

RESPONSE TO SUBMISSIONS (BUILT HERITAGE)

LINDFIELD LEARNING VILLAGE



**TOWER 2, LEVEL 23
DARLING PARK, 201 SUSSEX ST
SYDNEY NSW 2000**

28 November 2017

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

Ms Karen Harragon
Director
Social and Other Infrastructure Assessments
320 Pitt Street
Sydney NSW 2000

Dear Robert,

RESPONSE TO SUBMISSIONS (BUILT HERITAGE) - LINDFIELD LEARNING VILLAGE

1. INTRODUCTION

Urbis has been engaged to prepare this response to submissions for State Significant Development Application SSD8114, which involves additions and alterations to the former UTS Ku-ring-gai Campus (originally the William Balmain Teachers College). The subject site is located on Eton Road in Lindfield and identified as an item of local heritage significance by Ku-ring-gai Council, item: I422 (Ku-ring-gai Local Environmental Plan 2015).

This letter responds to:

- Submission received from the Heritage Council dated 11/08/2017;
- Submission from Ku-ring-gai Council as it relates to heritage dated 09/08/2017; and
- Submissions from members of the public as they relate to heritage.

In addition, there are four items of work identified in Section 2 that were not resolved as part of the Environmental Impact Statement (EIS). These items are now resolved and the potential heritage impact likely to be generated are assessed in this document. This letter provides an addendum to the Heritage Impact Statement issued in June 2017 to clearly address the points raised in the agency and public submissions as they relate to heritage matters.

2. THE PROPOSAL

This letter has been prepared with reference to the revised architectural and landscape plans prepared by DesignInc which accompany the Response to Submissions.

The Project seeks development consent for the following key elements:

- Internal reconfiguration and refurbishment of the former UTS Ku-ring-gai Campus to create:
 - New learning spaces for the Lindfield Learning Village, accommodating approximately 2,100 students across Kindergarten to Year 12 and 160 teaching staff;
 - Refurbishment of the gymnasium, auditorium and dining room.
 - Child care centre accommodating approximately 94 children and 12 staff; and

- Administration and facilities for Aurora College (distance education) comprising 12 staff.
- External alterations and additions to the existing building including:
 - Construction of a new covered outdoor learning space (COLA) to the south of the existing building. The external cladding and roof will have a zincalume finish and the internal space will comprise concrete steps and ramps. The COLA will have a maximum height of 8.1m and a total floor area of 261sqm.
 - Construction of a new Level 7 addition to the north-eastern corner of the building comprising lightweight pavilions with a zincalume finish. The additional area will comprise new internal spaces for the child care centre.
 - The rooftop terrace areas will be used for outdoor play and learning by students and will be covered with 'soft play' material and comprise COLA structures in a zincalume finish and lightweight unobtrusive mesh screens to prevent falls and thrown objects. Two of these areas will be located on Level 5 and one each on Level 3, 4 and 6. Existing landscaped planters at these levels will largely be retained and upgraded where necessary for access and safety. New toilet facilities will be constructed on the rooftop terrace areas.
 - Minor demolition works to accommodate new access stairs and fire stairs within the eastern, western and southern elevations to enable access to the roof levels.
 - New external cladding and awnings with a zincalume finish applied to facades of the building.
 - Existing courtyard tiles will be replaced with soft play in patterns to create a uniformity of surface.
 - Accessible roofs and roof terraces for outdoor child play will be repaired with new waterproofing membranes topped with soft play and new covered learning space with zincalume finish cladding.
 - Non-accessible roofs will be cleaned and repaired with new waterproofing membranes protected by a layer of pebbles.
 - Replacement of all asbestos affected windows and glass doors with new toughened glass windows and doors. In various areas, it is proposed to alter the proportions of the existing openings such that the roof terraces beyond are accessible from a wider area.
 - Upgrades to the existing facilities and car parking to address the National Construction Code and access requirements.
- Associated landscaping and minor earthworks including the widening of footpaths to 2m and 4m wide access trail for bushfire trucks to the south of the building.
- Installation of a 2.1m high security fence around the perimeter of the site.
- Alterations to the existing bus bay on Eton Road to accommodate five buses at any one time and improve access for pedestrians.
- Construction of a fire access track along the southern boundary of the site. The track will have a minimum width of 4m and will be constructed in part of concrete and in part of Turfpave XD (soil and sand mix with artificial turf).

The following changes have been made to the proposed development since the exhibition of the EIS and are generally in response to the submissions received:

- The extent of 'coloured' external cladding has been reduced and has been applied to discrete areas of the external facades and COLA structures to minimise the prominence and visual impact on the heritage significance of the building.
- The proposed landscaping and design of the rooftop terrace areas has now been resolved and is documented in the landscape plans that accompany the RtS.
- The proposal now incorporates a designated fire track around the southern perimeter of the site.
- The changes to the design of the bus bay have been revised and now involve alterations to the existing void to allow sufficient clearances for 14.5m buses and to accommodate a 3m walkway and queuing zone for pedestrians.

3. RESPONSE – HERITAGE COUNCIL COMMENTS

The NSW Heritage Council provided comments on the SSDA in the correspondence dated 11 August 2017. The comments are reproduced in bold underline below and addressed directly under.

A suitably qualified and experienced heritage consultant should be nominated for this project. The nominated heritage consultant should provide input into the detailed design resolution and conservation methodologies adopted to minimise impacts to heritage values.

Urbis is the nominated heritage consultant for this project. Urbis has a five stage engagement, which includes Phase 4 – Detailed Design Documentation and Phase 5 – Construction. This allows for email liaison, advice on heritage matters and attendance at site as required.

New works should be designed to be reversible in the future.

Urbis proposes that a series of methodologies be prepared for the proposed works as a condition of consent such that items of work including the reticulation of services through the ceiling of the library have no significant irreversible impacts on the significant fabric.

None of the works would have a detrimental impact on the most significant aspects of the place including its external form and character, and its relationship with its landscaped context. The significant internal finishes including the off-form concrete would remain dominant, continuing to characterise the building. The understanding of the 'Italian Village' design philosophy would be retained as the new spaces would continue to define a central corridor (on level 5) as at present.

The new works are considered to be reversible in that the existing fabric is utilitarian in character (i.e brick) and can be reinstated in the future if required. The rooftop additions may be removed and the building returned to its former state in the future.

A schedule of conservation works should be prepared for the existing building and implemented as part of the project.

It is proposed that a Schedule of Conservation Works be prepared in response to a condition of consent.

Proposed maintenance works including cleaning of the concrete facades should be guided by appropriate methods prepared by a qualified heritage consultant

Urbis is able to prepare a suitable methodology for the proposed maintenance works including the cleaning and patching of the concrete as part of a Schedule of Conservation Works.

A detailed grading of significance, from exceptional through to intrusive, should be prepared in accordance with the Heritage Council's publication *Assessing Heritage Significance* 2001, p11 to guide the design so that significant building fabric, spaces and elements are protected. These include and are not limited to the timber ceiling of the existing library area, spiral stairs between level 2 and 3 and all built in furniture. Original floor finishes including the 'green' carpet, which is integral to the design intent of connecting the interiors to the outside, should be retained or replaced as required with like for like replacement

Urbis has mapped and graded significant spaces and fabric. Refer to the Schedule of Significant Elements submitted with this response under separate cover.

It is understood that the application of internal finishes has not been resolved at this stage. In order to conserve the internal character of the place Urbis recommends the below:

- The body colour of the carpet should match the green of the existing. A sample of the new carpet should be provided to the heritage consultant for approval before the carpet is ordered.
- Different carpet colours may be used to differentiate different home bases however the characteristic green carpet must be the predominant floor finish (in currently carpeted areas). Specifically, the green carpet must be used in the main circulation corridors, particularly Level 5.
- A strategy should be prepared for the incorporation of the existing internal built in furniture and orange outdoor furniture into the new design.

It is understood that the client would like the solid green carpet to be interspersed with subtle shades of a darker green tones to mask any stains from spills, scuff marks, tracking, etc. this is considered acceptable and a sample should be reviewed and approved by the heritage consultant prior to being ordered and installed.

An Interpretation Strategy for the building should be prepared to guide how information on the history and significance of the building will be provided for the students and the general public. The Interpretation Strategy should identify the types and locations of interpretive media that will be installed as part of this project.

It is proposed that an Interpretation Strategy be prepared in response to a condition of consent.

A photographic archival recording of the building should be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture. A copy should be provided to the Heritage Division, Office of Environment and Heritage.

It is proposed that a Photographic Archival Recording be prepared in response to a condition of consent.

It is noted that the project's landscape philosophy was developed in consultation with Bruce Mackenzie, the original landscape architect. David Turner, as the former NSW Government Architects Branch project architect, should also be consulted so that the design intent of both architects is maintained through the project.

DesignInc and Urbis have made an honest and repeated effort to locate David Don Turner. The below organisations/individuals were contacted to assist however the search for David Turner has been unsuccessful.

- ICOMOS (response from Georgia Meros)
- Australian Institute of Architects (response from Murray Brown who provided a phone number no longer in service)
- Heritage Advisors Network (response from Matthew Devine and Margaret Betteridge).
- Noni Boyd – recommended referral of question to Murray Brown and ICOMOS
- Anne Higham - Anne provided an email for David Turner which appears to be no longer in service. Anne also contacted National Trust and Richard Dinham on our behalf. No response from Richard Dinham or the National Trust at the time of re submission. Urbis also independently contacted the National Trust.
- Peter Mould (former GAO)
- Peter Webber (former GAO)
- Bernard Connell (former GAO) – no response at time of re submission
- David William Turner (former Public Works Department)

The Secretary's Environmental Assessment Requirements (SEARs) dated 16 December 2016 required that the EIS include an assessment of the potential archaeologically significant areas associated with the development. The EIS does not address historical archaeology. Therefore, this information should be provided prior to further consideration of the proposal.

An assessment of the potential archaeologically significant areas has been undertaken and provided at Attachment A.

4. RESPONSE – KU RING GAI COUNCIL COMMENTS

Ku-ring-gai Council provided comments on the SSDA in the correspondence dated 9 August 2017. The summary of heritage and urban design comments are reproduced in bold underline below and addressed directly under.

5.11.1 A conservation management plan for the former UTS Ku-ring-gai campus should be prepared as a matter of priority and that the project architect for the building, David Turner, be consulted regarding the proposed redevelopment. The design should be modified in response to this additional work. The conservation management plan should include an assessment of the heritage value of the landscape design, fittings and built in furniture, and policies for their conservation.

The SEARS issued for the development did not stipulate the preparation of a Conservation Management Plan. It is not considered feasible at this stage of the design process, however we note that the proposed works have been designed in accordance with the Heritage Assessment & Conservation Strategy, UTS Campus Ku-ring-gai prepared by Graham Brooks and Associates Pty Ltd, July 2004. The Conservation Strategy assessed in detail the significance of the place and set out policies for future redevelopment. These policies have guided the design of the Lindfield Learning Village.

Notwithstanding the above, the difficulty in assessing the heritage impact of the place without an understanding of the level of significance of each space and elements is appreciated. Urbis has therefore prepared a Schedule of Significant Elements with significance mapping of each level. This has been provided in this response to submissions under separate cover to assist in the assessment of the proposed works.

5.11.2 The advice of a landscape architect and the heritage consultant for the project be sought if fire fighting vehicle access routes are required.

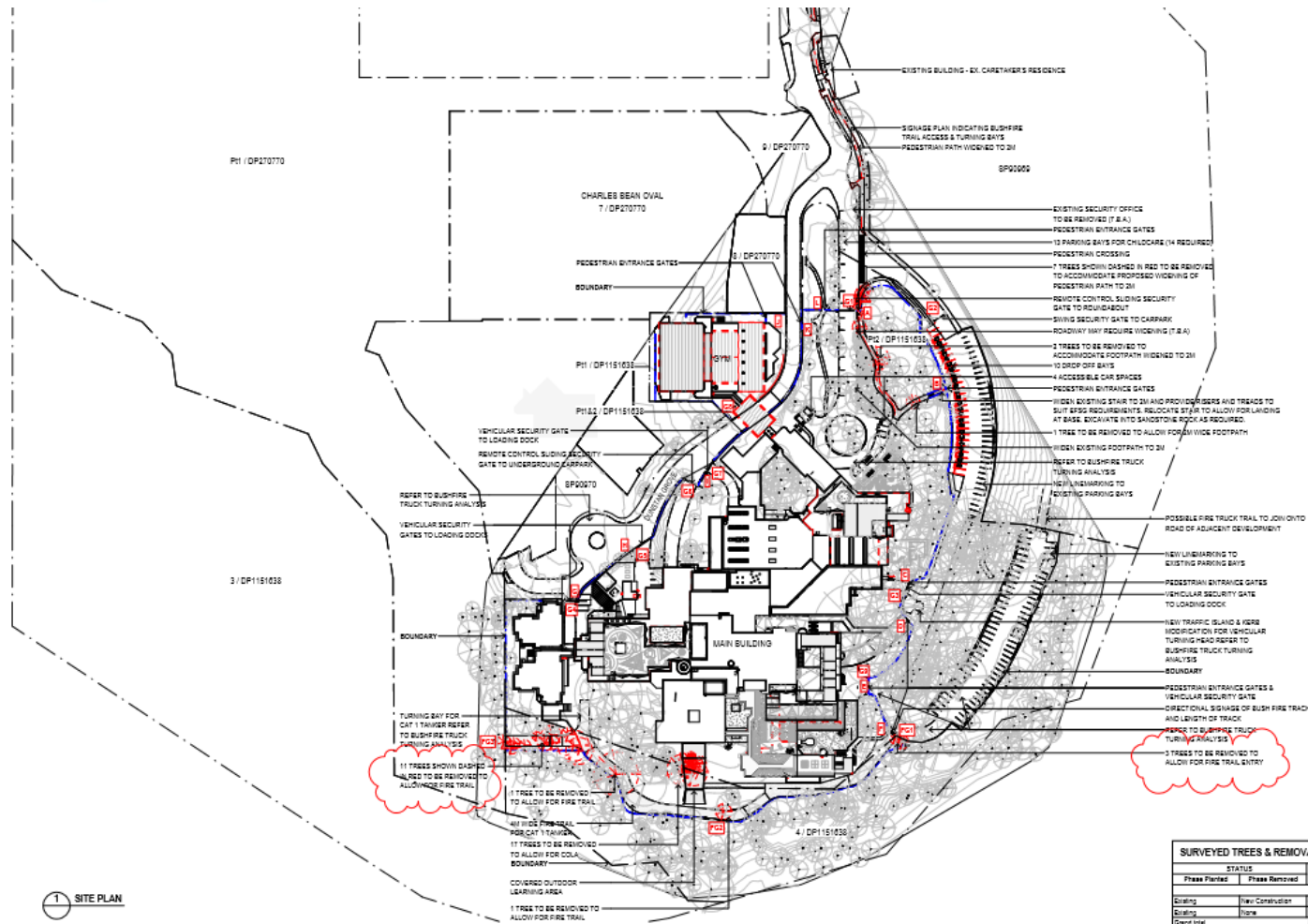
The bushfire response has been designed to allow for minimal removal of trees while still allowing for the building to be continually used. It is understood that without the stipulated bushfire precautions that the habitation of the building would not be possible.

The site plan reproduced below indicates a total of 43 trees around the site to be removed. This plan is the result of consultation between the heritage consultant, bushfire engineer, landscape architect and biodiversity consultant. It is understood that this is the minimum number of trees required to be removed to allow for the place to function as a school. The removal of trees would allow for a fire trail, widening of pedestrian paths and the construction of the COLA to the south of the existing building. The bushfire engineer has advised that a 3m buffer around the security fence as previously noted in the EIS is not required and that the fire trail along the southern fenceline is a sufficient buffer.

It is appreciated that areas for tree removal are dispersed around the site. There is no one area where the natural setting would be drastically changed. Further, no removal of trees would occur in the natural bush setting beyond the proposed fencing. As such, the impact on the natural setting is confined to the area in the immediate setting of the building, the density of the vegetation beyond the definable curtilage of the school. Even so, a large number of native trees within the bounds of the school would be retained. The surveyed trees and number identified for removal (as shown on the drawings) indicates that for the 43 trees that are to be removed there are 595 within the site which will



be retained. This will ensure that the seamless connections between the building and its context remains legible despite the required fencing around the site and the proposed tree removal.



Picture 1 – Proposed site plan showing trees to be removed in red.

Source: DesignInc

5.11.3 The colour scheme of the proposed new built and landscape elements should be changed so that the external colours are muted colours reflecting the colours of existing adjacent built and landscape elements.

The images below indicate the revisions to the scheme in terms of the application of coloured cladding to the new elements. This is in accordance with Council's recommendations and ensures there is a stronger tonal relationship between the new and old elements. The coloured cladding is now minimised in the most significant areas (being building Stages 1 and 2).



Picture 2 – Original scheme.

Source: Designinc



Picture 3 – Revised scheme.

Source: Designinc

Where there are new additions to the Stages 1 and 2 significant building forms, the outward planes are proposed to be silver/grey zincalume as shown in the images below. The coloured panels would be concentrated to the inside faces of the additions.



Picture 4 – Photomontage showing the rooftop addition with silver/grey finish.

Source: DesignInc



Picture 5 – Photomontage showing the rooftop addition with silver/grey finish.

Source: DesignInc

5.11.4 A suitably qualified and experienced heritage consultant should be engaged at the start of the next stage of the project to provide advice on the conservation and protection of those parts of the original building and landscape to be retained, and on the appropriate integration of new building and landscape elements with the existing.

As mentioned previously, Urbis is the nominated heritage consultant for this project. Urbis has a five Stage engagement which includes Phase 4 – Detailed Design Documentation and Phase 5 – Construction. This allows for email liaison, advice on heritage matters and attendance at site as required.

Urbis proposes that the preparation of a Heritage Implementation Strategy be stipulated as a condition of consent (to be completed before the issue of a Construction Certificate) to ensure the appropriate integration of new building and landscape elements with the existing. The Implementation Strategy must achieve full and sympathetic design resolution for the following:

- The design of the bus bay awning that must extend from the characteristic half height concrete wall which currently bounds the bus bay.
- The landscaping solution for the void within the bus bay which must ensure protection of the significant species in the context of the reduced void size. This may require arborist input.
- The treatment of each piece of built in furniture in the context of the new school.
- The reticulation of new services through the library ceiling which must achieve retention of a large proportion of the original ceiling fabric (detailed methodology).
- The application of different carpets through the building. Different carpet colours may be used to differentiate different home bases however the strategy must utilise green carpet to match existing as the predominant floor finish (in currently carpeted areas). Specifically, the green carpet must be used in the main circulation corridors, particularly Level 5. A sample of any new carpet (green and otherwise) should be provided to the heritage consultant for approval before the carpet is ordered.
- The treatment of original lighting which should be retained in situ wherever possible and which should be carefully salvaged for reuse within the building if it is not possible to retain in situ.

Building

5.11.5 A methodology should be prepared in consultation with a suitably qualified and experienced heritage consultant for the cleaning of the concrete.

Urbis is able to prepare a suitable methodology for the proposed maintenance works as part of a Schedule of Conservation Works, proposed to be completed as a condition of consent and incorporated within the Implementation Strategy.

5.11.6 A genuine effort must be made to retain the extant timber ceiling of the existing library area. A methodology should be prepared for the removal and salvage of the ceiling and its reinstatement, after the installation of services. A methodology should also be prepared for the installation of services through the ceiling such that removal of fabric is minimised.

It is proposed that the above is imposed as a condition of consent and incorporated within the Implementation Strategy.

5.11.7 There is one set of spiral stairs towards the southern boundary of the building (Stage 1 area) between level 2 and 3 which is understood to require removal as it does not satisfy BCA standards and is not required to connect the home bases. As this stair constitutes original, characteristic fabric it is recommended that it is not removed as proposed, but that it be locked and retained in situ for potential future reuse.

It is proposed that the above is imposed as a condition of consent.

5.11.8 All built in bench seating in the communal areas should be retained, protected from harm during construction, and appropriately conserved.

It is proposed that the above is incorporated within the Implementation Strategy.

5.11.9 Alteration or adaptation of the spaces that are accessed directly from the main circulation spine, should utilise the existing patterns of black anodised glazing

It is proposed that the above is imposed as a condition of consent.

5.11.10 Installation of new services and code compliance requirements must be undertaken in a manner that respects the architectural character and integrity of the building complex and materials.

It is proposed that the above is imposed as a condition of consent.

5.11.11 Original light fittings should be retained and upgraded, in particular in the public areas.

It may be determined that retention of original lighting in situ is not possible with the proposed configuration of the spaces. It is considered appropriate that a condition of consent stipulates that

original light fittings should be retained in situ where possible and upgraded, where light fittings cannot be retained in situ they should be carefully salvaged for reuse within the building. It is proposed that the above is incorporated within the implementation strategy.

5.11.12 The proposed additional of an extra storey near the main entry for a new childcare centre should be screened from the approach and entry by appropriate native plantings in roof top planter boxes.

There was not an opportunity to introduce planter boxes along the boundary of the additional storey above the main entry. However, as shown in the images below the previously proposed application of bright colours to this addition has been revised such that there is a tonal relationship between the addition and the original building, and the addition is more recessive in the context of the entry.



Picture 6 – Photomontage showing the rooftop addition with silver/grey finish.

Source: DesignInc



Picture 7 – Photomontage showing the rooftop addition with silver/grey finish.

Source: DesignInc

Landscaping

5.11.13 The surrounding bushland and landscaping adjacent to the building should be protected from damage during the building works. Regeneration works should be undertaken if necessary following building works

It is proposed that the above is imposed as a condition of consent as part of a Construction Management Plan.

5.11.14 Sandstone rock outcrops in particular are to be carefully protected from harm during any construction related activity.

It is proposed that the above is imposed as a condition of consent to be addressed in the Construction Management Plan.

5.11.15 The proposed school boundary security fence should be painted black to reduce its visual impact.

The fence would be painted black to reduce its visual impact.

5.11.16 18. The original landscape planting to the planter boxed on the roof terraces should be recovered and then maintained.

The landscape philosophy of Bruce Mackenzie has been applied to the design with direct consultation with Mackenzie. Much of the original landscape planting has been removed however it is proposed to reinstate a predominance of native species in retained planter beds so to ensure the original design philosophy is evident and the connection with the natural context is retained.

5.11.17 Brightly coloured geometric paving should not to be laid in the main entry area or main circulation spine. These areas should retain green carpet as per the original interior scheme.

Interior finishes have not been resolved at this stage. However, Urbis agrees with the above principle and proposes the following conditions of consent as part of the Implementation Plan:

- The body colour of the carpet should match the green of the existing. A sample of the new carpet should be provided to the heritage consultant for approval before the carpet is ordered.
- Different carpet colours may be used to differentiate different home bases however the characteristic green carpet must be used in the main circulation corridors, particularly Level 5.

5.11.18 The lawn area near the south-eastern corner of the building should be repaired. This lawn area is rare as it is one of the few areas.

It is proposed that the above is imposed as a condition of consent.

5.11.19 Consideration should be given to the retention of the orange fibreglass outdoor furniture in the dining terraces.

The orange fibreglass outdoor furniture in the dining terraces would be retained. This should be addressed in the Implementation Strategy.

5.11.20 An archival recording should be made by a suitably experienced and qualified heritage consultant prior as soon as possible.

It is proposed that a Photographic Archival Recording be prepared as part of a condition of consent.

5. RESPONSE – PUBLIC SUBMISSIONS

A number of public submissions were made in relation to the proposal. Only two of these submissions were relevant to heritage. The comments included in these public submissions have been addressed individually below.

The site (should) be used as a senior high school or TAFE, to remove the need for higher parapets, locked off staircases, perimeter fencing, rooftop shade structures and child friendly colours.

It should be noted that by far, the best means of ensuring the conservation of a place is through continued use. The use of the place as a tertiary education establishment is evidently no longer a requirement. The Department of Education has endeavoured to ensure that the place is not compromised in terms of security or maintenance, with a full-time security presence on site. Even so, the place is not likely to be holistically retained and conserved unless a feasible use is introduced, and may be at risk of future dilapidation if such a use is not found. The Department of Education has determined that a feasible use for the place is as a K-12 school. Urbis has carefully assessed the material changes required to ensure the operational requirements of a school are met. It has been determined that any impacts generated by the proposed works on the composite fabric of the heritage item is acceptable given a feasible use has been found for the place.

While it is appreciated that the use of the place for its exact historic use (i.e. a tertiary institution) would require the least change to its fabric, this use is not a requirement of the Department in this area at this time. It should be considered that the use as proposed will have significantly less impact on the significant fabric compared with any other potential use i.e. residential, commercial, hotel. The use as proposed is therefore deemed appropriate.

Any design be developed in close consultation with the original architect David Turner.

As mentioned previously, DesignInc and Urbis have made a repeated effort to locate David Don Turner, however these attempts have been unsuccessful.

Any extensions or modifications to reflect the colours, materials and styles of the original design.

Replication of the original design in new additions to heritage items is not considered to be best practice. It is considered that the robust nature of the Brutalist Style ensures that the style is able to be easily appreciated in the context of contemporary additions. Even so, it is acknowledged that the application of colours across the facades is an item of works that must be treated carefully so to not detract from the relationship between the off-form concrete and the surrounding landscape. As discussed herein, the application of colours has been altered so to ensure a tonal relationship is maintained between old and new.

Significant modification is proposed to the existing Eton Road bus bay. This raises a number of concerns including the heritage significance of the bus bay, built in the same style as the main College Building.

Refer discussion in Section below.

6. ASSESSMENT OF HERITAGE IMPACT – ADDITIONAL WORKS

The works in this section were not assessed as part of the original submission as they generally constitute works which have been made since the exhibition of the EIS in response to the submission. The assessment of the heritage impact of each item of work (in bold) has been set out directly under.

The extent of ‘coloured’ external cladding has been reduced and has been applied to discrete areas of the external facades and COLA structures to minimise the prominence and visual impact on the heritage significance of the building.

Refer discussion above.

The proposed landscaping and design of the rooftop terrace areas has now been resolved and is documented in the landscape plans that accompany the RtS.

- It is appreciated that the design of the rooftop terraces have been designed in conjunction with the original landscape architect, Bruce Mackenzie.
- The specified plants for the rooftop terraces are predominantly native in keeping with the context and original design intent.
- The most substantial additions to the rooftop are on Level 5 to an area which has no existing significant elements.

The proposal now incorporates a designated fire track around the southern perimeter of the site.

The bushfire response has been designed so as to allow for minimal removal of trees while still allowing for the building to be continuously used. It is understood that without the stipulated bushfire precautions the habitation of the building would not be possible.

As highlighted previously, a total of 43 trees around the site are to be removed. It is understood that this is the minimum number of trees required to be removed to allow for the place to function as a

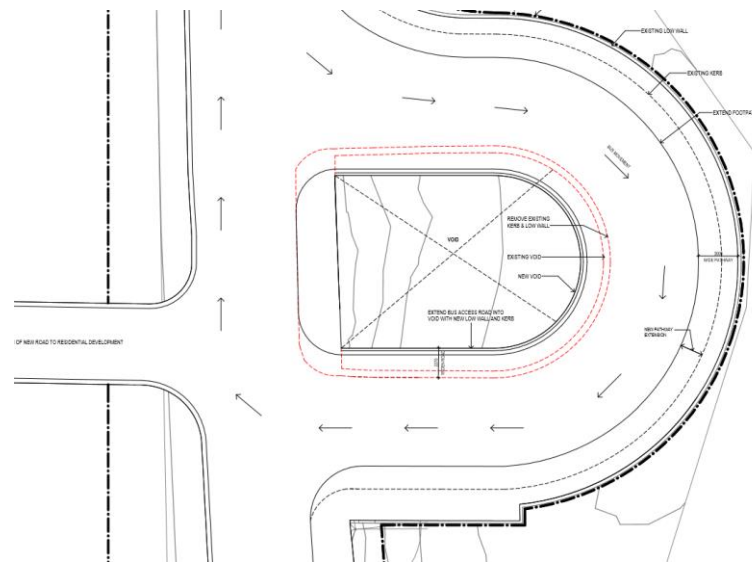
school. The removal of trees would allow for a fire trail, widening pedestrian paths and the construction of COLA. The bushfire engineer has advised that a 3m buffer around the security fence as previously noted by council is not required and that the fire trail is a sufficient buffer to bushfires.

It is appreciated that the removal of trees is dispersed around the site. There is no one area where the natural setting would be drastically changed. Further, no removal of trees would occur in the natural bush setting beyond the proposed fencing. As such, the impact on the natural setting is confined to the area in the immediate setting of the building, the density of the vegetation beyond the definable curtilage of the school will remain unchanged. Even so, a large number of native trees within the bounds of the school would be retained. The surveyed trees and removal numbers shown on the drawings indicates that for the 43 trees that are to be removed there are 588 within the site which will be retained. This will ensure that the seamless connections between the building and its context remains legible despite the required fencing around the site and the proposed tree removal.

The changes to the design of the bus bay have been revised and now involve alterations to the existing void to allow sufficient clearances for 14.5m buses and to accommodate a 3m walkway and queuing zone for pedestrians.

The Eton Road Bus Bay is identified in the accompanying document as a highly significant item. The traffic solutions have been designed with direct reference to the significance of the bus bay. The central void with native landscaping would be retained however it would be made smaller to allow for the swept path of 14.5m buses (refer image below). Even so, the shape of the void would be retained and the concrete balustrade would be reconstructed to bound the new void.

It is understood that the landscaped area surrounding the bus bay has not been surveyed at this point for the purpose of determining how many trees would need to be removed. The landscaping solution for the void within the bus bay should be addressed in an Implementation Plan which must ensure protection of the significant species in the context of the reduced void size. This may require arborist input.



Picture 8 – Proposed alterations to the bus bay.

Source: DesignInc

It is understood that alterations are required to the awning surrounding the bus bay to cover the widened footpath. The design of the new awning has not been resolved at this stage, with discussions with Council ongoing. As the existing awning is in keeping with the character of the place, the design resolution of this element should be addressed in an Implementation Strategy which must stipulate the retention of the half height concrete wall bounding the outside of the bus bay. The new awning must extend from the retained concrete wall.

7. CONCLUSION

In conclusion, this assessment has determined that the proposed works would not have an unacceptable impact on the significance of the building. The works would retain the most significant fabric and would facilitate the ongoing use and therefore conservation of the place.

A number of recommendations have been made herein. It is considered that the following conditions of consent could be considered in the approval for the proposed works.

1. A photographic archival recording of the building should be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications *How to prepare archival records of heritage items* and *Photographic Recording of Heritage Items using Film or Digital Capture*. A copy should be provided to the Heritage Division, Office of Environment and Heritage.
2. Preparation of a Heritage Implementation Strategy prepared by a suitably qualified heritage consultant which achieves full and sympathetic design resolution for the following:
 - The design of the bus bay awning that must extend from the characteristic half height concrete wall which currently bounds the bus bay.
 - The landscaping solution for the void within the bus bay which must ensure protection of the significant species in the context of the reduced void size.

- The treatment of each piece of built in furniture in the context of the new school.
 - The reticulation of new services through the library ceiling which must achieve retention of a large proportion of the original ceiling fabric.
 - The application of different carpets through the building. Different carpet colours may be used to differentiate different home bases however the strategy must utilise green carpet to match existing as the predominant floor finish (in currently carpeted areas). Specifically, the green carpet must be used in the main circulation corridors, particularly Level 5. A sample of any new carpet (green and otherwise) should be provided to the heritage consultant for approval before the carpet is ordered.
 - The treatment of original lighting which should be retained in situ wherever possible and which should be carefully salvaged for reuse within the building if it is not possible to retain in situ.
3. The Implementation Strategy should also include a detailed Schedule of Conservation Works which incorporates a methodology for the cleaning and patching of the significant off the form concrete.
 4. An Interpretation Strategy for the building should be prepared to guide how information on the history and significance of the building will be provided for the students and the general public. The Interpretation Strategy should identify the types and locations of interpretive media that will be installed as part of this project.

Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,



Alexandria Barnier
Senior Consultant

Reviewed and endorsed by Stephen Davies (Director)



ATTACHMENT A

Historical Archaeological Assessment

Historical Archaeological Assessment

The historical overview for the subject site has been presented at Section 3 of the Heritage Impact Statement prepared by Urbis in June 2017. Based on this overview, there is no information in the historical record to suggest that the site was substantially developed prior to the construction of the Teacher's College in 1946.

Prior to this time, the subject site formed part of early land grants established in the late 1800s. By their nature, such grants are unlikely to have resulted in any substantial development or building works, with likely associated structures being limited to cottages, sheds, or other rural infrastructure such as fencing. It is noted, however, that there is little to no information in the historical record to suggest that these grants were developed or occupied by any owners (Perumal Murphy Alessi, 2013:7). Any such buildings and/or structures, if previously present, are unlikely to have been particularly substantial or robust.

From 1915 the Commonwealth Government commenced a gradual process of resumptions which were gazetted in 1915 and 1917. It is known from a review of the historical record that, following these resumptions, part of these earlier land grants was used as a rifle range from c. 1919 onward. The exact location of the former rifle range is not known, though army records indicate that in 1926 it was used by the Roseville, Chatswood and North Sydney Rifle Clubs, and each built a small shed on the land (Perumal Murphy Alessi, 2013:8). The land was also used by the army during World War II, with an army base having been located on the former CSIRO Site on Delhi Road, approximately 1.4 kilometers to the southwest of the current subject site.

A review of aerial imagery from 1943, and prior to the development of the Teacher's College or university campus, shows that former elements that may have been associated with these 'defence' uses is likely to have been limited to defined tracks, target mounds, beam walls, concrete structures and dugouts, with no evidence of more substantial development visible. The three sheds believed to have been built by the respective rifle clubs are similarly unlikely to have been robust or substantial.

Figure 1 - Aerial imagery from 1943, showing the absence of development within the subject site



Source: sixmaps

It is therefore concluded that although the subject site does have a history of known former ownership and uses, these uses (being part of early land grants and part of a wider 'defence site') are by their nature unlikely to have resulted in any substantial development. The structures and elements associated with these uses are likely to have been limited in size and robustness (e.g. cottages, sheds, fencing, etc), with many of the elements associated with the rifle range likely to have been minor landscape modifications rather than actual structures or buildings.

Within the context of the subject site, which is known to have been severely disturbed during the construction of the existing university campus buildings, it is highly unlikely for any archaeological material or evidence associated with these former uses to have been retained on site. If any evidence of these former uses is present, it is highly unlikely to be intact, or to be recovered *in situ*.

Overall, and due to both the extent of disturbance that has occurred and the nature of the past uses of the site, the historical archaeological potential of the subject site is assessed as low to nil. It would be difficult to understand the context of any fragmentary remains exposed within the proposed isolated areas of excavation, in the unlikely event that this were to occur. Any remains, if present, are likely to be of little to no research potential as a result of their isolation and probable disturbed and fragmentary nature.



Based on the above, there are no identified historical archaeological constraints associated with the current proposal.

Reference:

Perumal Murphy Alessi, 2013, *Heritage Assessment: Screen Australia, No. 101 Eton Road, Lindfield*, prepared on behalf of Screen Australia.