Substation Layout and Details', Sheet 02 revision A, prepared by Michael Ell Consulting Engineers Pty Ltd, dated 11 October 2019.

The proposed works are also detailed in Figures 7 and 8.

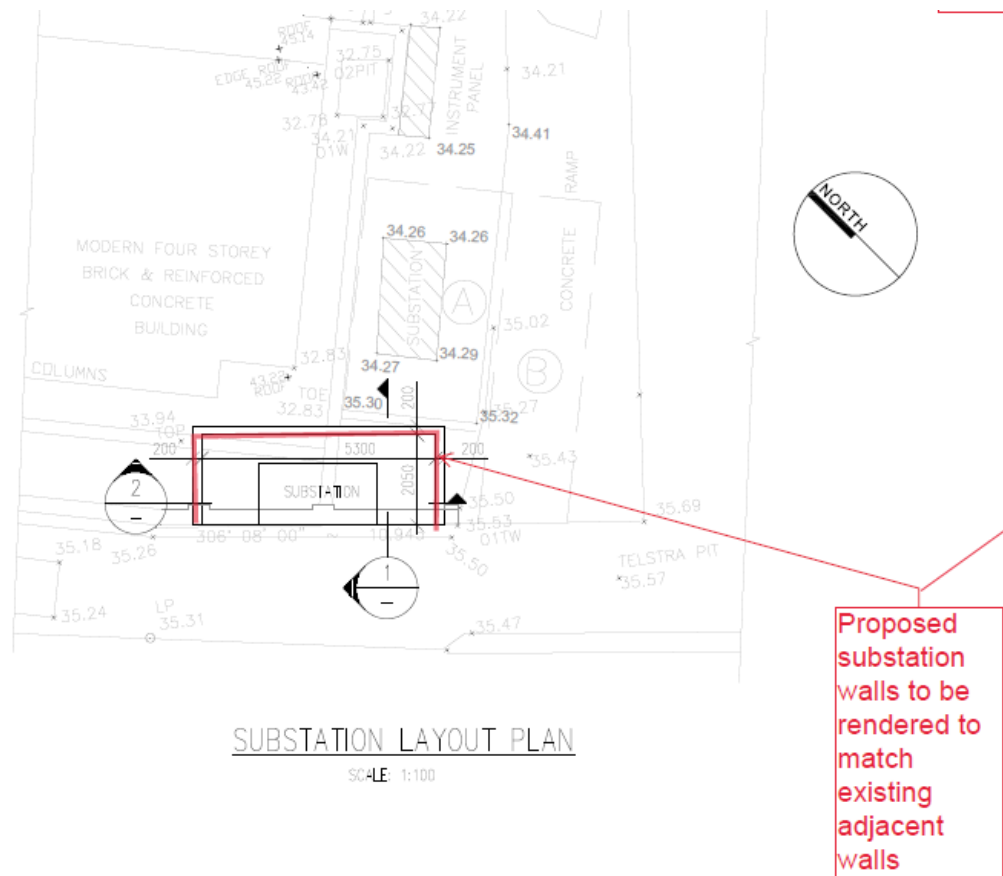


Figure 7 Plan of the proposed substation and new walls to the rear and sides. J-Block is labelled 'modern 4 storey building'. (Source: Excerpt from drawing titled '85 Carabella Street Kirribilli Substation Plan Elevation and Section', Sheet 01 revision A, prepared by Michael Ell Consulting Engineers Pty Ltd, dated 11 October 2019)



Figure 8 A 3D render of the proposed substation and new walls to the rear and sides. J-Block is shown at the rear and the existing gates and driveway are on the right side of the image. (Source: fjmt, November 2019)

Heritage Impact Assessment

The potential heritage impact of the proposed works is assessed as follows. Also discussed are the considerations given to minimising and mitigating heritage impacts.

Consideration of Other Locations for the Substation

In determining a suitable location for the substation, several alternate locations were considered but were discounted for various reasons. The first of these, near the main entrance to the school on Carabella Street, would have resulted in the loss of at least one existing tree, and would have had a greater visual impact on the school's main entrance and the Chapel building. A second option of locating the substation close to Elamang Avenue would have impacted the school's garbage room, which has moderate heritage impact. This option was also prohibitive in terms of cost.

An option was considered of locating the substation to the direct northeast of the chosen location and alongside the driveway behind the existing boundary wall. With this option no alterations would have been required to the boundary wall. However, this option did not meet the current access requirements of Energy Australia.

Of the locations considered, the chosen location met the requirements of Energy Australia and has the least impact on the heritage significance of the school (the houses at 44 and 48 Carabella Street).

Heritage Impacts: Loreto Kirribilli

Because of the modest size of the substation and its proposed location at the southern corner of the school there would be no heritage impact on any of the school's elements of exceptional or high significance—Elamang, the Chapel and the school's main entrance. The substation would be located to be of sufficient distance—some 35 metres from the Chapel, and approximately 80 metres from the school's main entrance—from these elements to have no impact on their setting, views to and from the elements, or their heritage significance.

There would be no impact on the heritage significance of Loreto Kirribilli. There would be only a minor change to the appearance of the school from Carabella Street because the substation is modest in size and located well away from the main entrance and the school's most significant buildings.

The substation and alterations to the boundary wall would have no physical impact on J-Block, which is assessed as having moderate significance. However, there would be a minor impact on the setting of the building, whose main elevation faces Carabella Street. The impact is minor because for the most part views of the building's main elevation will be little altered, and views of its main entrance will not be impacted.

The school's boundary wall is assessed as having moderate heritage significance. There would be a minor heritage impact on the wall as a result of the proposed works. Only the southernmost portion of the wall (approximately 5.7 metres) would be impacted, leaving the large remainder of the wall unaffected—the overall length of the wall is approximately 160 metres. The original (1929) portion of the wall, located near the Chapel, would not be impacted.

Archaeology

An assessment of the historical archaeological potential of the school campus was undertaken as part of the 2017 HIS prepared by GML. It was assessed that the proposed site of the substation has low historical archaeological potential, as follows:

The Junior School and J-Block buildings do not contain basements but each building has required extensive terracing of the site which will have had a major impact and severely truncated or completely removed any earlier archaeological remains within each building footprint.

Heritage Impacts: Items in the Vicinity

Due to the modest size of the substation there will be no impact on the heritage items located on the opposite side of Carabella Street from the school: houses at 44 and 48 Carabella Street. There will be a minor impact on the setting of Araluen House (71 Carabella Street), as the substation will be located in close vicinity to the main elevation.

Mitigation of Impacts

Measures have been taken to mitigate potential heritage impacts as follows:

- The new wall has been designed to match the existing wall in appearance. The blockwork will be rendered and painted to match the existing. This will ensure that the visual impact of the new walls will be minimised.

Conclusion and Recommendations

This HIS has assessed that the proposed electrical substation and alterations to the school's boundary wall will have:

- no impact on the heritage significance of the school, or on elements within the school of exceptional significance—the Chapel, Elamang and the school's main entrance driveway;
- a minor impact on the setting of J-Block (moderate significance);
- a minor impact on the Carabella Street boundary wall (moderate significance);
- no impact on the local heritage items at 44 and 48 Carabella Street; and
- a minor impact on the setting of local heritage item Araluen House.

In selecting a location for the substation, other options were considered and the chosen location represents that with the least heritage impact and impact on the existing soft landscape of the school. Mitigation of potential impacts has been addressed through the design of the new walls, which will match the appearance of the existing wall.

In consideration of all of the above it is concluded that the heritage impact of the proposed substation and new walls is acceptable. However, recommendations as outlined below should be followed.

Recommendations

1. The new walls around the substation should be detailed to have a painted rendered masonry capping to match the dimensions and detail of the existing wall.
2. The height of the new walls should be minimised to be no higher than required by current codes and regulations.
3. The new walls should be finished to match the texture and colour of the existing walls.

4. J-Block should be physically protected from damage during the course of the works. No materials or spoil should be stored against the walls of the building. Avoid the use of heavy machinery which may result in damage to the building.
5. Adjacent portions of the boundary wall should be made good as required on completion of the works.
6. The site of the proposed substation has been assessed as having low potential for historical archaeology. However, if archaeological features or artefact deposits are uncovered during the works, an appropriately qualified archaeologist should be contacted to record any findings and provide advice for proceeding. The Heritage Division of the Department of Premier and Cabinet should be advised and further application/approval may be necessary. In case of unexpected finds, an on-site heritage induction should be provided for all contractors.

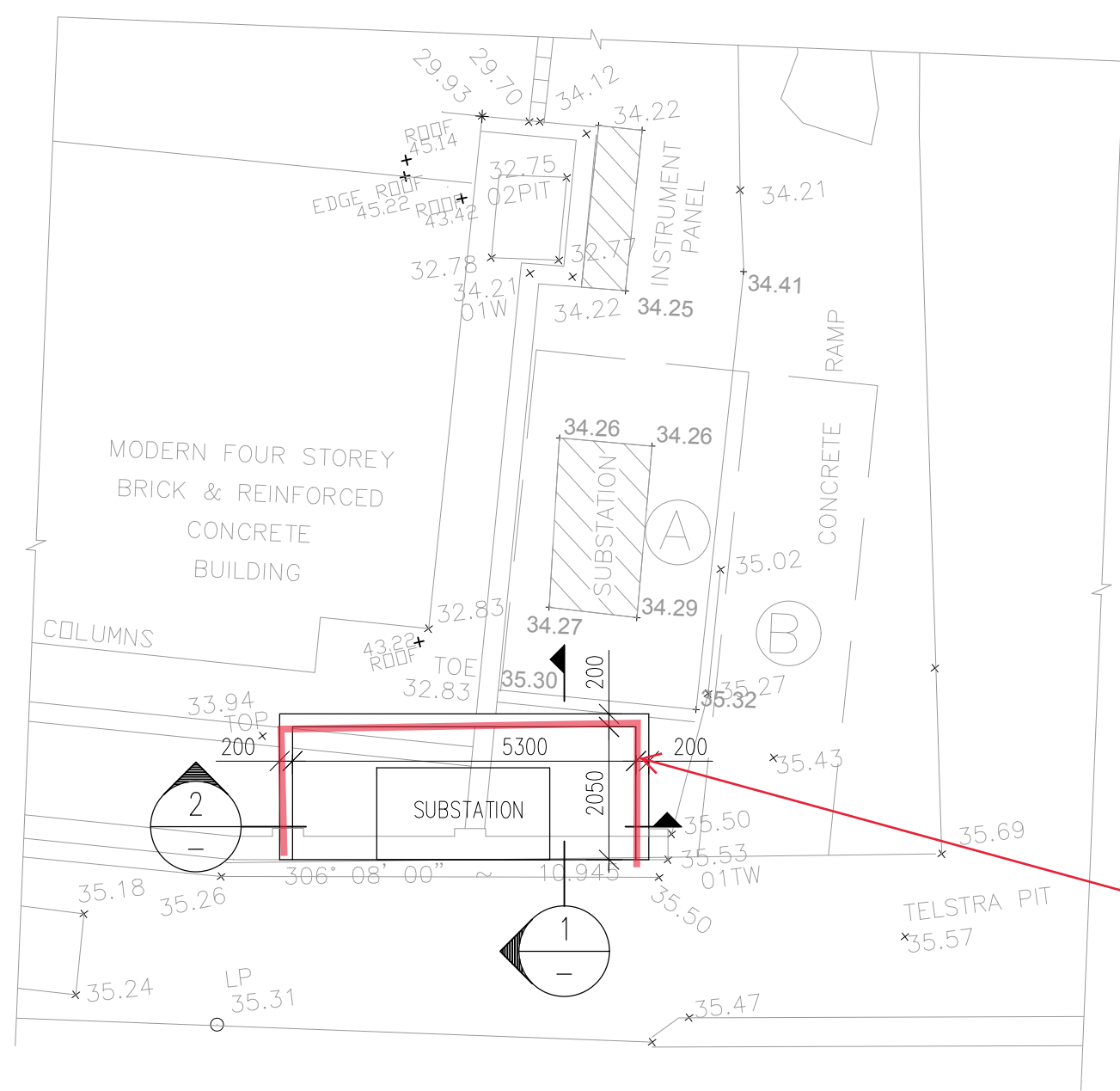
Yours sincerely
GML Heritage Pty Ltd



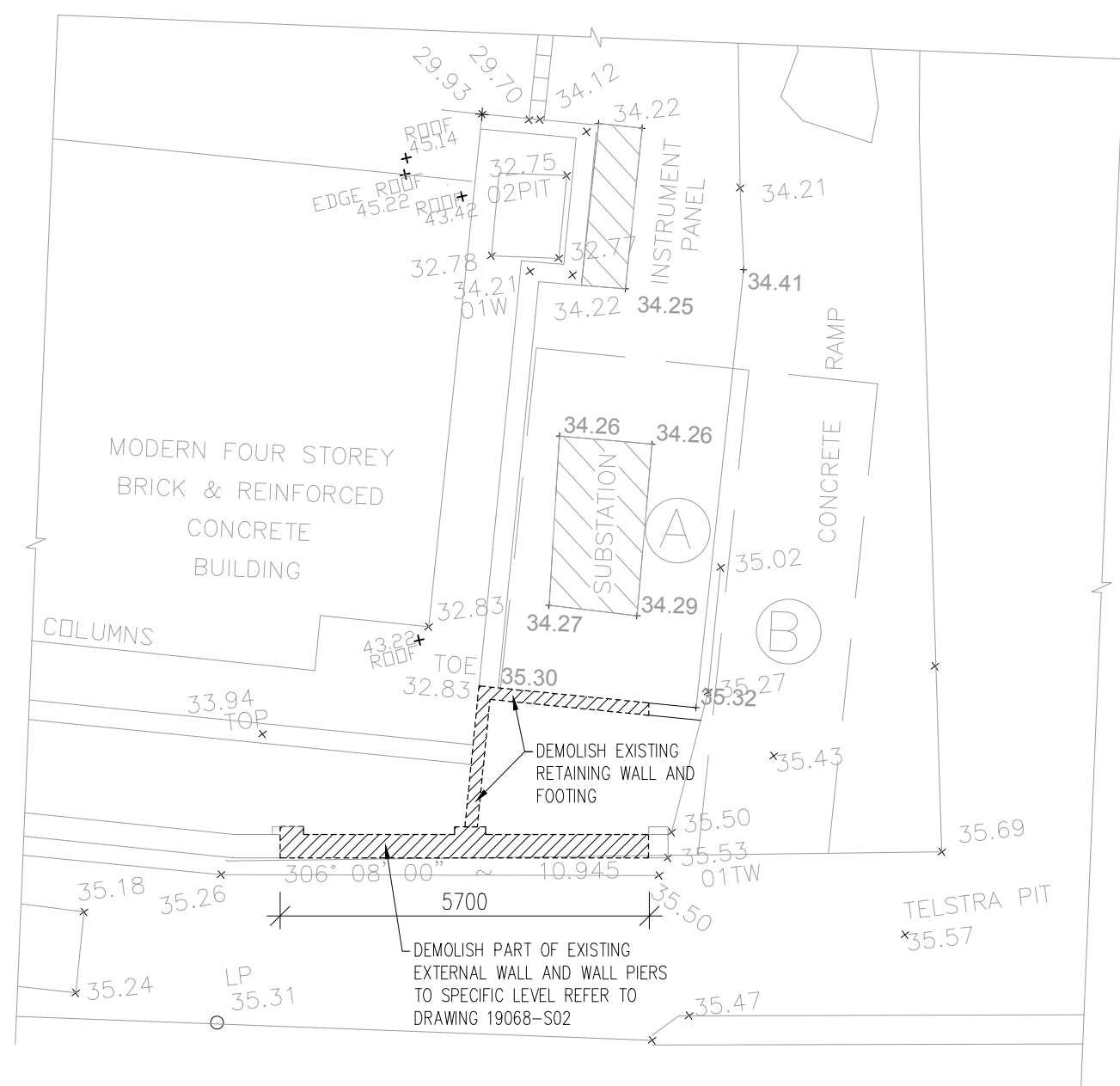
Anna Simanowsky
Senior Heritage Consultant

Attachments:

- Drawing titled '85 Carabella Street Kirribilli Substation Plan Elevation and Section', Sheet 01 revision A, prepared by Michael Ell Consulting Engineers Pty Ltd, dated 11 October 2019; and
- Drawing titled '85 Carabella Street Kirribilli Substation Layout and Details', Sheet 02 revision A, prepared by Michael Ell Consulting Engineers Pty Ltd, dated 11 October 2019.



SUBSTATION LAYOUT PLAN
SCALE: 1:100



DEMOLITION PLAN
SCALE: 1:100
DENOTES DEMOLISHED EXISTING STRUCTURE

J Block

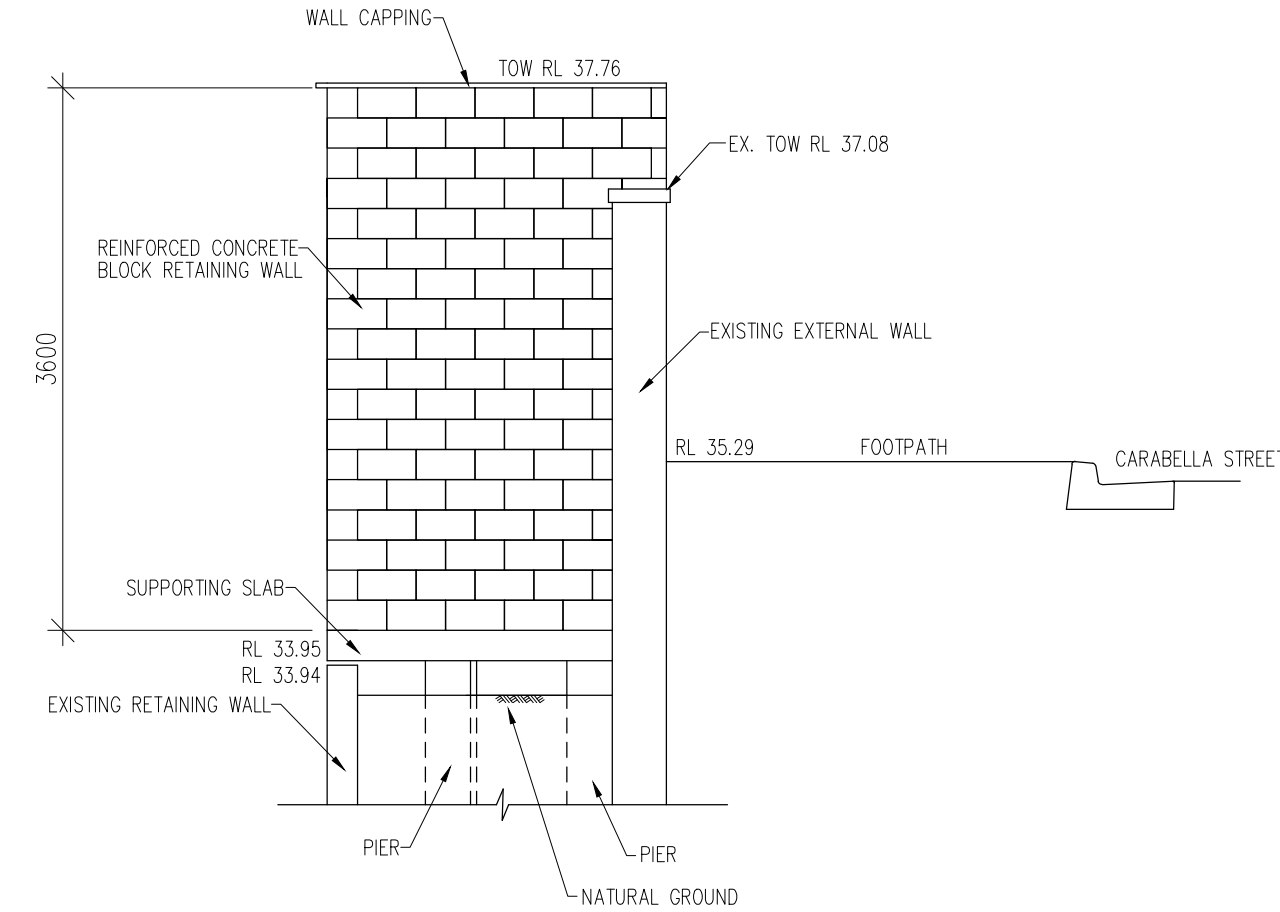
Existing boundary wall.

Street level

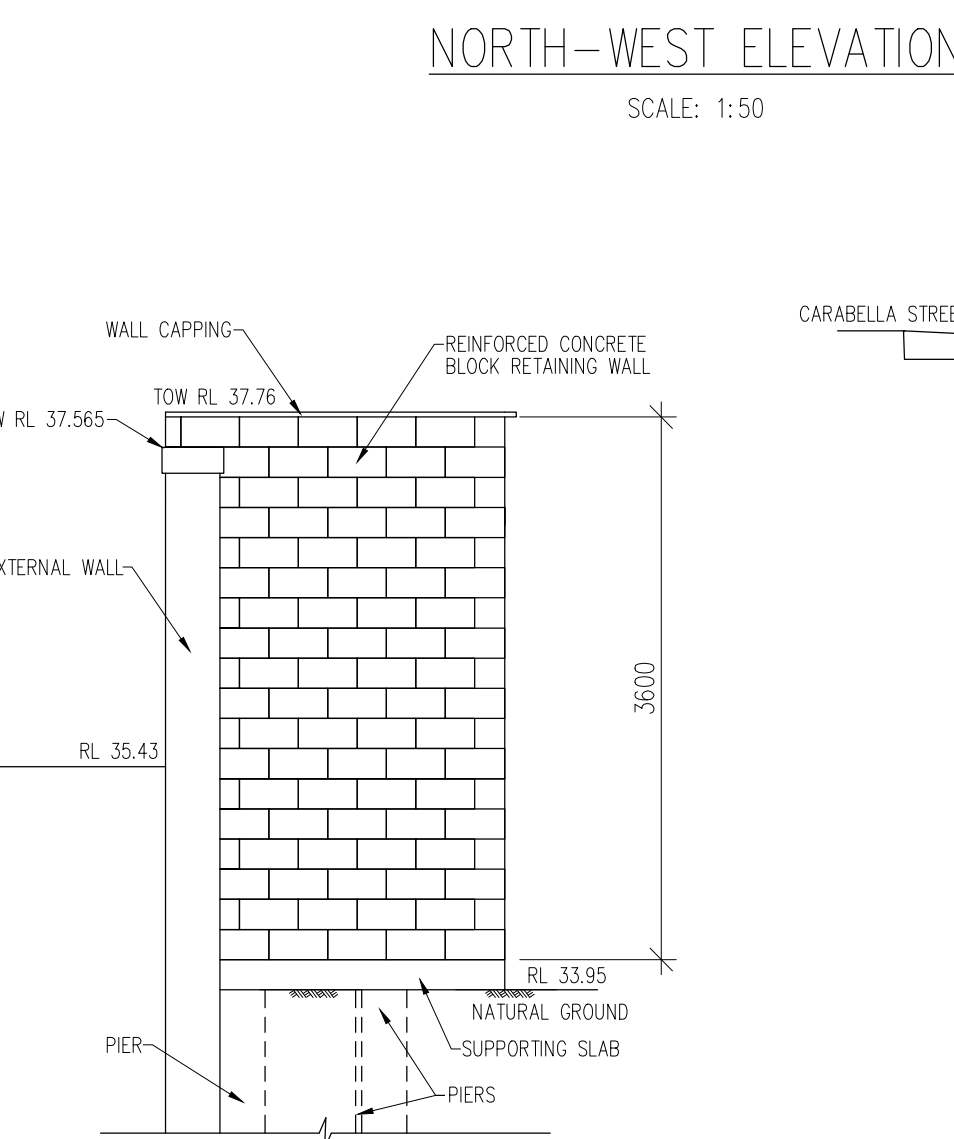
Proposed substation walls to be rendered to match existing adjacent walls

Existing boundary wall on gate side.

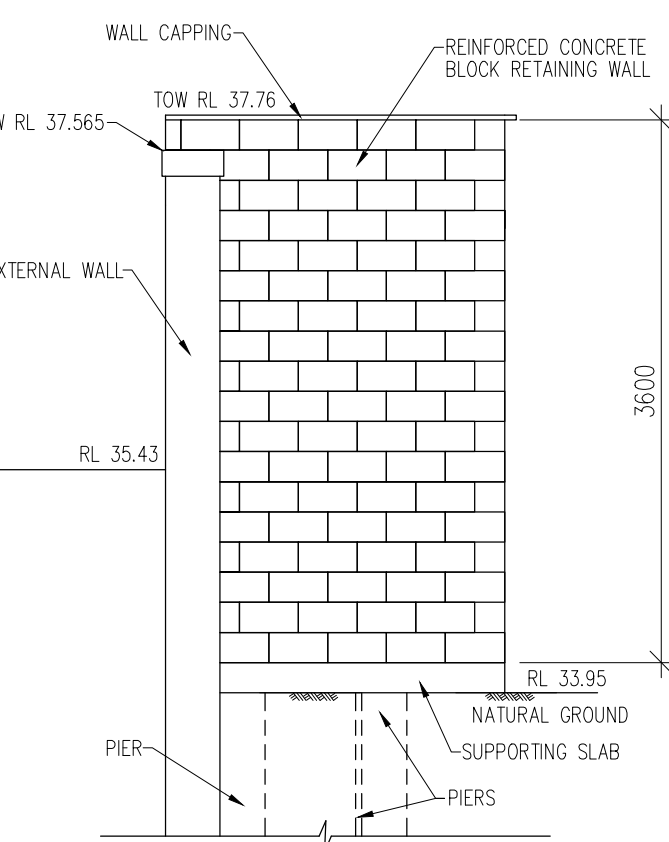
Underground works not visible from sheet



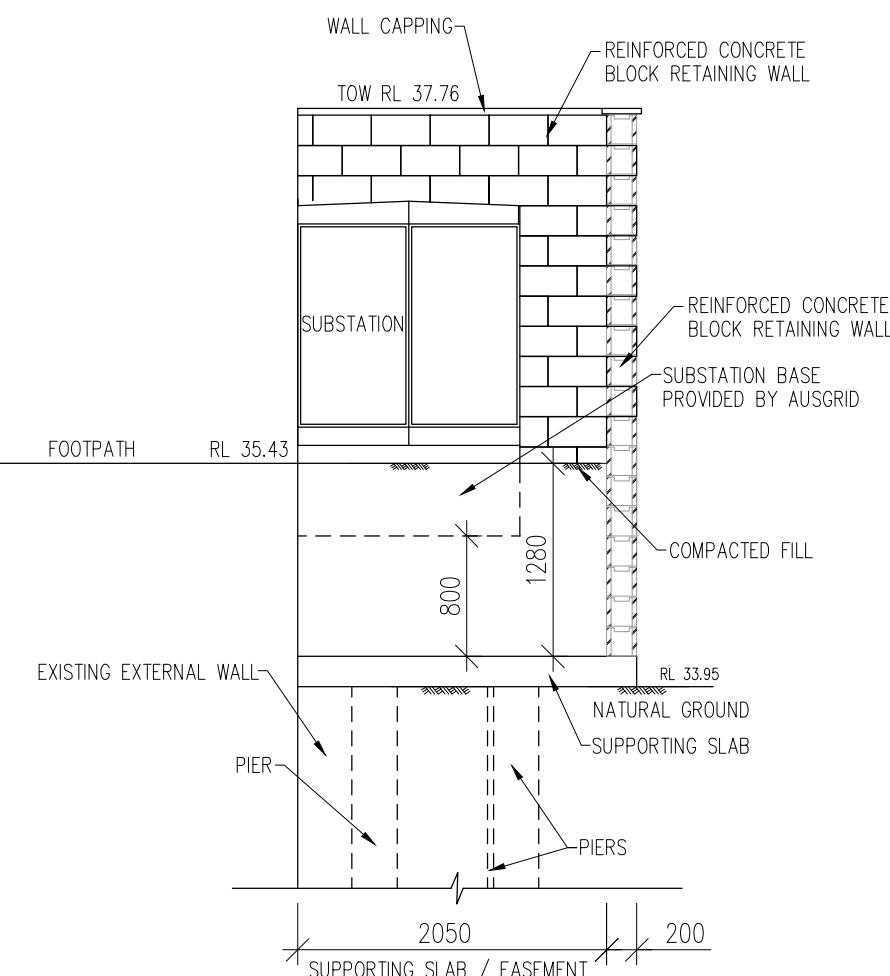
SOUTH-WEST ELEVATION
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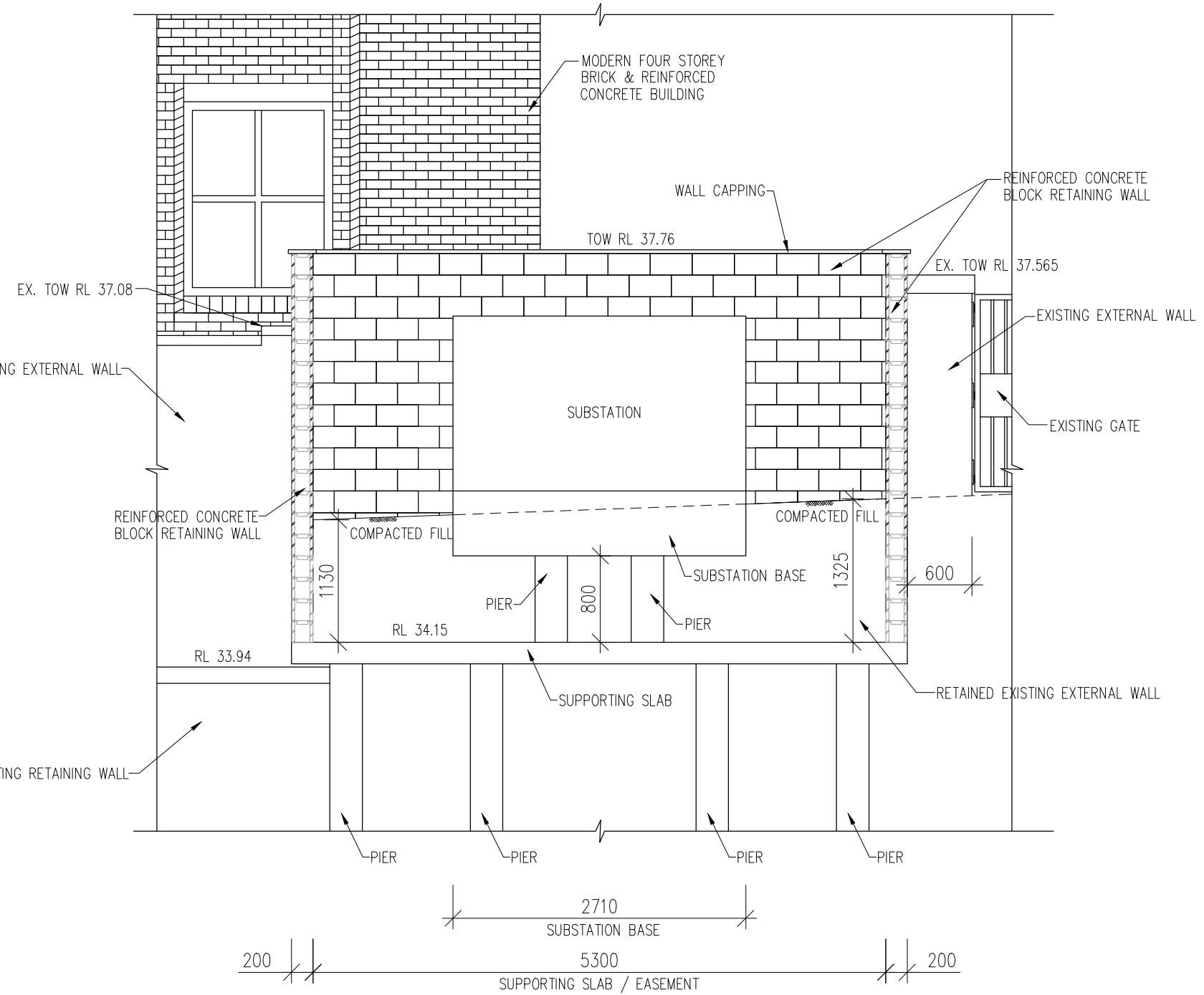
NORTH-WEST ELEVATION
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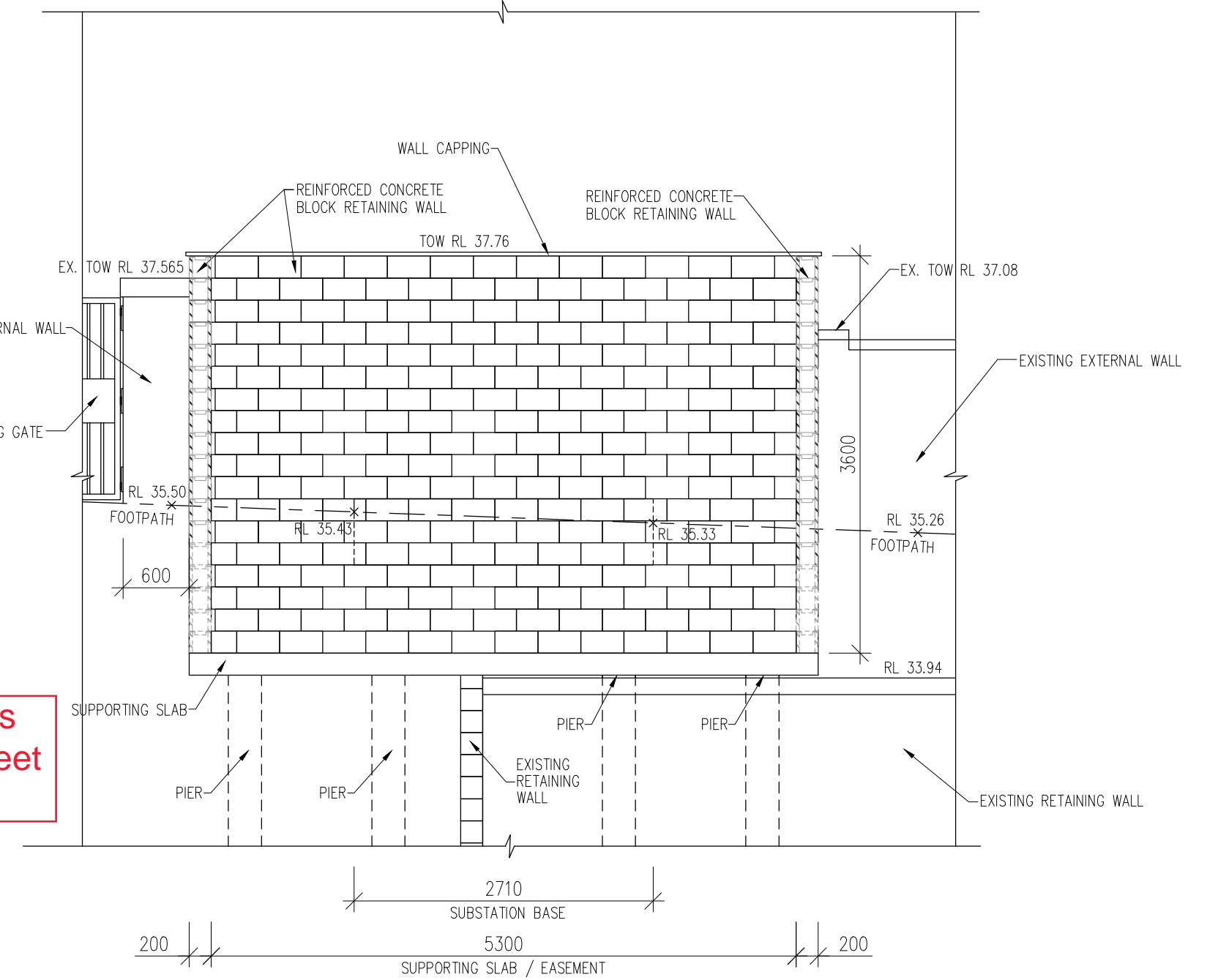
SOUTH-EAST ELEVATION
SCALE: 1:50



SECTION 1
1:50



SECTION 2
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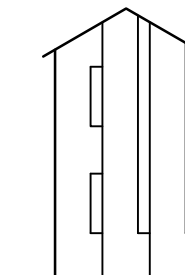
NORTH-EAST ELEVATION
SCALE: 1:50

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A1 100 Letter

ISSUE FOR AMENDMENT
Amendment
EZ
By
11.11.19
Date

85 CARABELLA STREET
KIRRIBILLI
SUBSTATION PLAN, ELEVATION AND SECTION



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