

HERITAGE IMPACT STATEMENT

CRANBROOK SCHOOL

**5 VICTORIA ROAD,
BELLEVUE HILL 2023**

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EXECUTIVE SUMMARY

Urbis has been engaged by Buildcorp to prepare the following Heritage Impact Statement. The subject site is identified as heritage item 44, *Cranbrook School*, as listed under Schedule 5 of the Woollahra Local Environment Plan (LEP) 2014. The site includes a number of structures and landscape elements. A significance assessment is included at Section 5.

It is proposed to undertake development at the site, including;

- The excavation of the Hordern Oval and construction of an Aquatic Fitness Centre and parking facilities;
- The reinstatement of the Hordern Oval so that the Aquatic Fitness Centre is located beneath the oval;
- Demolition of the War Memorial Hall and Mansfield Building;
- Excavation and construction of the Centenary Building, a four-storey development that would house updated teaching facilities;
- Removal of the Tuck Shop located on the east elevation of the Perkins Building and associated restoration works; and
- Construction of a lobby building to the rear (north) elevation of the Perkins Building.

Accordingly, this heritage impact statement has been prepared to assist the consent authority in their assessment of the proposed work, and to assess the potential impact of the works on the heritage item.

This report includes a detailed impact assessment of the proposed works at Section 6. It is concluded that the proposed works will not detrimentally affect the heritage significance of the item for the following reasons:

- The proposed development of the Aquatic Fitness Centre would retain the significant Hordern Oval. The proposed design is a solution which increases the amenity of the site whilst retaining this significant space.
- The Centenary Building has been designed to be a contemporary high-quality development that addresses the requirements of a growing school population. The proposed finishes of the proposed development would reference the heritage qualities of the site through the use of traditional materials such as sandstone cladding and copper detailing.
- It is proposed that a non-original addition would be removed from the east elevation of the Perkins Building and restoration works undertaken in this area.

Overall, the proposal is considered to be reasonable and acceptable, and is supported. The proposal is recommended for approval from a heritage perspective.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Buildcorp to prepare the following Heritage Impact Statement.

The subject site is identified as heritage item 44, *Cranbrook School*, as listed under Schedule 5 of the Woollahra Local Environment Plan (LEP) 2014. The LEP listing of the site relates to the following:

- Buildings known as
 - Cranbrook;
 - Harvey House;
 - Perkins Building (junior school);
 - Sick Bay;
 - Headmasters' House; and
 - Rotunda (sports pavilion).
- Landscape elements identified as:
 - the two-storey sandstone building (formerly gatehouse);
 - sandstone retaining wall with balustrade and stairway on north-west terrace of Cranbrook;
 - gates, gateposts, bollards and stone retaining wall to Victoria Rd;
 - sandstone fence and retaining wall to New South Head Rd; and
 - four sets of sandstone gateposts with iron gates to New South Head Rd.
- Plantings identified as:
 - Two Hoop Pines;
 - Three Norfolk Island Pines;
 - A Kauri Pine;
 - A Black Booyong;
 - A Port Jackson Fig; and
 - A Chilean Wine Palm.

The area of the site as relating to this proposal is not specified in the LEP listing of the site.

It is proposed to undertake development at the site, including;

- The excavation of the Hordern Oval and construction of an aquatic centre and parking facilities;
- The reinstatement of the Hordern Oval so that the aquatic centre is located beneath the oval;
- Demolition of the War Memorial Hall and Mansfield Building;
- Excavation and construction of the Centenary Building, a four-storey development that would link with the proposed Aquatic Fitness Centre in the basement and include updated teaching facilities;
- Removal of the Tuck Shop located on the eastern elevation of the Perkins Building and associated restoration works; and
- Construction of a lobby building on the northern elevation of the Perkins Building.

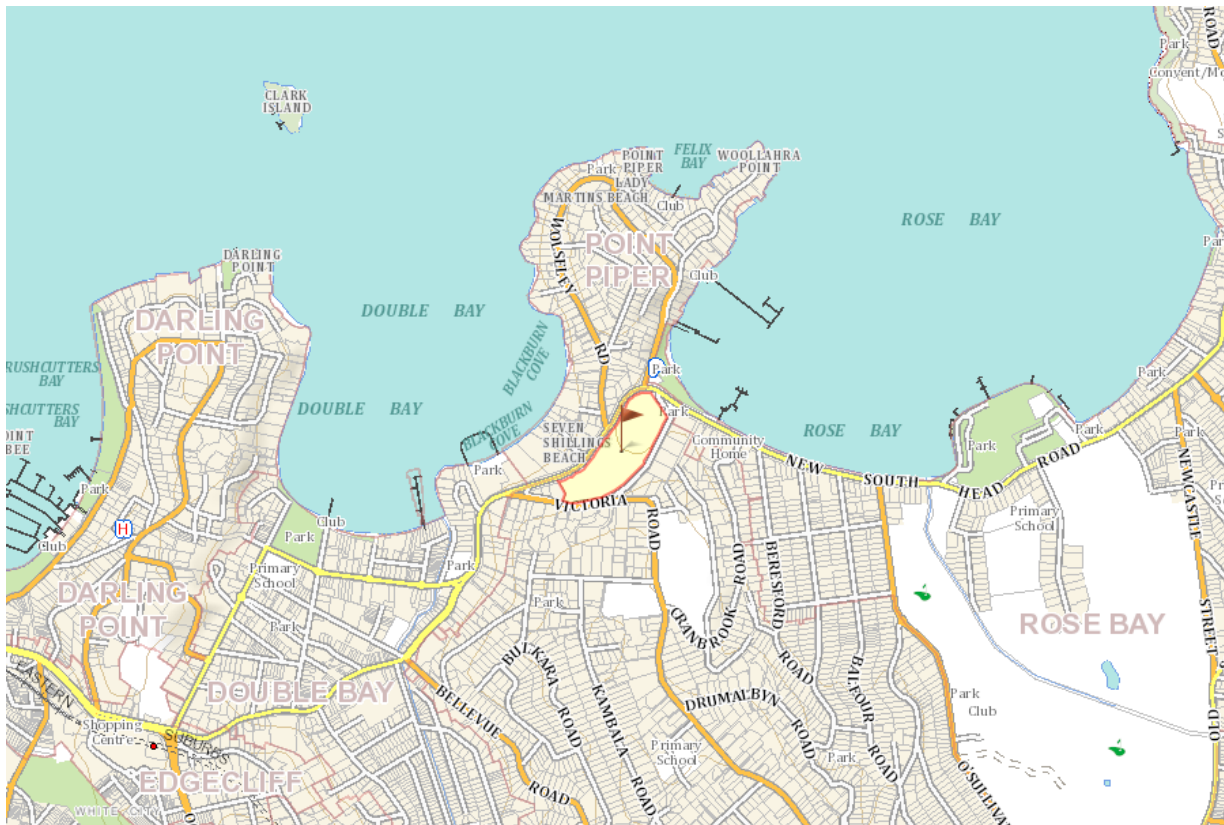
Accordingly, this heritage impact statement has been prepared to assist the consent authority in their assessment of the proposed work, and to assess the potential impact of the works on the heritage item.

1.2. SITE LOCATION

The subject site is located at 5 Victoria Road, Bellevue Hill and is known as Cranbrook School as seen in Figure 1. The site is legally identified as:

- Lot B DP186768;
- Lot C DP186768;
- Lot 1 DP 431347;
- Lot 1 DP 663630;
- Lot 9 DP9005;
- Lot 10 DP9005;
- Lot 11 DP9005;
- Lot 12 DP9005;
- Lot 13 DP9005;
- Lot 14 DP9005;
- Lot 15 DP9005;
- Lot 16 DP9005;
- Lot 17 DP9005; and
- Lot 18 DP9005.

Figure 1 – Map of the locality, subject site indicated by highlight



Source: Six Maps, 2017

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Branch guideline 'Assessing Heritage Significance' (2001). The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the Woollahra Local Environmental Plan 2014 and the Woollahra Development Control Plan 2015.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Alida Eisermann (Heritage Consultant). Kate Paterson (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

2. SITE DESCRIPTION

The subject site is located in Bellevue Hill. Bellevue Hill is located in the eastern suburbs of Sydney, approximately five kilometres east of the Sydney central business district.

The site is bordered by Victoria Road, Rose Bay Avenue and New South Head Road. The subject site operates as a school and is a complex site, consisting of built and natural elements. The site contains a number of buildings, of a diverse range of architectural periods. The Conservation Management Plan prepared for the site by City Plan Heritage, dated June 2010, has divided the site into three precincts as shown in Figure 3 in below.




Figure 2 – Aerial image of locality, subject site indicated by outline

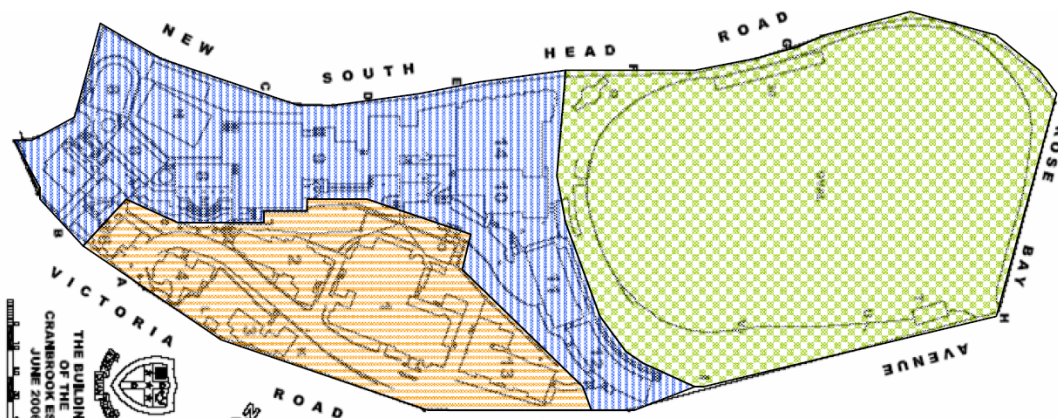


Source: Six Maps, 2017

Figure 3 – Precinct Map of Cranbrook School

The precincts are:

- 1- Historic Precinct 
- 2- Academic Precinct 
- 3- Oval Precinct 



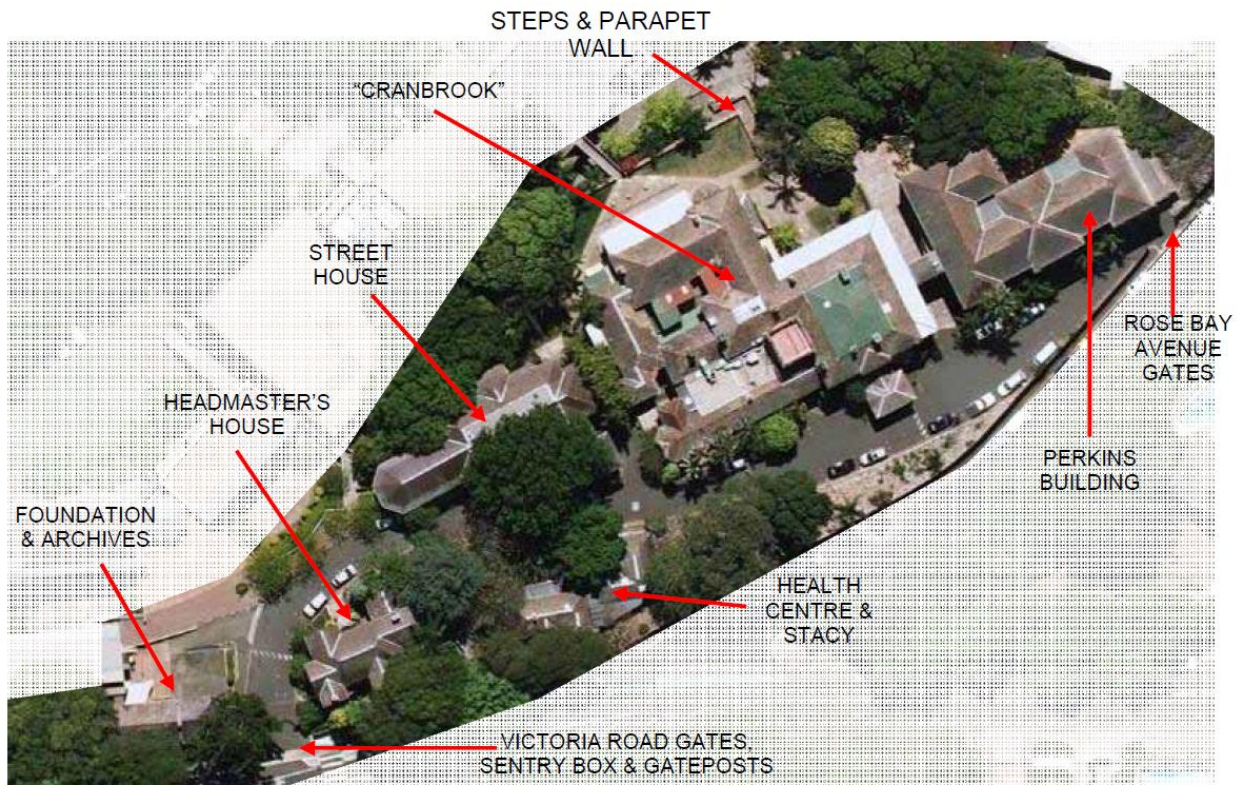
Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

2.1. HISTORIC PRECINCT

The Historic Precinct is located in the southwest of the subject site, and is bordered by Victoria Road. This precinct is the historic centre of the site and contains buildings and landscape elements relating to the historical development of the site. Situated on a higher plane than the Academic and Oval Precincts, there are significant views from the Historic Precinct to other areas of the school, the locality, and Sydney Harbour. A variety of architectural styles are represented in the precinct, including, Victorian, Inter-War and Post-War.

The significant landscape elements represented in this precinct includes, the terrace, parapet wall, steps, and sandstone fence, Victoria Road gate and sandstone gateposts, sentry box and remnants of stone kerbing and retaining walls.¹ A brief description of the buildings located within this precinct as related to the proposed works detailed in Section 3, is included in Table 1.

Figure 4 – Aerial image of the Historic Precinct with buildings and elements indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Table 1 – Description of elements in Historic Precinct as related to the proposed

Building	Description
Perkins Building	Perkins Building is a two storey Inter-War building. The building features plain detailing and vertically placed sash windows. Perkins Building is connected to the Cranbrook Building through a bridge on the upper floor. The northern elevation of the building features infilled balconies which are unsympathetic to the heritage qualities of the building. The eastern elevation features a timber add on, that was likely built soon after the construction of the main Perkins Building. The building colour finishes are yellow with a green trim for doors and window frames.

¹ City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School



Picture 1 – East elevation of Perkins Building



Picture 2 – Detail of awning on eastern elevation of Perkins Building



Picture 3 – Detailed view of entry to Perkins Building



Picture 4 – View of the rear (north) elevation of Perkins Building infill



Picture 5 – Cranbrook House

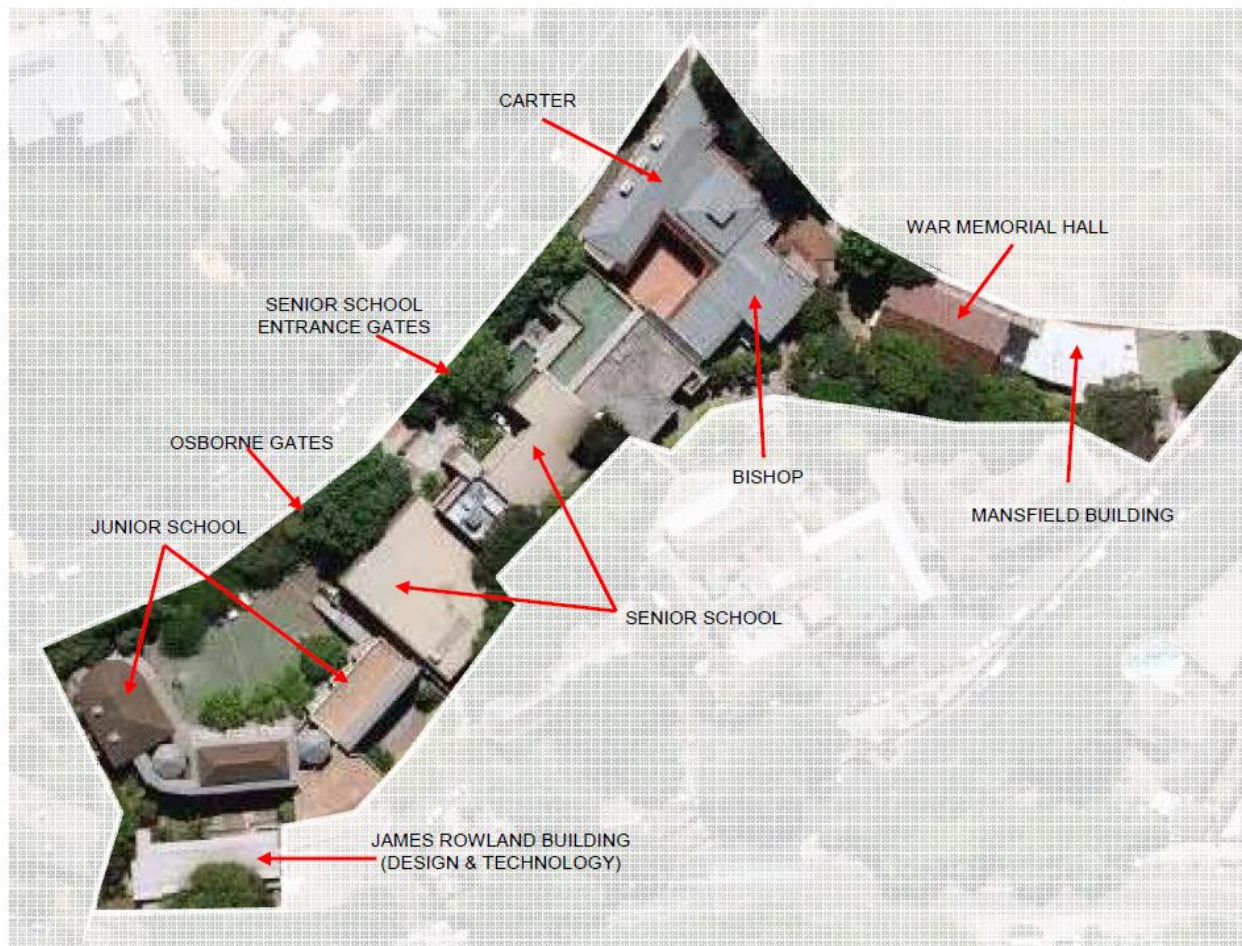


Picture 6 – View from Cranbrook House to War Memorial Hall and Mansfield Building

2.2. ACADEMIC PRECINCT

The Academic Precinct is positioned with the Oval Precinct to the northeast, and the Historic Precinct to the south. New South Head Road borders this portion of the subject site to the north. Overall, this portion of the school houses the most contemporary buildings and the precinct consists of a limited number of historic buildings and elements. The most significant elements located within the Academic Precinct, include, the Osborne Gates and memorial, and the sandstone retaining wall that is positioned along the New South Head Road boundary of the site.²

Figure 5 – Aerial image of the Academic Precinct with buildings and elements indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Table 2 – Description of elements in Academic Precinct as related to the proposed

Building	Description
War Memorial Hall	The War Memorial Hall is constructed in a Post-War institutional style, consisting of face brick and a series of door openings with multi-paned glazing providing vertical emphasis. The building height ranges from single to two storeys, and features a with cathedral ceiling and gabled form, tiled roof, housing the auditorium. The finish of the building is cream brick with a cream painted trim, window and door frames are white. War Memorial Hall is positioned adjacent to the courtyard identified as Camellia Court.

² City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Building	Description
Mansfield Building	Mansfield Building is a face brick construction. The form of the building is in line with the curvature of the adjacent Oval. The architectural style of the building is Post-War. The structure is two storeys in height and features vertical recessed openings. A roof terrace is positioned on top of the flat roof of the building. The roof terrace is finished in synthetic grass. There are identified significant views from the Mansfield Building roof terrace to the Oval, local area, and Sydney Harbour and skyline.



Picture 7 – View of Camellia Court facing south, located between War Memorial Hall and Bishop Building



Picture 8 – Western elevation of War Memorial Hall



Picture 9 – Kauri Pine, a significant tree located in Camellia Court



Picture 10 – War Memorial Hall visible in foreground, Mansfield Building located behind



Picture 11 – Northern elevation of War Memorial Hall viewed from lower level



Picture 12 – Northern elevation of War Memorial Hall viewed from upper level



Picture 13 – Detail of clock face on northern elevation of War Memorial Hall



Picture 14 – Detail of plaque commemorating the opening of the library on 13 November, 1967



Picture 15 – North elevation of Mansfield Building



Picture 16 – View from the Historic precinct to War Memorial Hall and the Mansfield Building



Picture 17 – East elevation of Mansfield Building



Picture 18 – Ramp to Mansfield Building roof visible in foreground, Perkins Building located behind



Picture 19 – View of Mansfield Building rooftop



Picture 20 – View west from Mansfield Building roof terrace

2.3. OVAL PRECINCT

The Oval Precinct forms the northern half of the Cranbrook School site with the dominance of the Oval. The Oval is bordered by New South Head Road to the northwest and Rose Bay Avenue to the northeast. Apart from the Oval, the precinct features the John Saunders Pavilion known previously as the Rotunda, Justin McDonald Grandstand, the Hordern Gates and the McPherson Gates.

Figure 6 – Aerial image of the Oval Precinct with buildings and elements indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Table 3 – Description of elements in Oval Precinct as related to the proposed

Building	Description
Hordern Oval	The Hordern Oval is a grassed playing field located at the Cranbrook School. It is bordered by mature plantings and is located at the northern most point of the subject site.



Picture 21 – View from oval to War Memorial Hall and Mansfield Building



Picture 22 – View from north of oval (in vicinity of Old South Head Road) to War Memorial Hall and Mansfield Building



Picture 23 – North elevations of War Memorial Hall and Mansfield Building

3. THE PROPOSAL

3.1. DESIGN STATEMENT

It is proposed to undertake development at the site, as detailed hereunder:

Architectus has prepared the following summary of the proposed design:

The proposed development seeks to enhance the natural, historic and cultural significance of the campus's urban design with contemporary architectural and landscape solutions that are harmonious in character to the existing context and which provide a diverse range of new accommodation much needed by the School to address current pedagogical and functional requirements.

The new development seeks to engage positively with the existing built form of the campus and its neighbouring community by being sympathetic in scale, character and materiality. The proposed built form of the new development complements existing buildings on the site by nestling into the existing topography and landscape whilst creating new connections to the existing pedestrian pathways and benched levels already established on the campus.

The proposed Centenary Building replaces the existing bulky War Memorial Hall and Mansfield Building with an architectural solution that addresses the sloping topography of the site by way of a series of terraced levels that step down with the sloping landform. The new building has a turfed roof surface which will engage the building with its landscape and establish a formal lawn space to the historic Cranbrook House.

The proposed Chapel is purposefully located within the Heritage Precinct on the newly established Centenary lawn. Its low scale and modest volume generates a contained space with exceptional views out over the campus and towards the Harbour.

Through rigorous testing of the height, density, bulk and scale, setbacks and landscaping of the proposal in relation to the neighbouring buildings, streetscape and existing topography the impact of the proposed Centenary Building and Chapel when viewed from beyond the campus is minimal.

A new sandstone gate for pedestrian access at Rose Bay Avenue will provide much needed separation of pedestrians from vehicles and establishes equitable access from street level to upper most level of the proposed development. From here a vertical transport spine connects every level of the Centenary Building and provides equitable access that is currently absent in this part of the campus.

The proposed Aquatic and Fitness Centre at the north of the site addresses the public domain with an open space and landscaped area which will symbolically and physically reconnect the School to the public realm. The proposed façade offers a welcoming gesture to the community, transforming this elevation of the School from its current disconnected condition.

Both the proposed Centenary Building and Aquatic Fitness Centre address design quality with specific consideration to the use of high quality materials such as sandstone and copper whilst carefully integrating new landscaping and planting, turfed roofs and environmental design principles to strive for design excellence in its urban design outcome.

3.2. ARCHITECTURAL PLANS

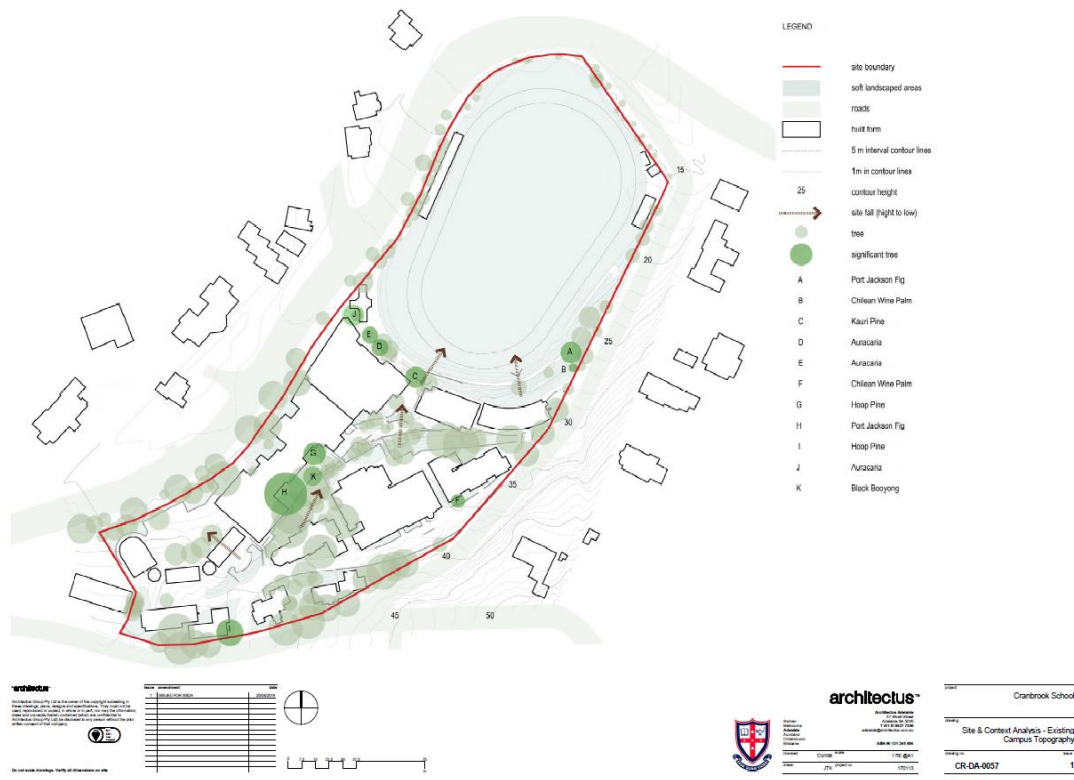
Urbis have been provided with the plans by Architectus as listed overleaf. This Heritage Impact Statement (HIS) has relied on these plans for the impact assessment included in Section 6 of this report. A selection of these plans relating to the existing site, proposed demolition and proposed works has been included.

CR-DA-0000	Cover Sheet	20/04/2018	1	AF-DA-0501	Existing Oval GA Plan	20/04/2018	1
CR-DA-0001	Drawing List	20/04/2018	1	AF-DA-0502	Demolition Oval GA Plan	20/04/2018	1
CR-DA-0051	Site & Context Analysis - Location Plan	20/04/2018	1	AF-DA-1001	GA Plan 00 (Oval)	20/04/2018	1
CR-DA-0052	Site & Context Analysis - Schools in Locality	20/04/2018	1	AF-DA-1002	GA Plan B1 (Concourse)	20/04/2018	1
CR-DA-0054	Site & Context Analysis - Vehicular and Public Transport	20/04/2018	1	AF-DA-1003	GA Plan B2 (Pool)	20/04/2018	1
CR-DA-0055	Site & Context Analysis - Pedestrian Access	20/04/2018	1	AF-DA-2001	Elevations	20/04/2018	1
CR-DA-0056	Site & Context Analysis - Existing Campus Built Form	20/04/2018	1	AF-DA-2501	Sections AA-CC	20/04/2018	1
CR-DA-0057	Site & Context Analysis - Existing Campus Topography	20/04/2018	1	AF-DA-2502	Sections DD-EE	20/04/2018	1
CR-DA-0058	Site & Context Analysis - Campus Environmental Conditions Plan	20/04/2018	1	AF-DA-9001	Perspective 01	20/04/2018	1
CR-DA-0059	Site & Context Analysis - Existing Campus Access Diagram	20/04/2018	1	AF-DA-9002	Perspective 02	20/04/2018	1
CR-DA-0060	Existing Site Survey Plan	20/04/2018	1	AF-DA-9301	GFA - Diagrams	20/04/2018	1
CR-DA-0062	Campus Analysis - Existing Site Plan	20/04/2018	1	AF-DA-9302	GSA - Diagrams	20/04/2018	1
CR-DA-0063	Campus Analysis - Demolition Site plan	20/04/2018	1				
CR-DA-0064	Campus Analysis - Demolition Axonometrics	20/04/2018	1				
CR-DA-0065	Campus Analysis - Proposed Site Works	20/04/2018	1				
CR-DA-0066	Campus Analysis - Proposed Site Works Axonometric	20/04/2018	1	Grand total: 53			
CR-DA-2500	Campus Analysis - Existing and Proposed Sections	20/04/2018	1				
CR-DA-3000	Shadow Analysis - March	20/04/2018	1				
CR-DA-3001	Shadow Analysis - June	20/04/2018	1				
CR-DA-3002	Shadow Analysis - September	20/04/2018	1				
CR-DA-3003	Shadow Analysis - December	20/04/2018	1				
CR-DA-4000	Finishes Board	20/04/2018	1				
CB-DA-0002	Existing Plans	20/04/2018	1				
CB-DA-0003	Demolition Plans	20/04/2018	1				
CB-DA-1002	GA Plan - Roof Level	20/04/2018	1				
CB-DA-1003	GA Plan - Level 04	20/04/2018	1				
CB-DA-1004	GA Plan - Level 03	20/04/2018	1				
CB-DA-1005	GA Plan - Level 02	20/04/2018	1				
CB-DA-1006	GA Plan - Level 01	20/04/2018	1				
CB-DA-1007	GA Plan - Level 00	20/04/2018	1				
CB-DA-2001	GA Elevation - North - South	20/04/2018	1				
CB-DA-2002	GA Elevation - East - West	20/04/2018	1				
CB-DA-2501	GA Section AA - BB	20/04/2018	1				
CB-DA-2502	GA Section CC - DD	20/04/2018	1				
CB-DA-2503	GA Section - EE Building Height	20/04/2018	1				
CB-DA-9001	Perspective 01	20/04/2018	1				
CB-DA-9002	Perspective 02	20/04/2018	1				
CB-DA-9003	Perspective 03	20/04/2018	1				
CB-DA-9004	Perspective 04	20/04/2018	1				
CB-DA-9005	Perspective 05	20/04/2018	1				
CB-DA-9301	GFA - Diagrams	20/04/2018	1				
CB-DA-9302	GSA - Diagrams	20/04/2018	1				

Figure 7 – Site and context analysis – existing built form

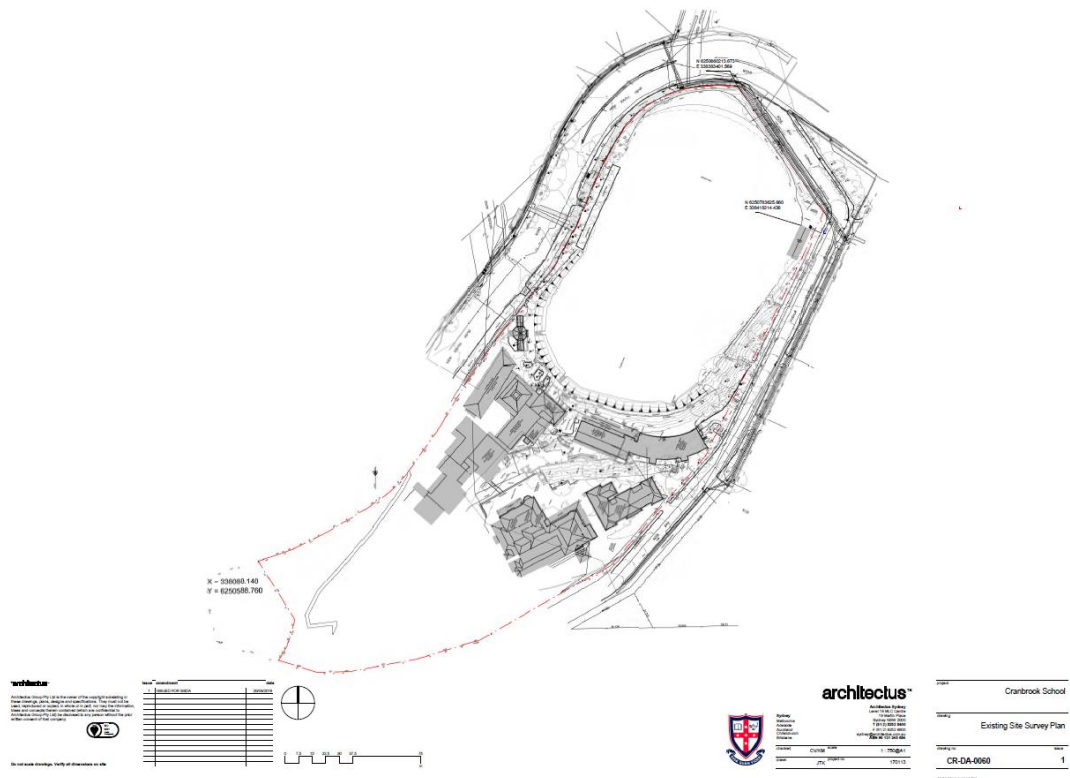
Source: Architectus, CR-DA-0056, Site & Context Analysis - Existing Campus Built Form, 20/04/18, issued for SSDA

Figure 8 – Site and Context – Existing Campus Topography



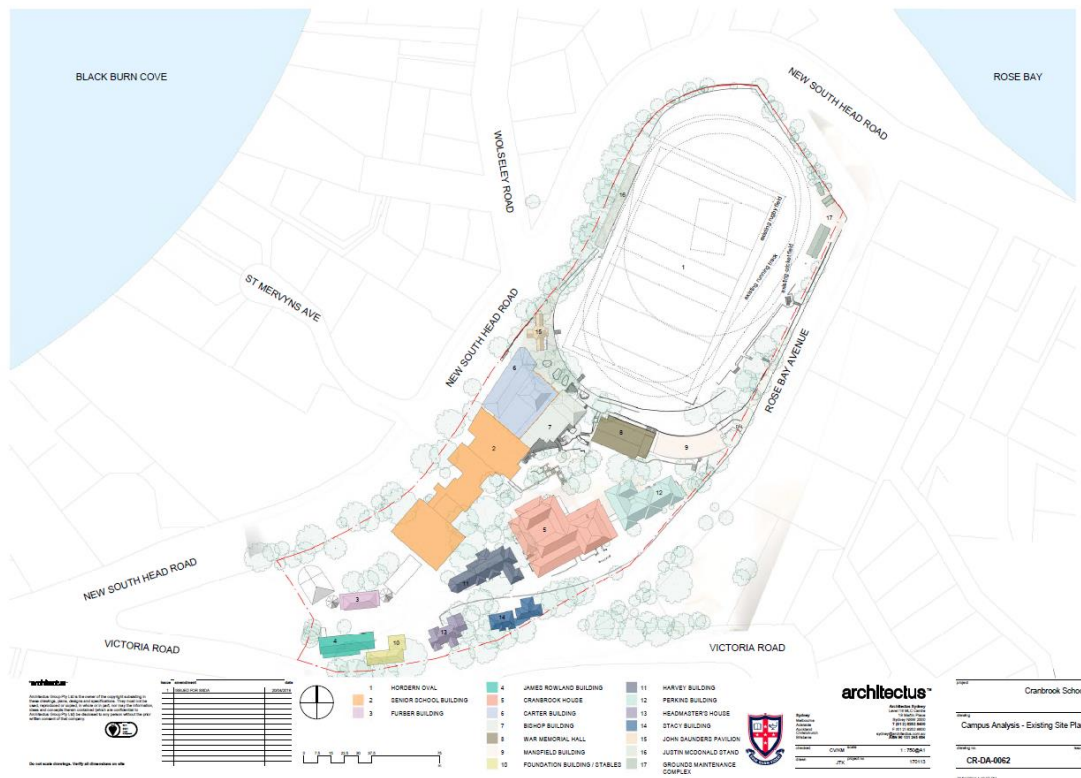
Source: Architectus, CR-DA-0057, Site & Context Analysis - Existing Campus Topography, 20/04/18, issued for SSDA

Figure 9 – Existing Survey Plan



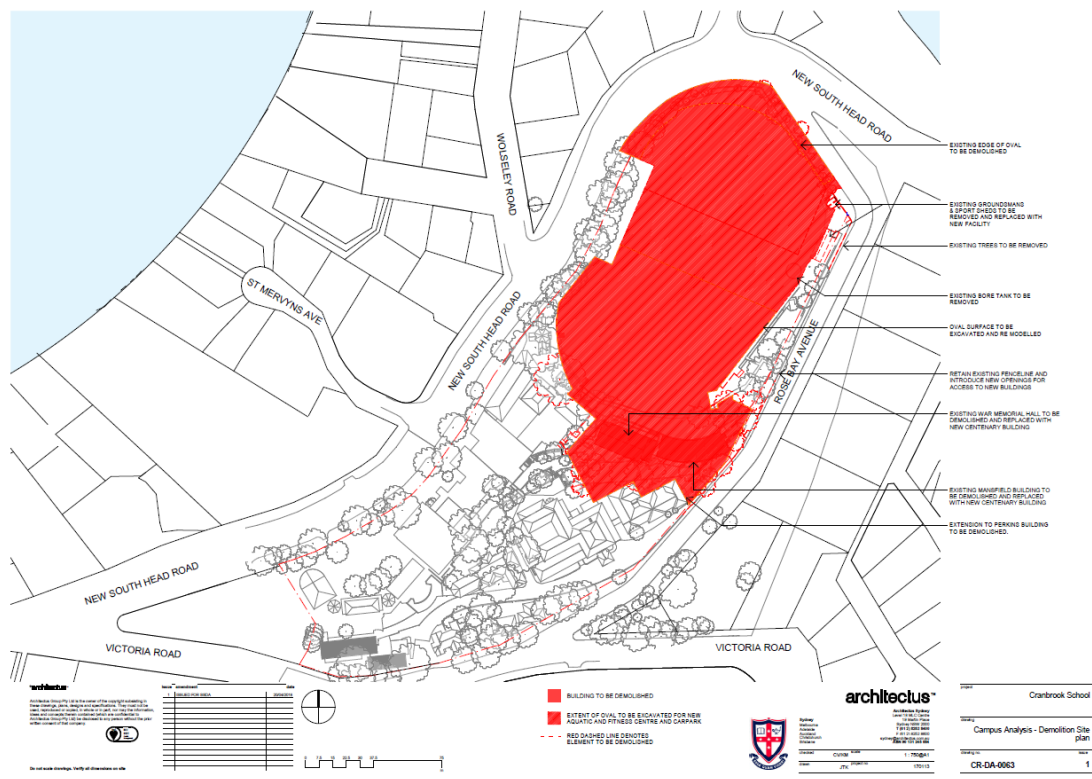
Source: : Architectus, CR-DA-0060, Existing Site Survey Plan, 20/04/18, issued for SSDA

Figure 10 – Campus Analysis – Existing Site Plan



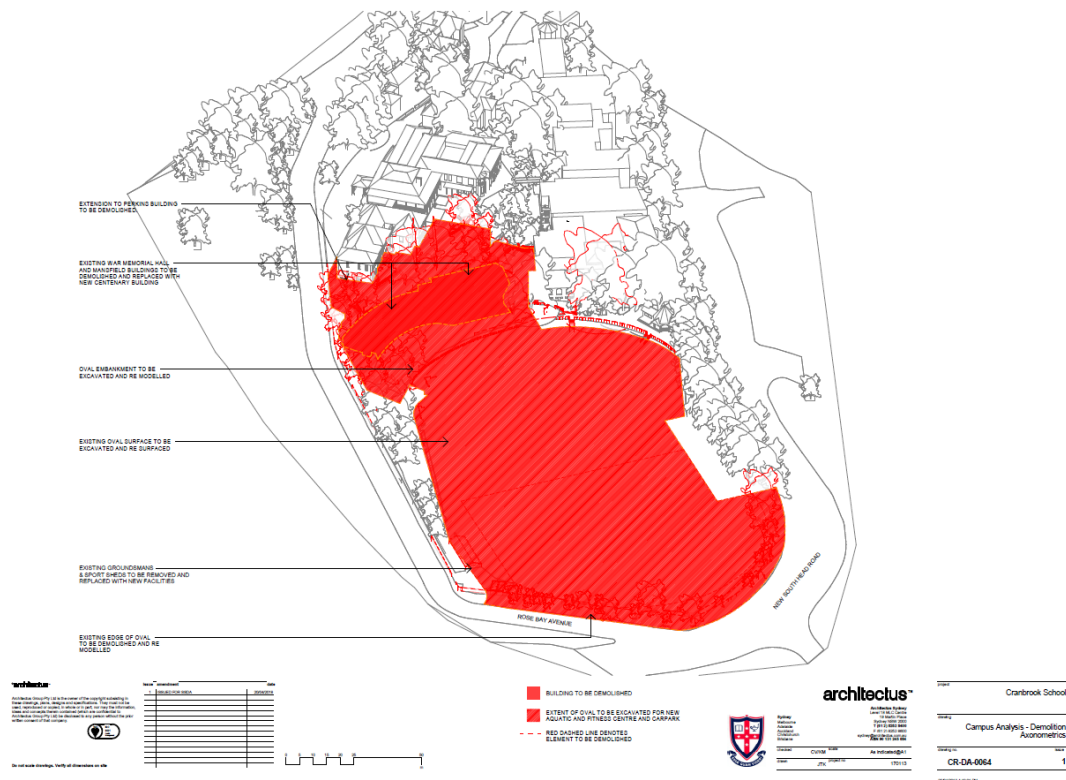
Source: Architectus, CR-DA-0062, Campus analysis – Existing site plan, 20/04/18, issued for SSDA

Figure 11 – Campus Analysis – Demolition Site Plan



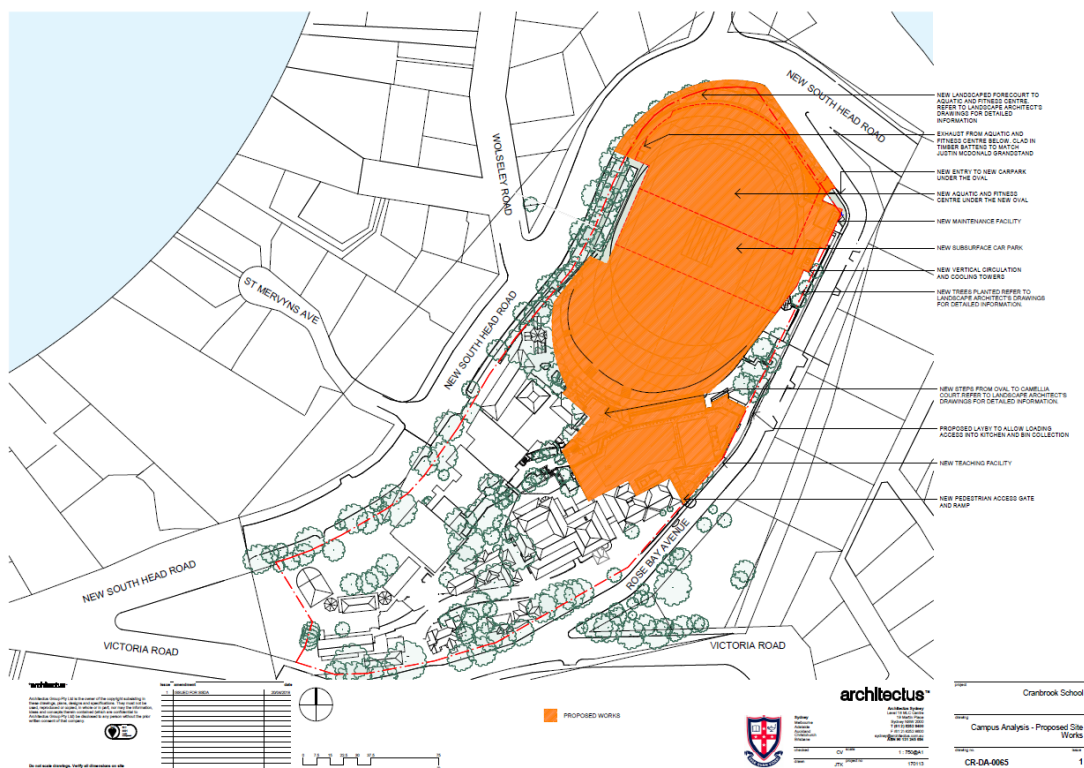
Source: Architectus, CR-DA-0063, Campus Analysis – Demolition Site Plan, 20/04/18, issued for SSDA

Figure 12 – Campus Analysis – Demolition Axonometrics



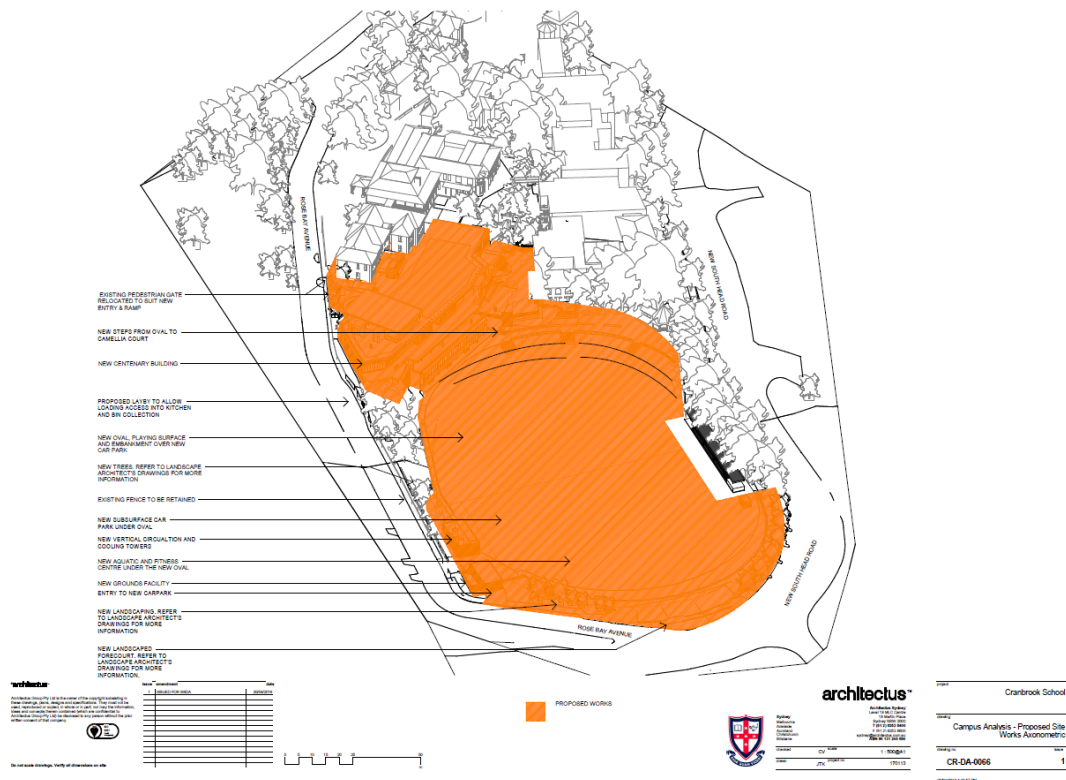
Source: Architectus, CR-DA-0064, Campus Analysis – Demolition Axonometrics, 20/04/18, issued for SSDA

Figure 13 – Campus Analysis – Proposed Site Works



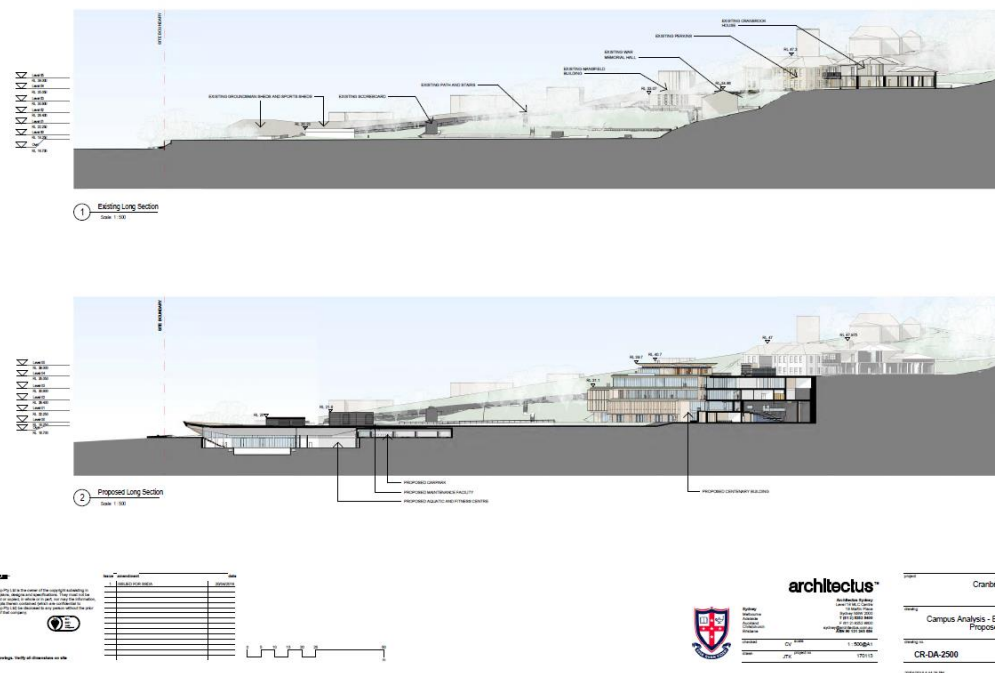
Source: Architectus, CR-DA-0065, Campus Analysis – Proposed Site Works, 20/04/18, issued for SSDA

Figure 14 – Campus Analysis – Proposed Site Works Axonometric



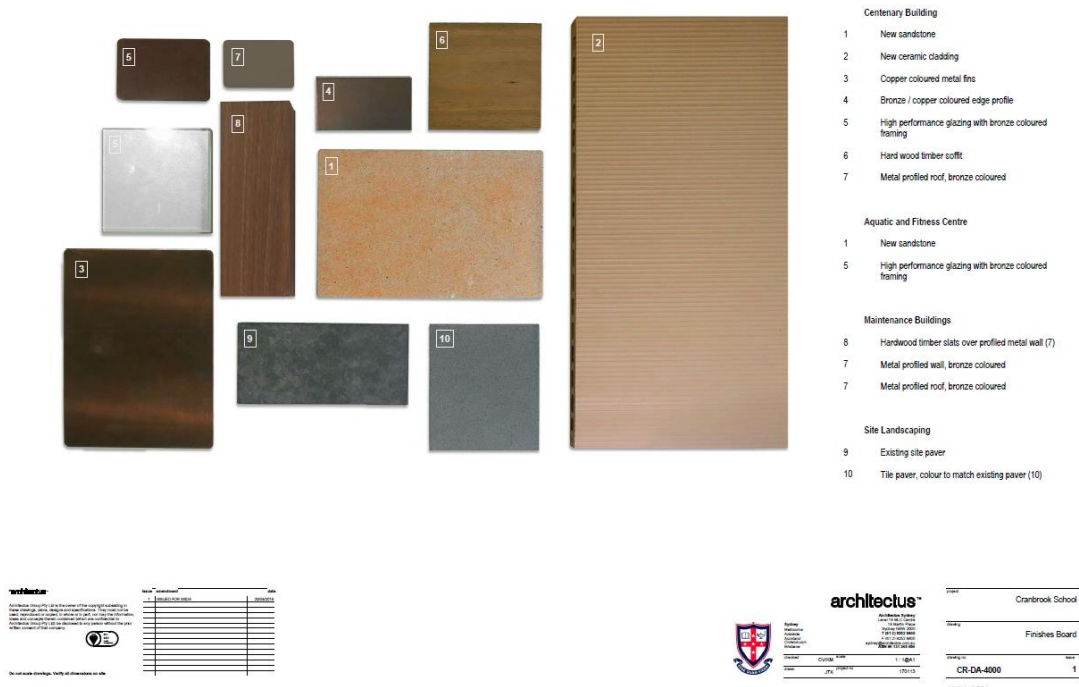
Source: Architectus, CR-DA-0066, Campus Analysis – Proposed Site Works Axonometric, 20/04/18, issued for SSDA

Figure 15 – Campus Analysis – Existing and Proposed Section



Source: Architectus, CR-DA-2500, Campus Analysis – Existing and Proposed Sections, 20/04/18, issued for SSDA

Figure 16 – Finishes Board



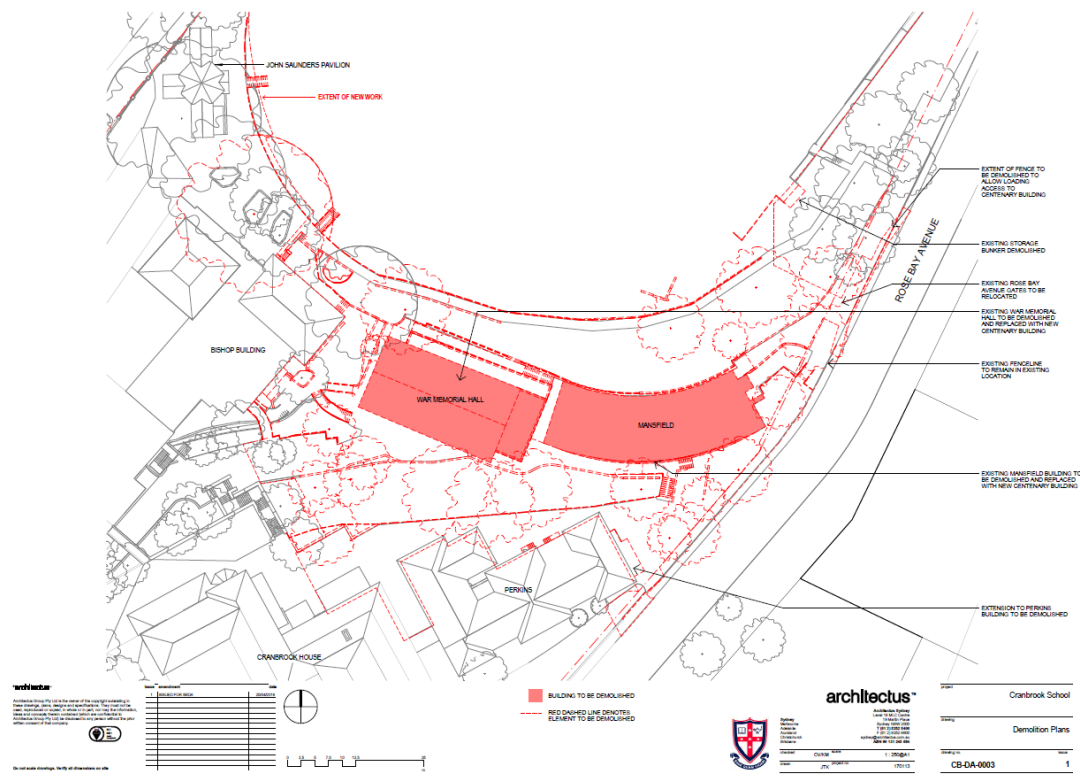
Source: Architectus, CR-DA-4000, Finishes Board, 20/04/18, issued for SSDA

Figure 17 – Existing Plans



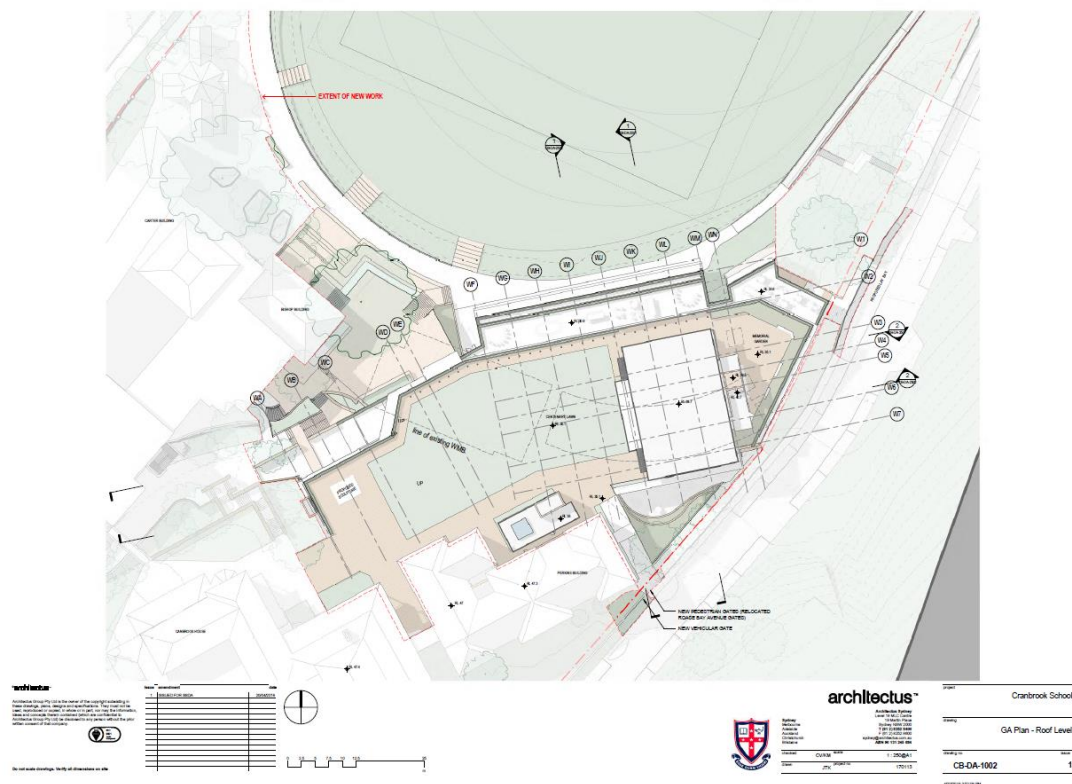
Source: Architectus, CB-DA-0002, Existing Plans, 20/04/18, issued for SSDA

Figure 18 – Demolition Plans



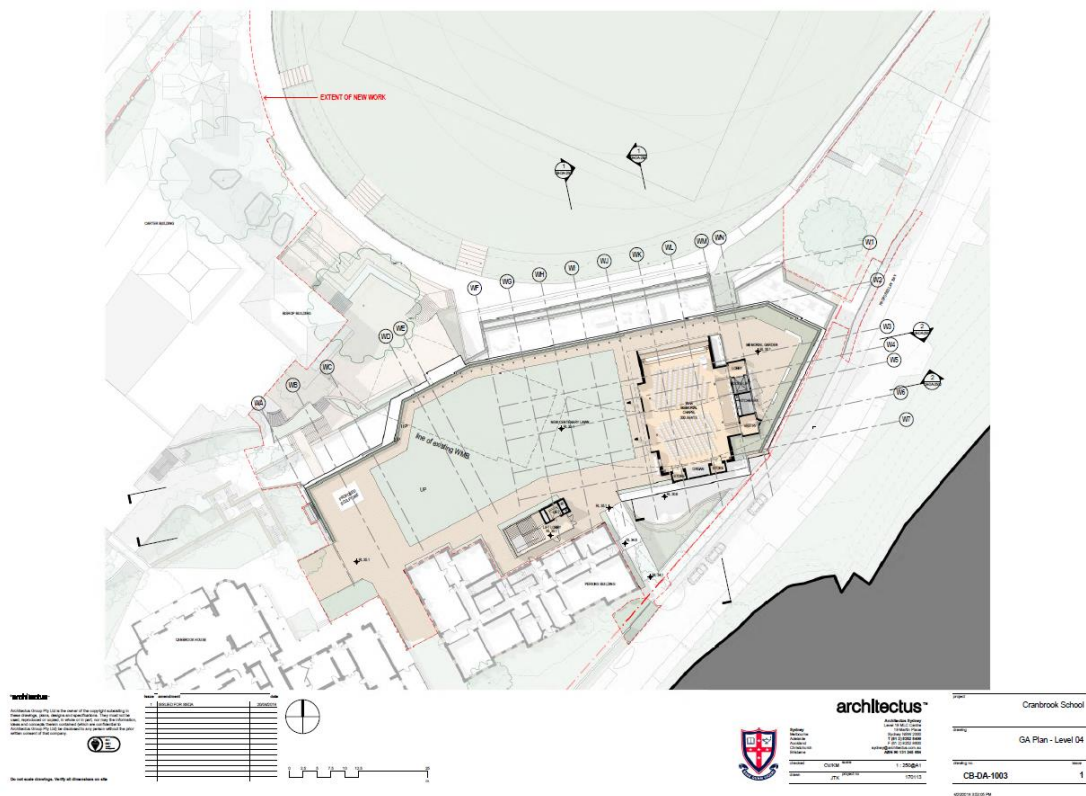
Source: Architectus, CB-DA-0003, Demolition Plans, 20/04/18, issued for SSDA

Figure 19 – GA Plan – Roof Level



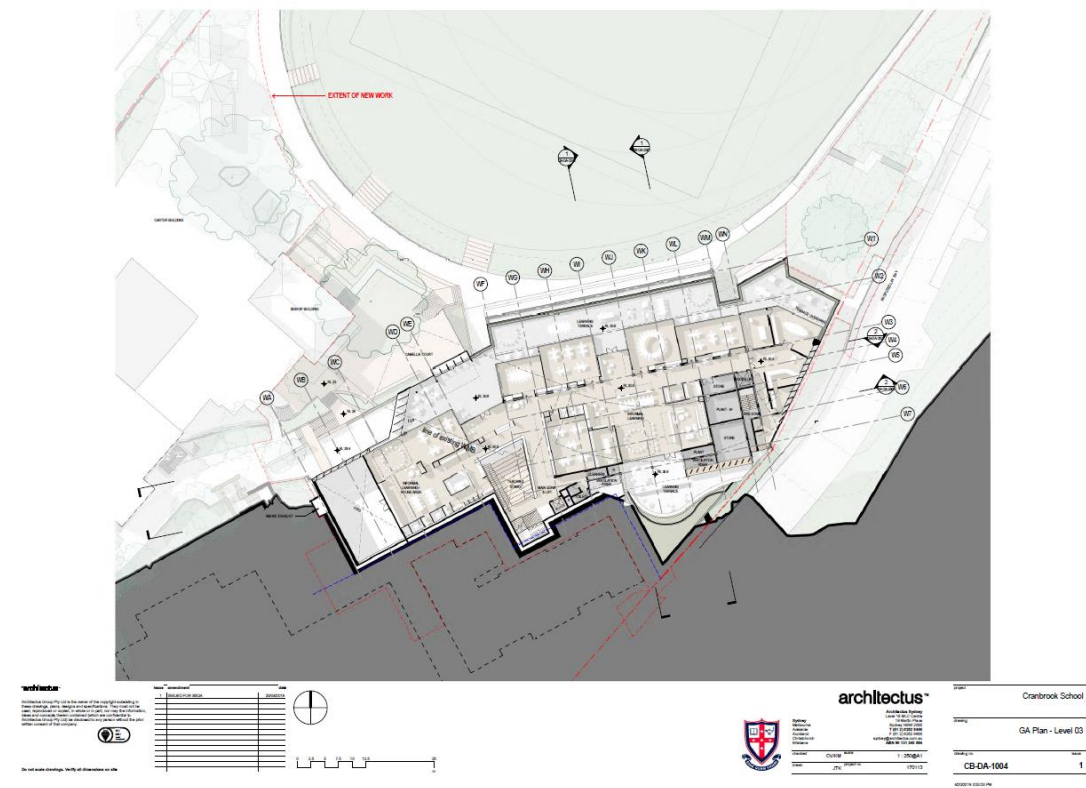
Source: Architectus, CB-DA-1002, GA Plan – Roof Level, 20/04/18, issued for SSDA

Figure 20 – GA Plan – Level 04



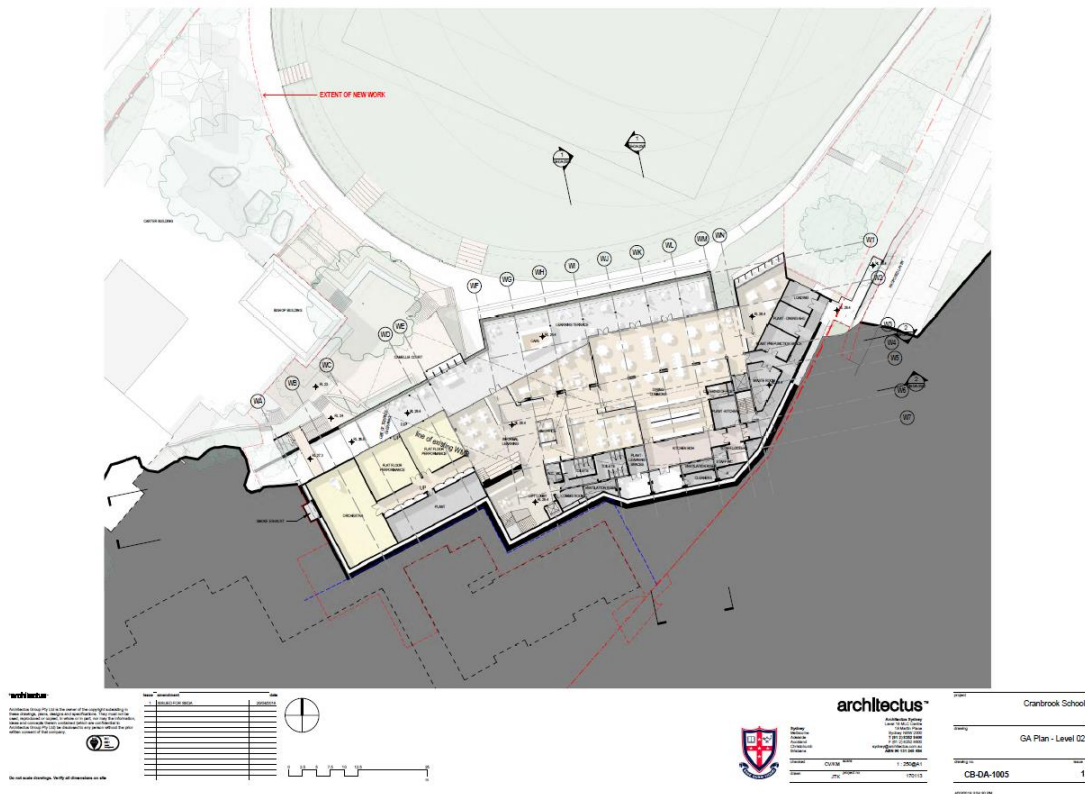
Source: Architectus, CB-DA-1003, GA Plan – Level 04, 20/04/18, issued for SSDA

Figure 21 – GA Plan – Level 03



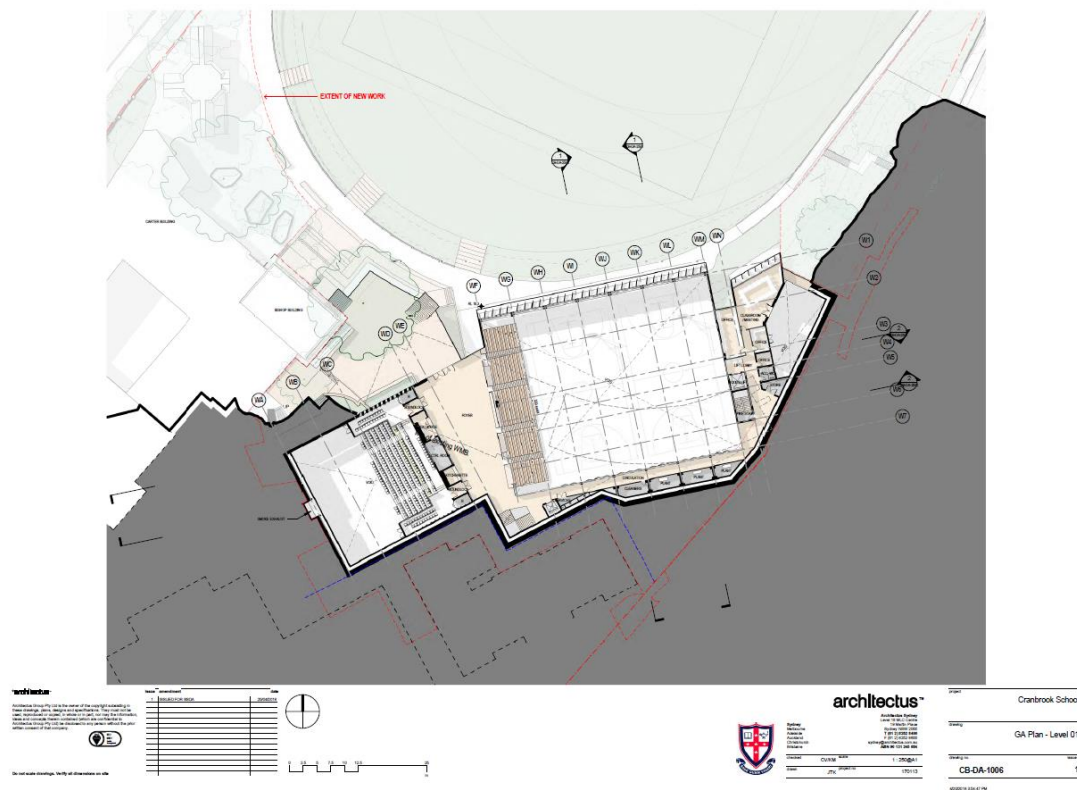
Source: Architectus, CB-DA-1004, GA Plan – Level 03, 20/04/18, issued for SSDA

Figure 22 – GA Plan – Level 02



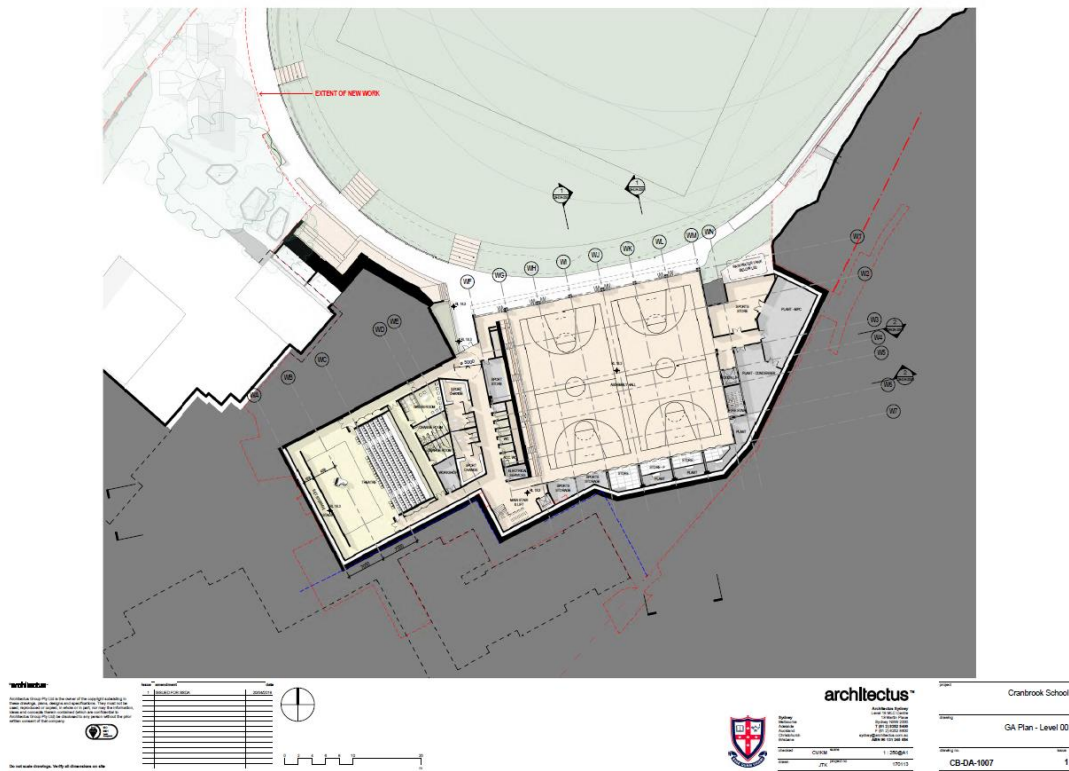
Source: Architectus, CB-DA-1005, GA Plan – Level 02, 20/04/18, issued for SSDA

Figure 23 – GA Plan – Level 01



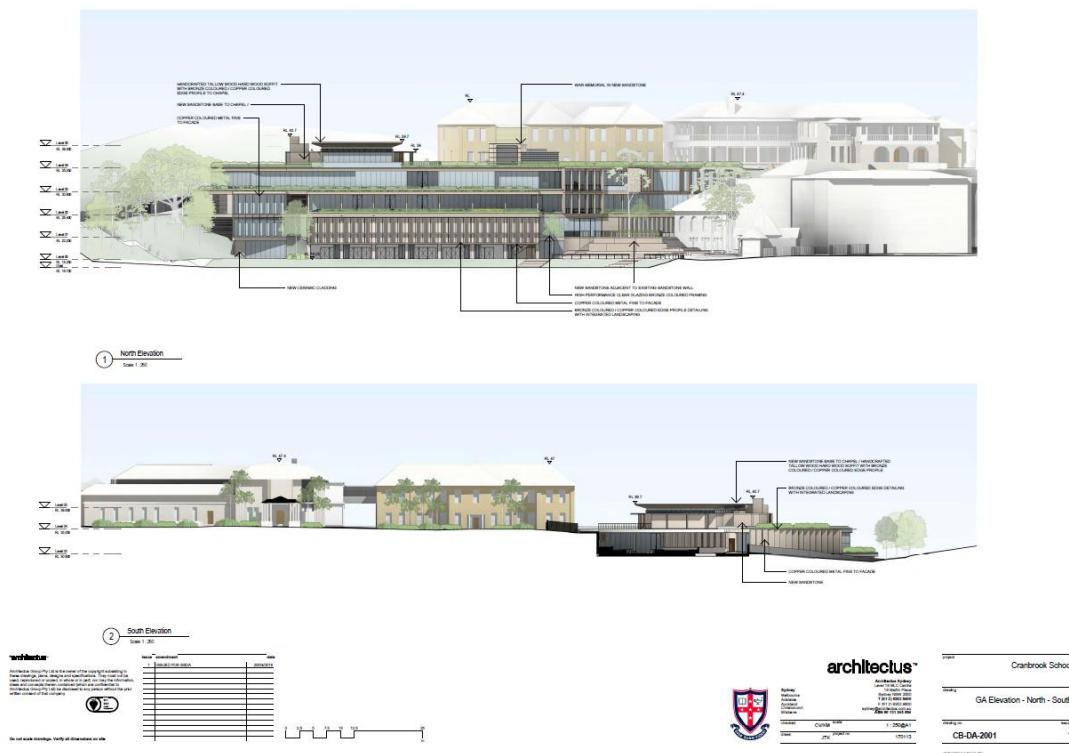
Source: Architectus, CB-DA-1006, GA Plan – Level 01, 20/04/18, issued for SSDA

Figure 24 – GA Plan - 00



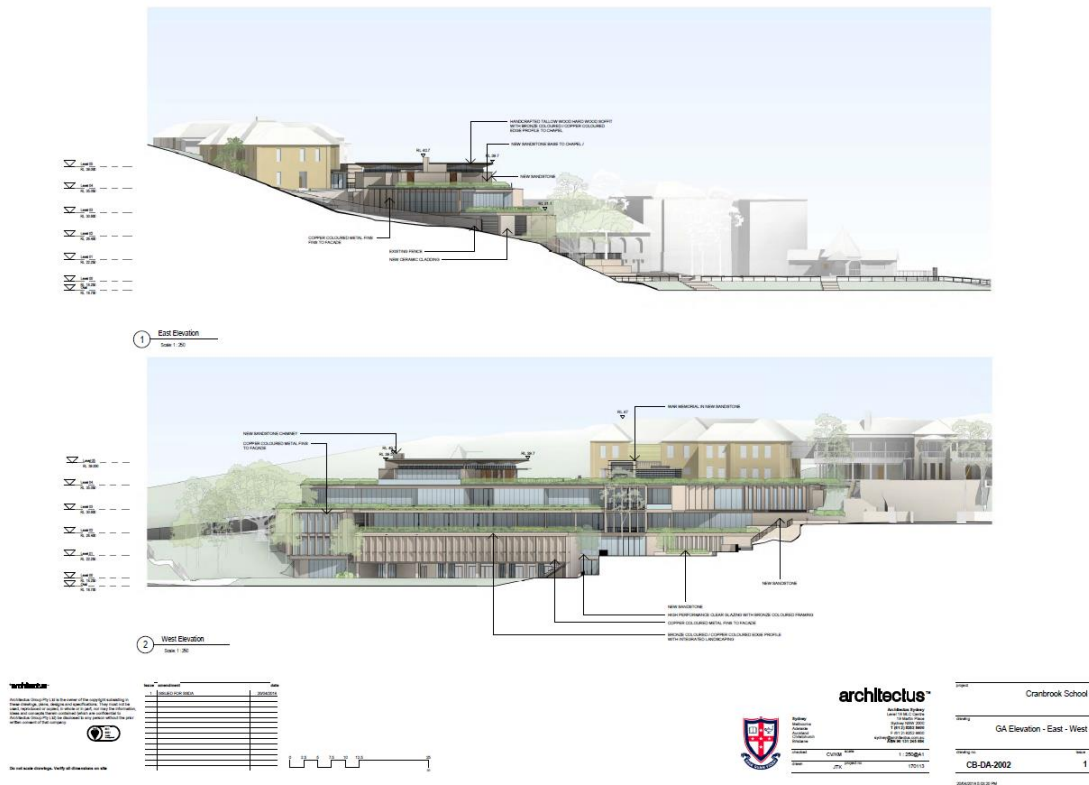
Source: Architectus, CB-DA-1007, GA Plan – Level 00, 20/04/18, issued for SSDA

Figure 25 – GA Elevation – North – South



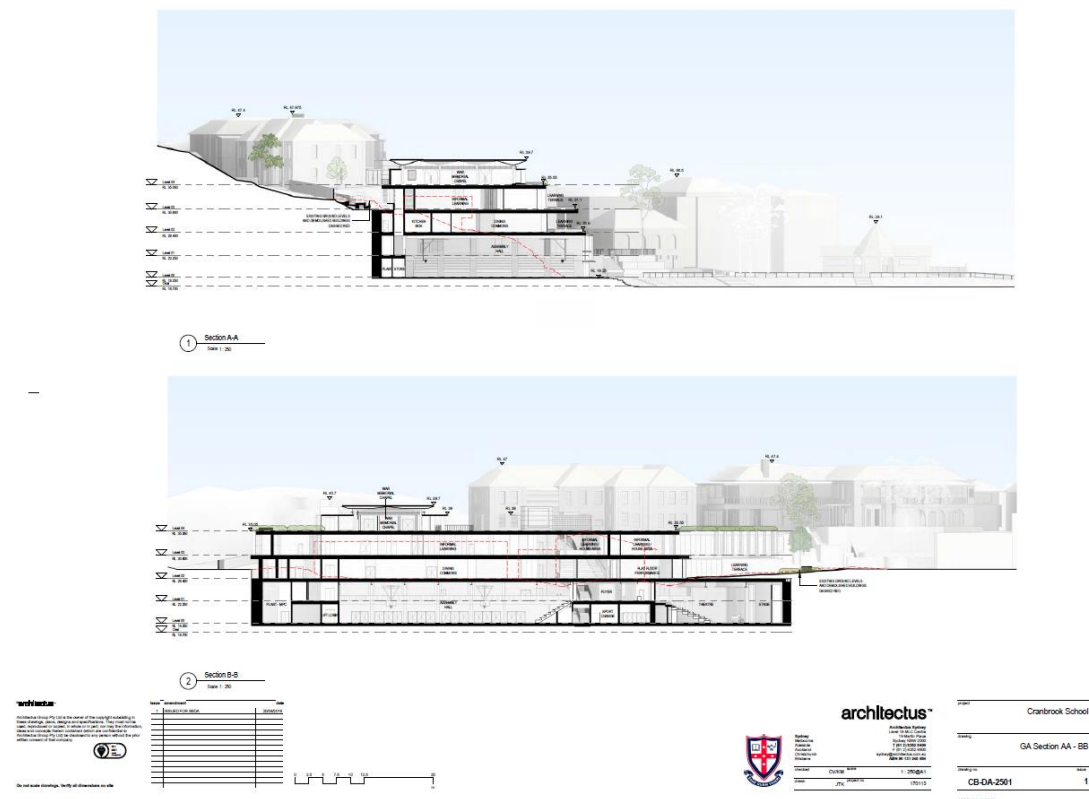
Source: Architectus, CB-DA-2001, GA Elevation – North – South, 20/04/18, issued for SSDA

Figure 26 – GA Elevation – East - West



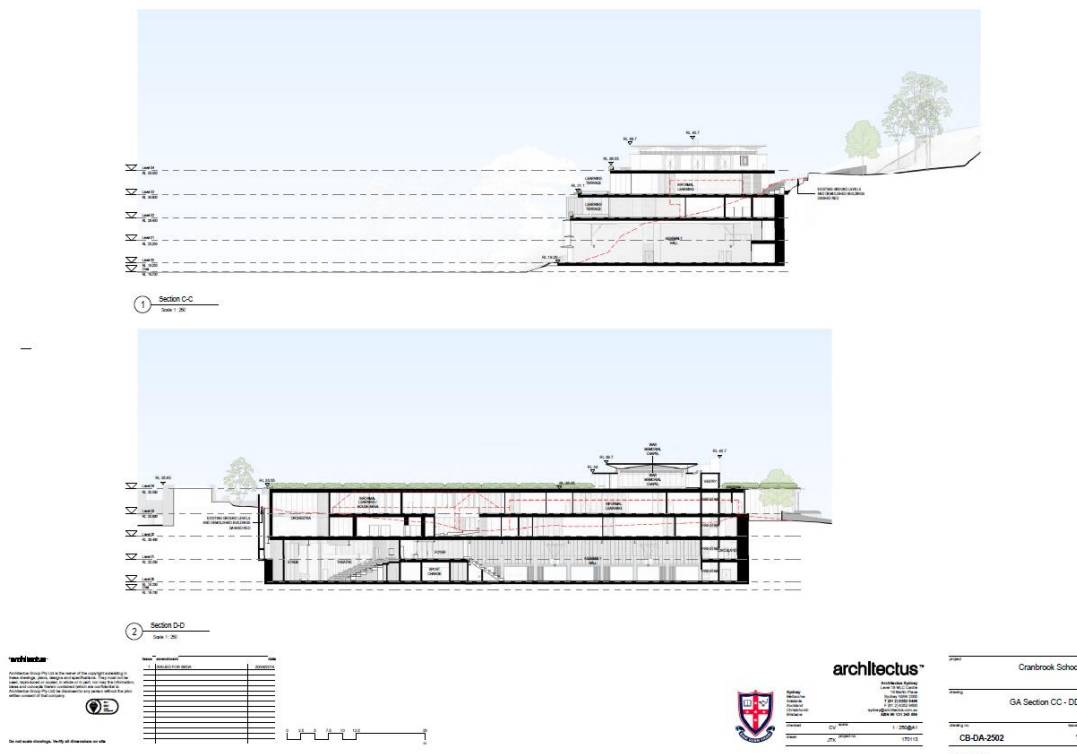
Source: Architectus, CB-DA-2002, GA Elevation – East – West, 20/04/18, issued for SSDA

Figure 27 – GA Section – AA/BB



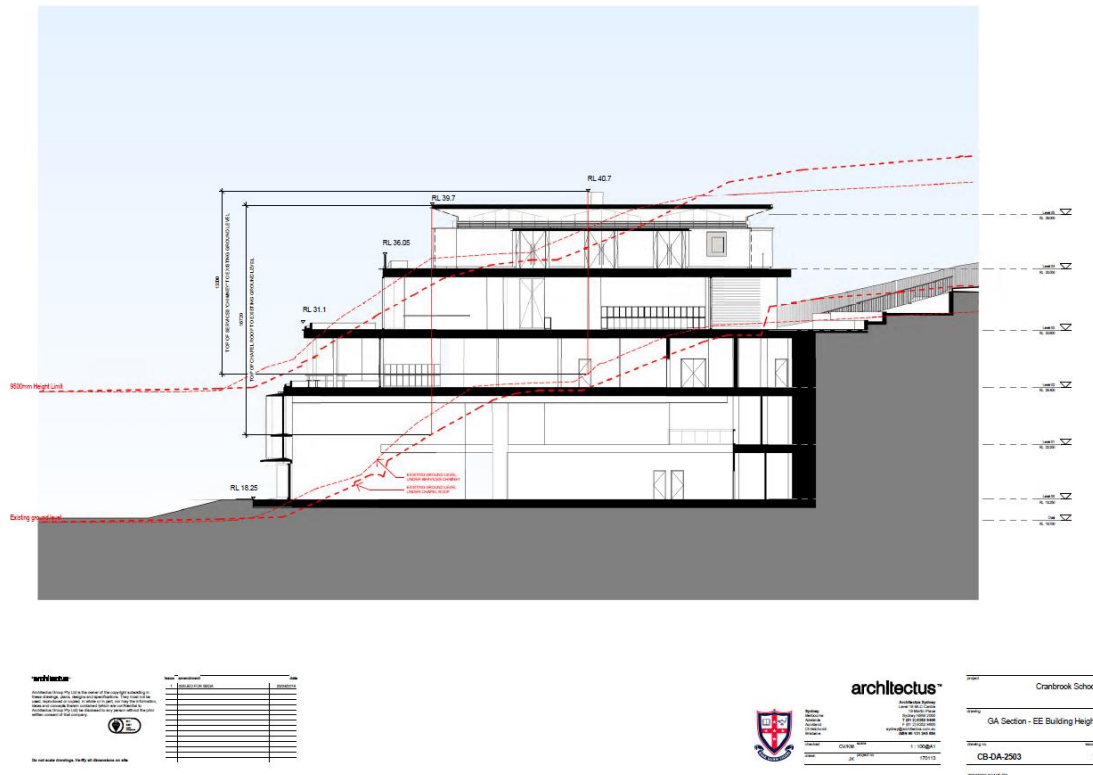
Source: Architectus, CB-DA-2501, GA Section – AA/BB, 20/04/18, issued for SSDA

Figure 28 – GA Section – CC/DD



Source: Architectus, CB-DA-2502, GA Section – CC/DD, 20/04/18, issued for SSDA

Figure 29 - GA Section – EE Building Height



Source: Architectus, CB-DA-2503, GA Section – EE Building Height, 20/04/18, issued for SSDA

Figure 30 – Perspective 01



Source: Architectus, CB-DA-9001, Perspective 01, 20/04/18, issued for SSDA

Figure 31 – Perspective 02



Source: Architectus, CB-DA-9002, Perspective 02, 20/04/18, issued for SSDA

Figure 32 – Perspective 03



Source: Architectus, CB-DA-9003, Perspective 03, 20/04/18, issued for SSDA

Figure 33 – Perspective 04



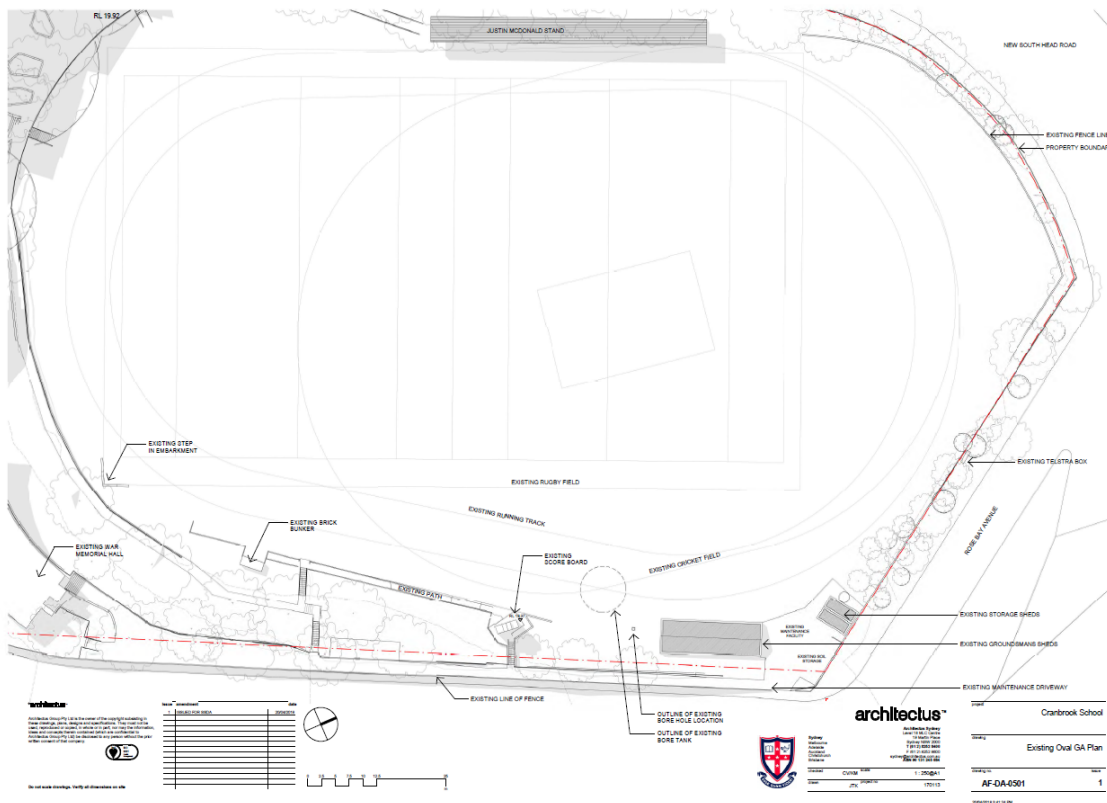
Source: Architectus, CB-DA-9004, Perspective 04, 20/04/18, issued for SSDA

Figure 34 – Perspective 05



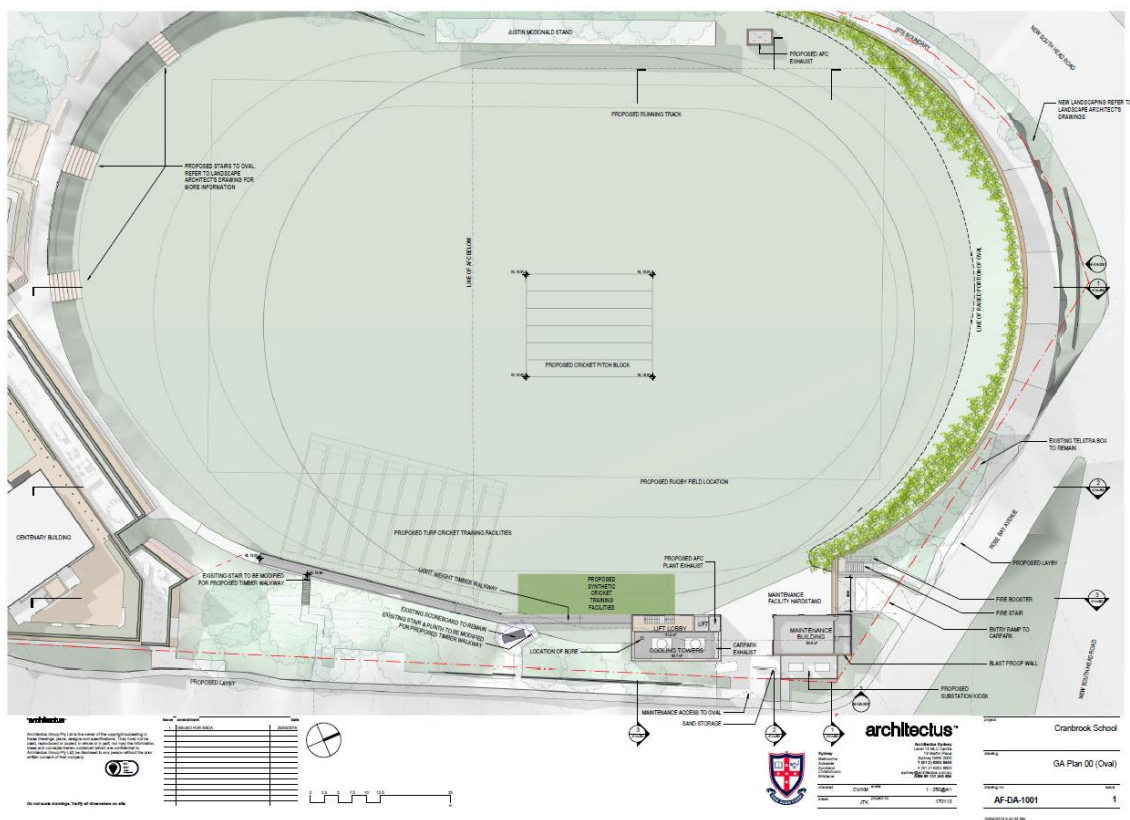
Source: Architectus, CB-DA-9005, Perspective 05, 20/04/18, issued for SSDA

Figure 35 – Existing Oval GA Plan



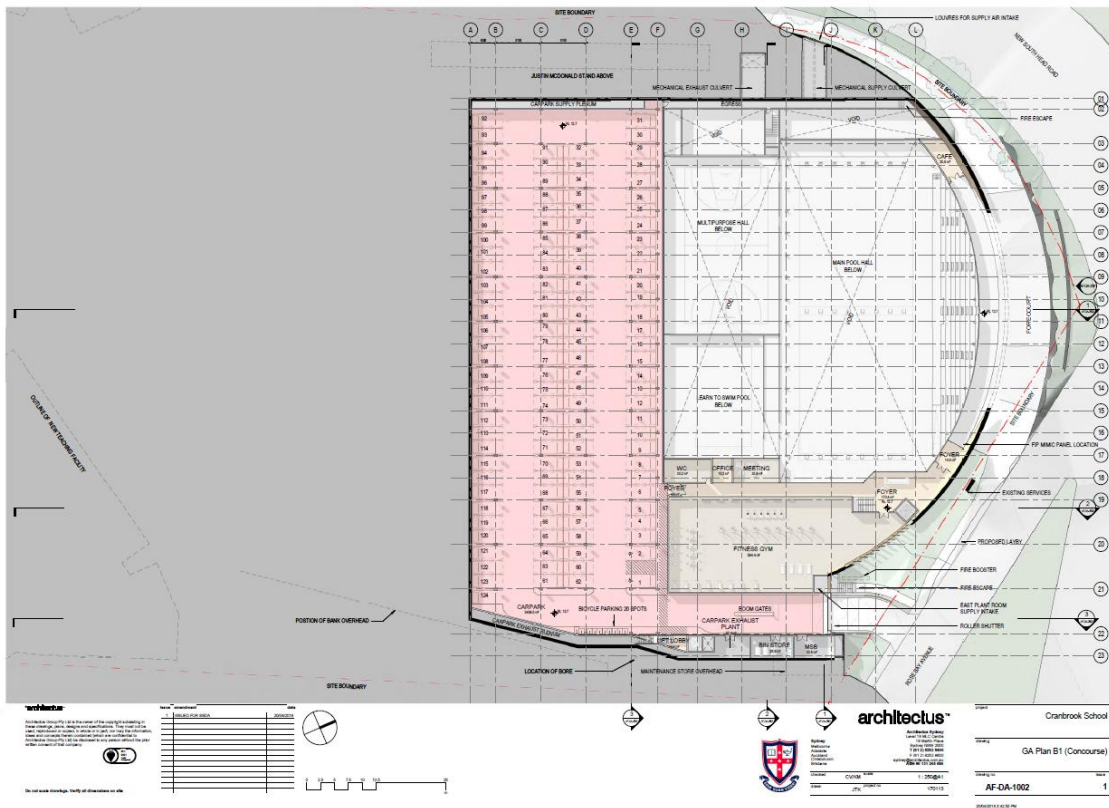
Source: Architectus, AF-DA-0501, Existing Oval GA Plan, 20/04/18, issued for SSDA

Figure 37 – GA Plan 00 (Oval)



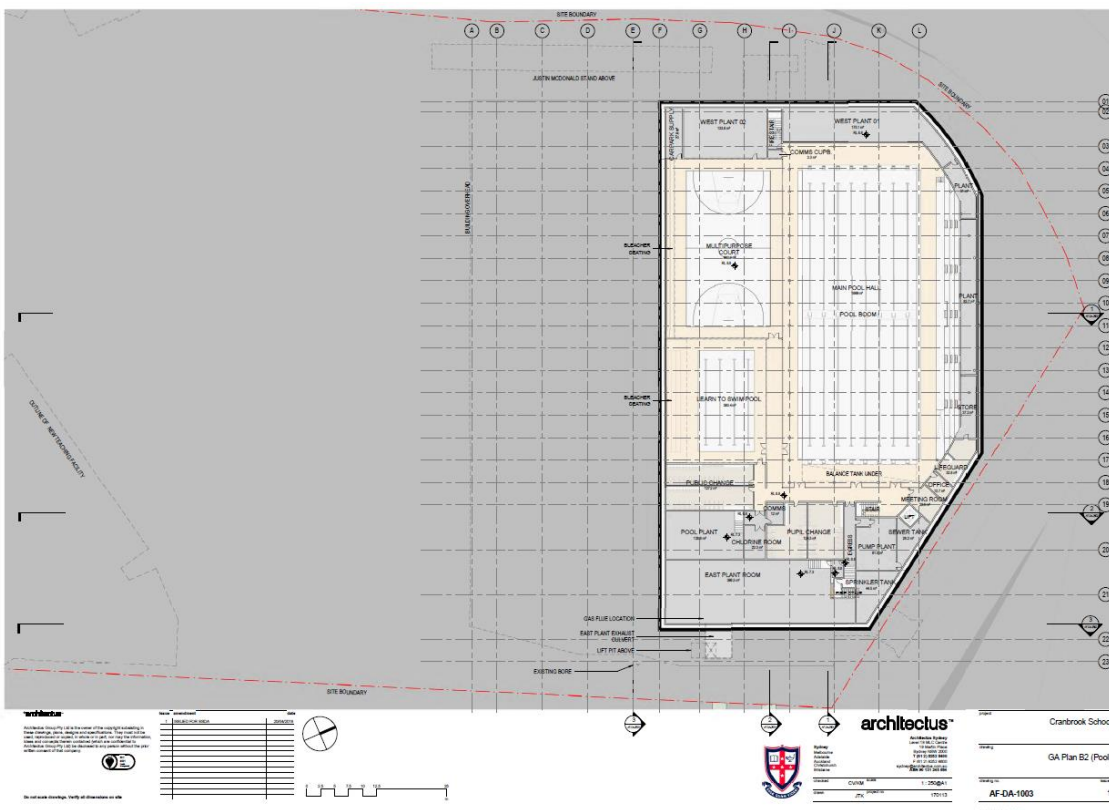
30 THE PROPOSAL

Figure 38 – GA Plan B1 (Concourse)



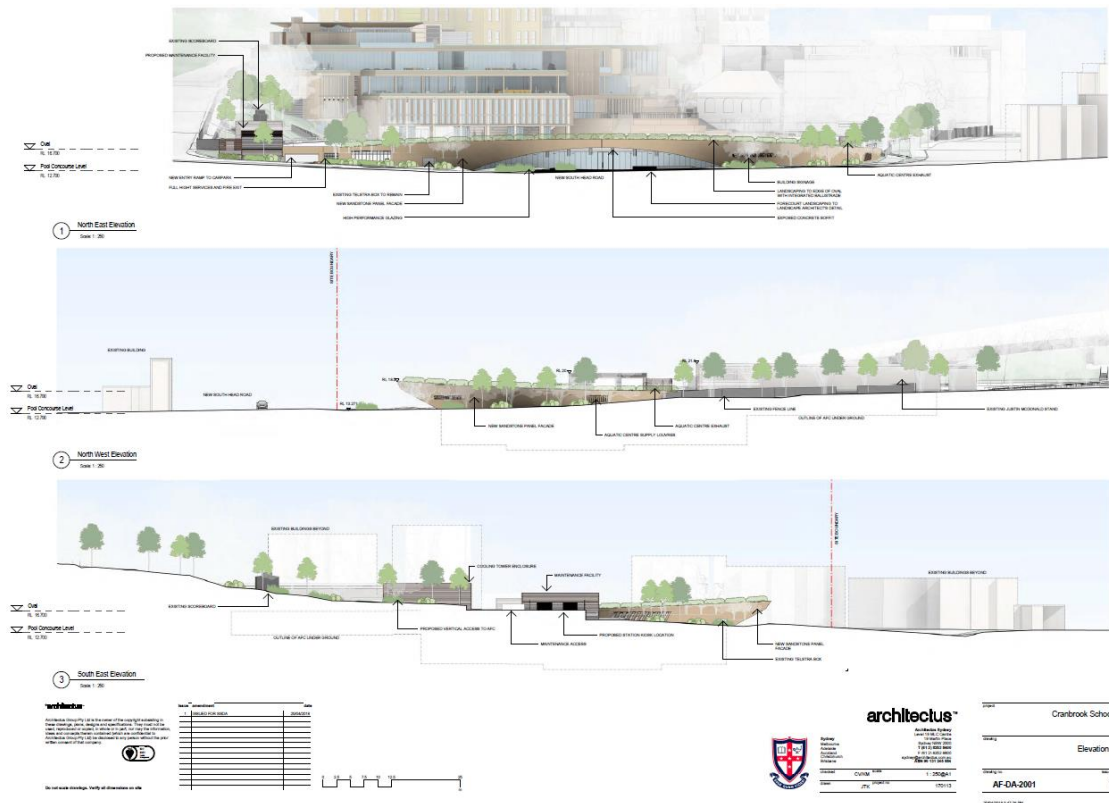
Source: Architectus, AF-DA-1002, GA Plan B1 (Concourse), 20/04/18, issued for SSDA

Figure 39 – GA Plan B2 (Pool)



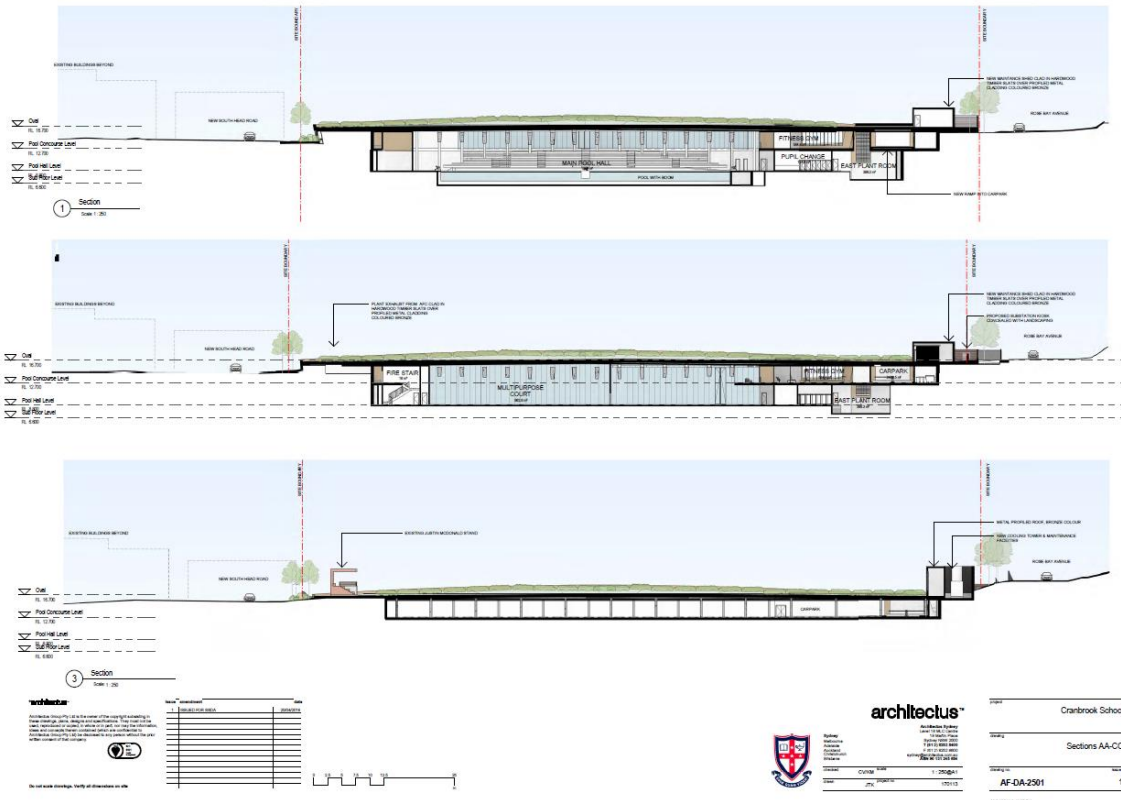
Source: Architectus, AF-DA-1003, GA Plan B2 (Pool), 20/04/18, issued for SSDA

Figure 40 - Elevations



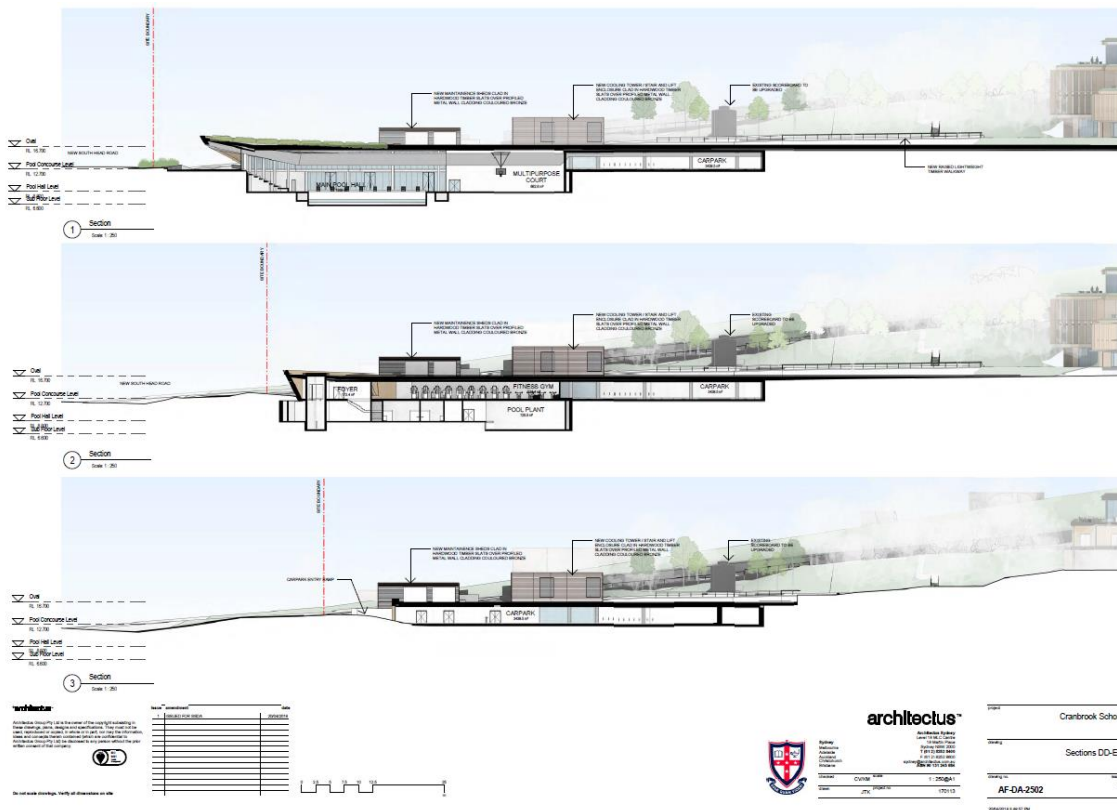
Source: Architectus, AF-DA-2001, Elevations, 20/04/18, issued for SSDA

Figure 41 – Sections AA - CC



Source: Architectus, AF-DA-2501, Sections AA - CC, 20/04/18, issued for SSDA

Figure 42 – Sections DD - EE



Source: Architectus, AF-DA-2502, Sections DD-EE, 20/04/18, issued for SSDA

Figure 43 – Perspective 01



Source: Architectus, AF-DA-9001, Perspective 01, 20/04/18, issued for SSDA

Figure 44 – Perspective 02

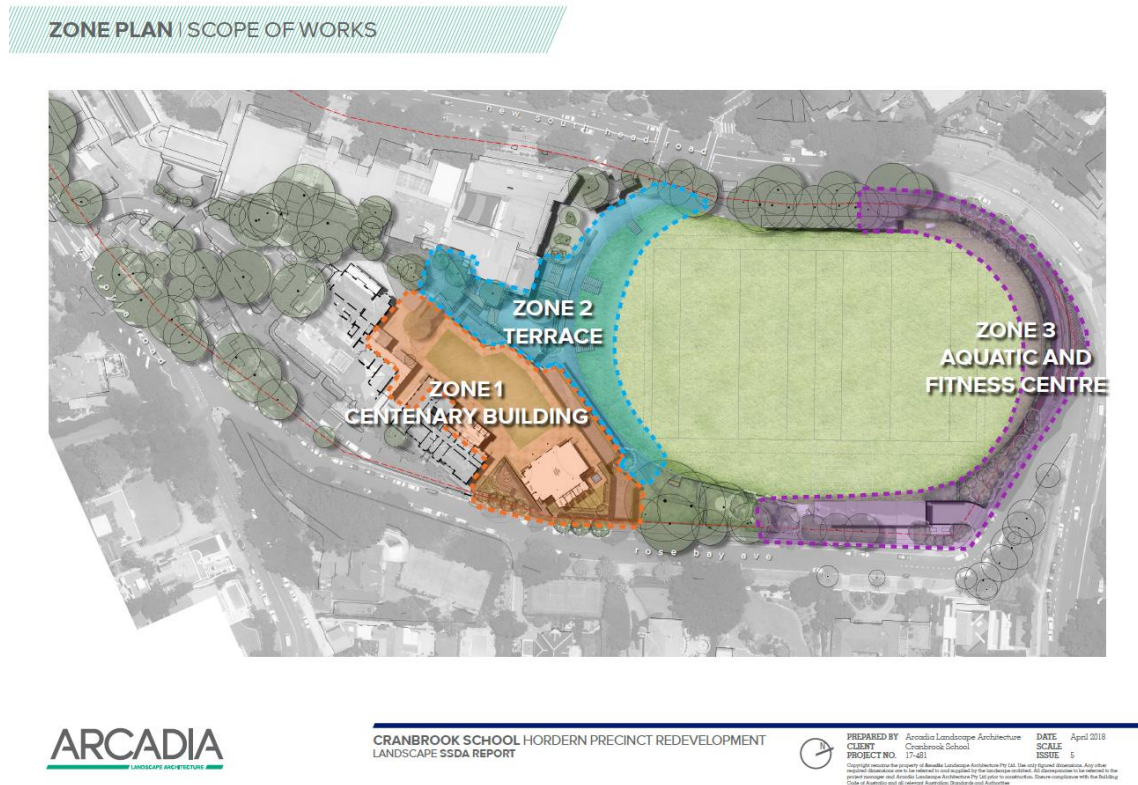


Source: Architectus, AF-DA-9002, Perspective 02, 20/04/18, issued for SSDA

3.3. LANDSCAPE PLANS

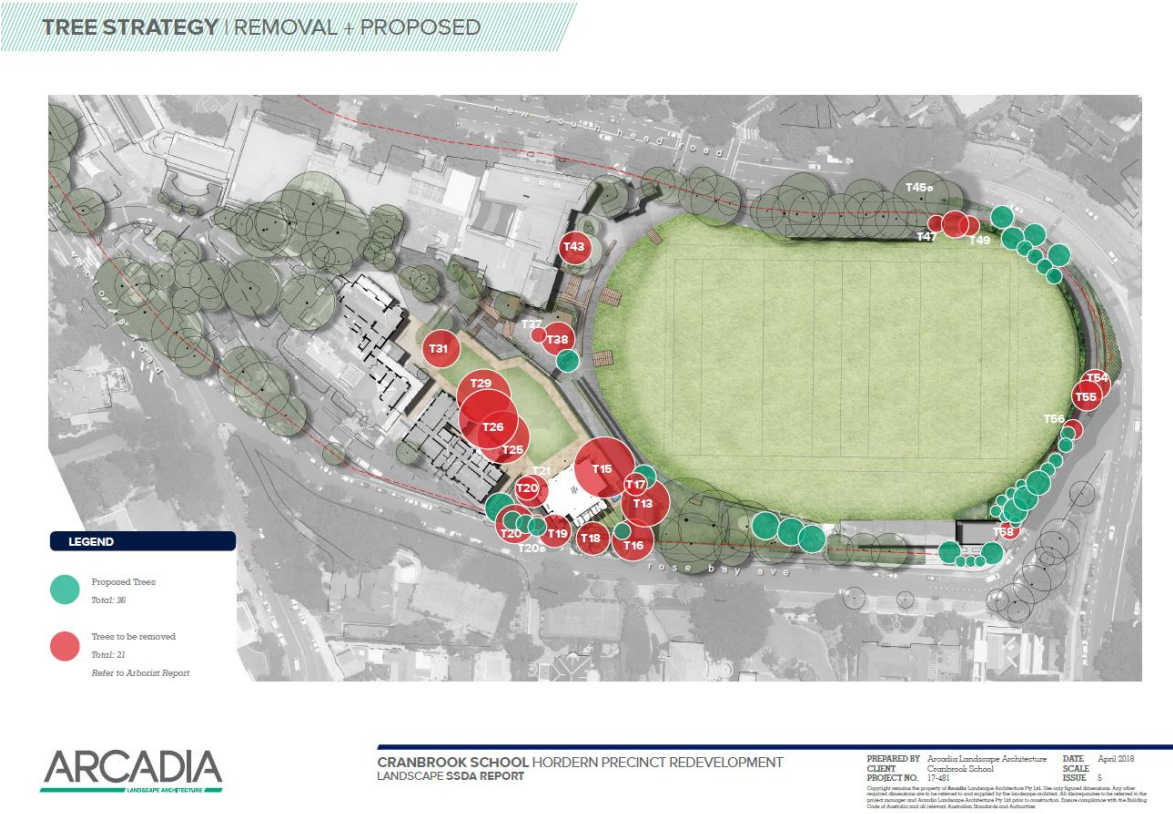
Urbis have been provided with landscape plans by Arcadia. This Heritage Impact Statement (HIS) has relied on these plans for the impact assessment included in Section 6 of this report. A selection of these plans relating to the proposed works has been included.

Figure 45 – Scope of works and identified zones



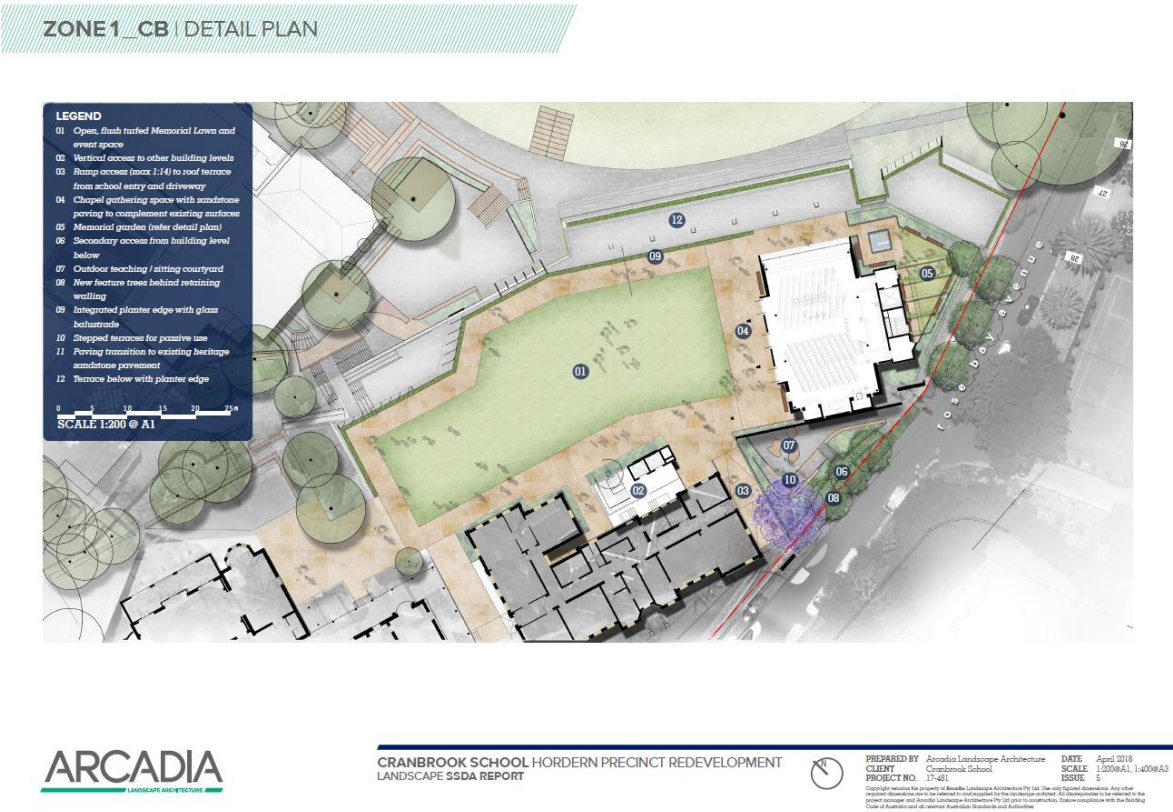
Source: Arcadia Landscape Architecture, Zone plan and scope of works, April 2018

Figure 46 – Proposed tree strategy



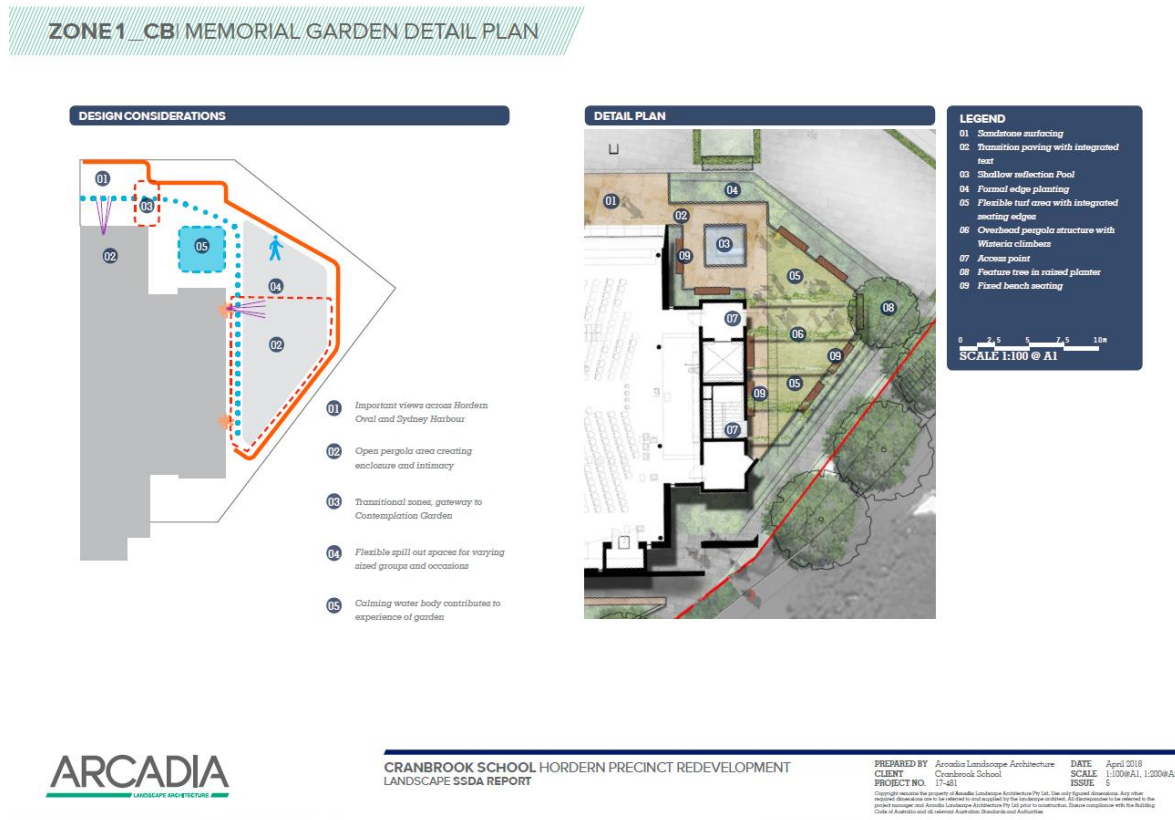
Source: Arcadia Landscape Architecture, Tree strategy, April 2018

Figure 47 – Centenary Building detail plan



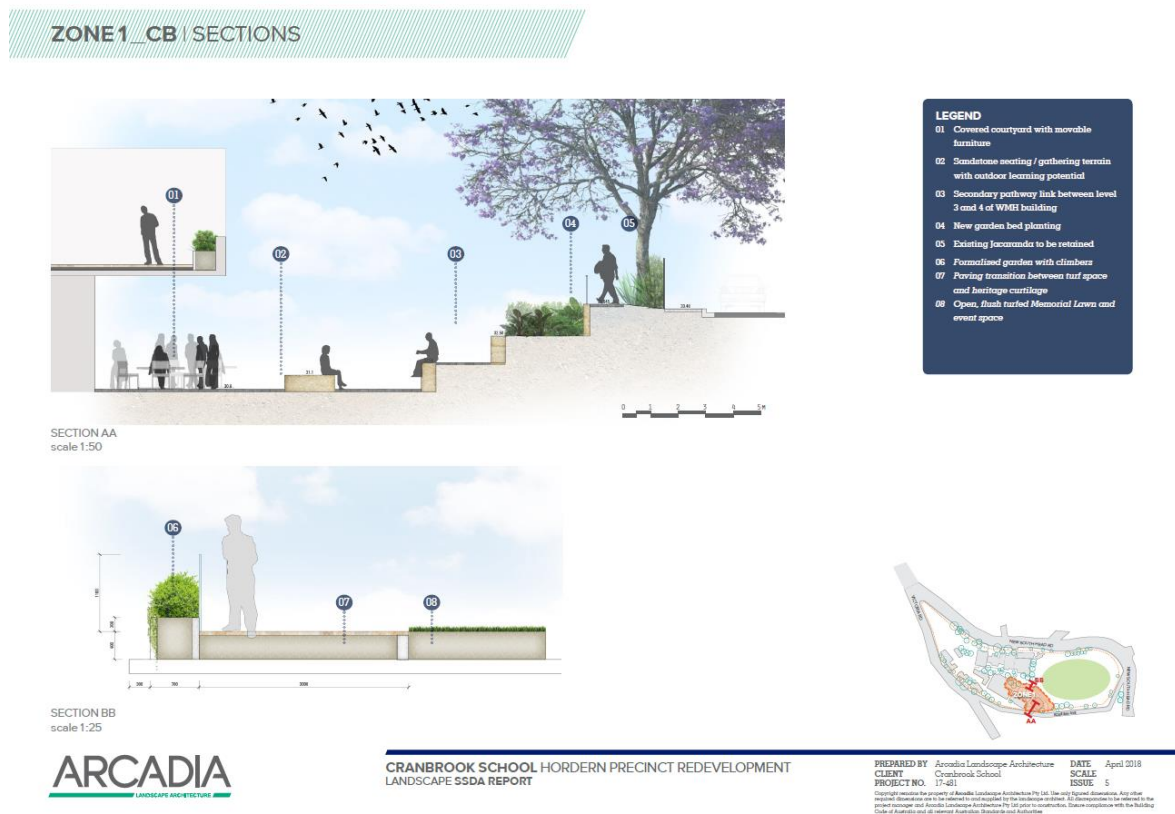
Source: Arcadia Landscape Architecture, Zone 1_CB Detail plan, April 2018

Figure 48 – Memorial Garden detail plan



Source: Arcadia Landscape Architecture, Zone 1_CB Memorial Garden detail plan, April 2018

Figure 49 – Centenary Building sections



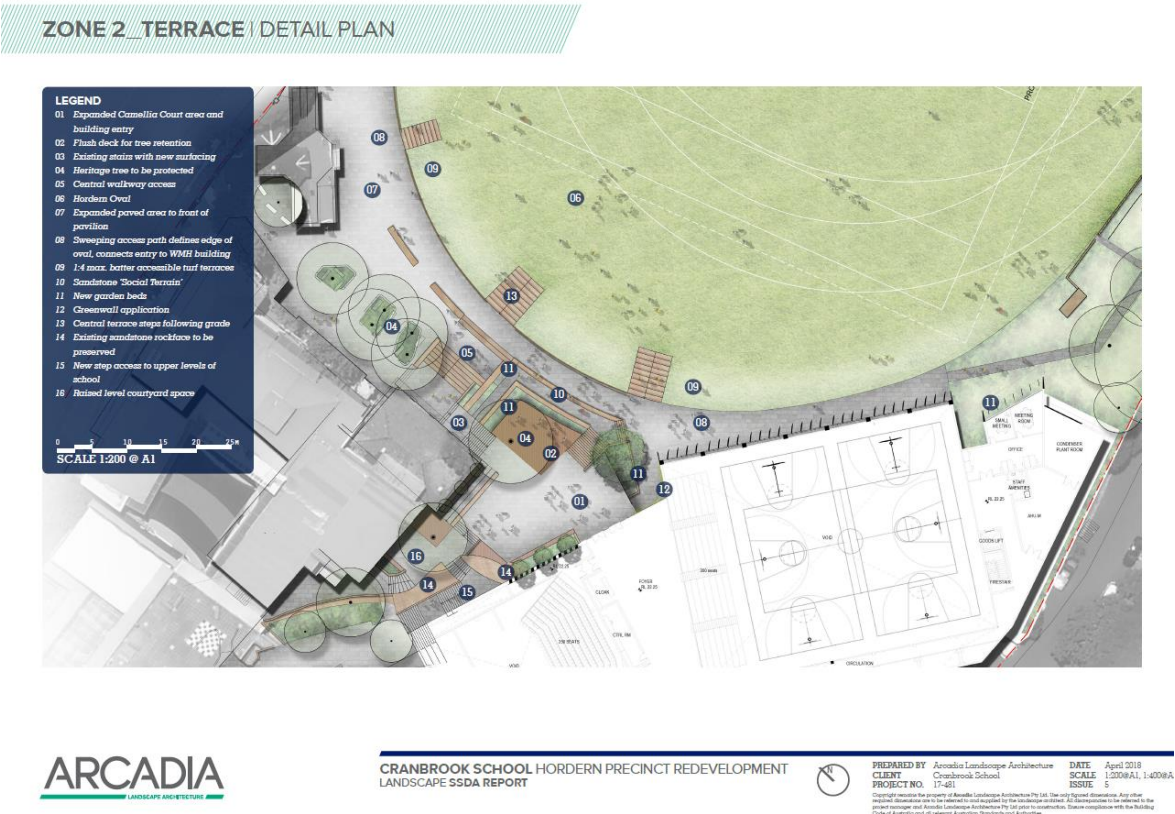
Source: Arcadia Landscape Architecture, Zone 1_CB Sections, April 2018

Figure 50 – 3D view Centenary Building



Source: Arcadia Landscape Architecture, Zone 1_CB 3D view, April 2018

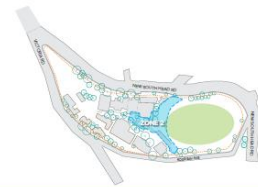
Figure 51 – Detail plan terrace



Source: Arcadia Landscape Architecture, Zone 2_Terrace detail plan, April 2018

Figure 52 – 3D view terrace

ZONE 2_TERRACE | 3D



ARCADIA
LANDSCAPE ARCHITECTURE

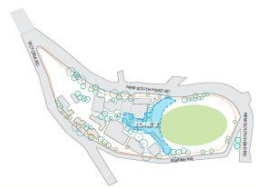
CRANBROOK SCHOOL HORDERN PRECINCT REDEVELOPMENT
LANDSCAPE SSDA REPORT

PREPARED BY Arcadia Landscape Architecture DATE April 2018
CLIENT Cranbrook School SCALE 5
PROJECT NO. 17-481 ISSUE 5
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Source: Arcadia Landscape Architecture, Zone 2_Terrace 3D, April 2018

Figure 53 – 3D view terrace

ZONE 2_TERRACE | 3D



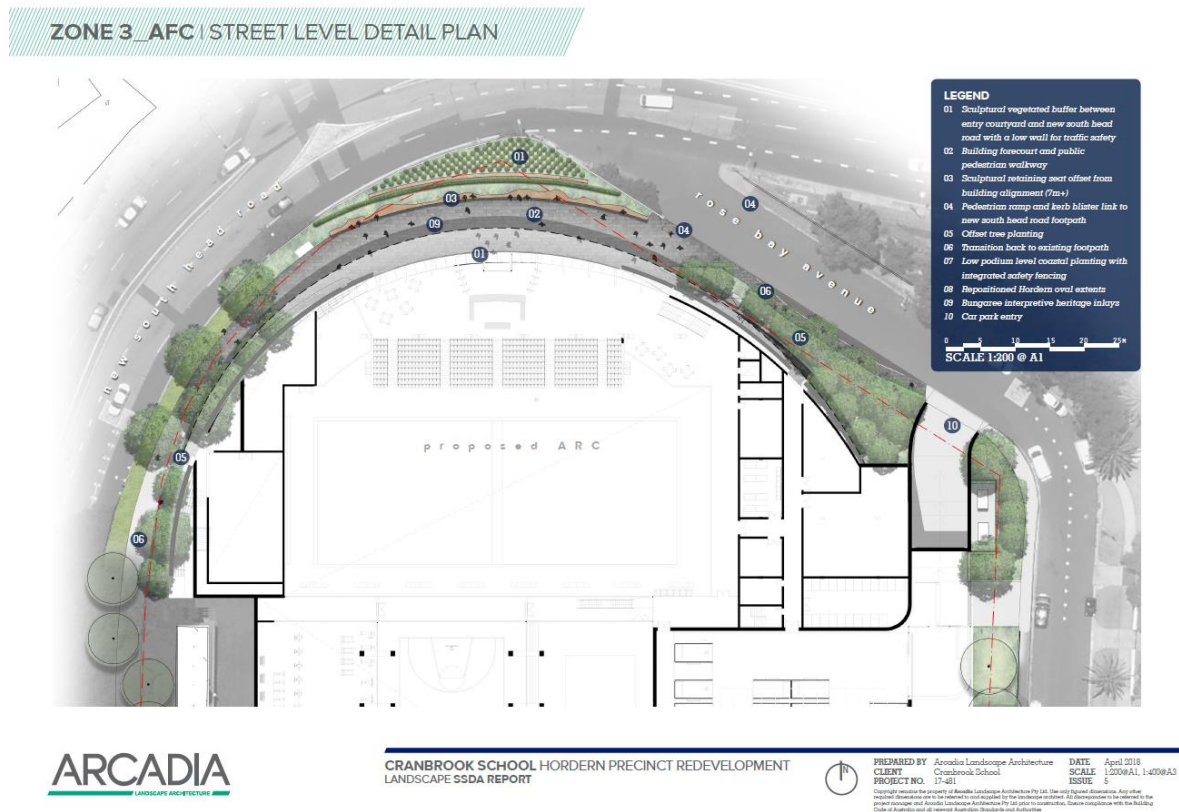
ARCADIA
LANDSCAPE ARCHITECTURE

CRANBROOK SCHOOL HORDERN PRECINCT REDEVELOPMENT
LANDSCAPE SSDA REPORT

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Source: Arcadia Landscape Architecture, Zone 2_Terrace 3D, April 2018

Figure 54 – Street level detail plan



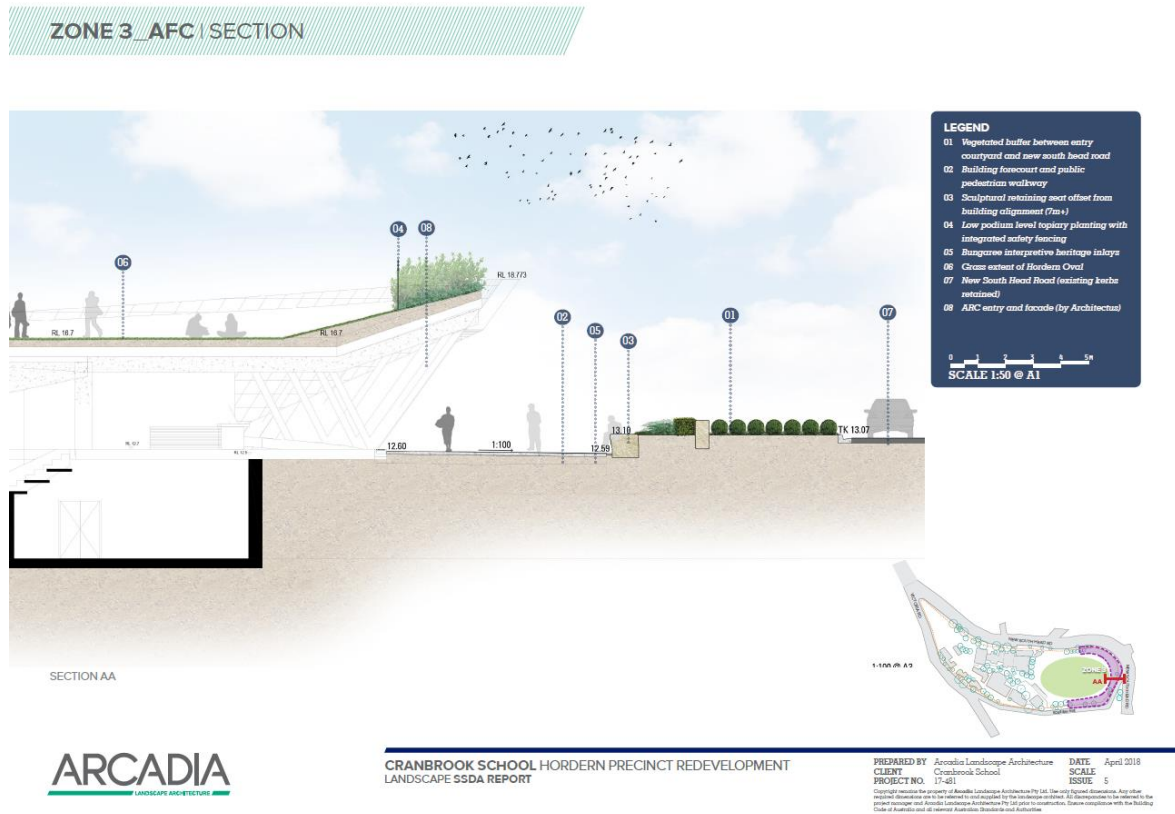
Source: Arcadia Landscape Architecture, Zone 3_AFC 3 Street level detail plan, April 2018

Figure 55 – Oval level detail plan



Source: Arcadia Landscape Architecture, Zone 3_AFC 3 Oval level detail plan, April 2018

Figure 56 - Section



Source: Arcadia Landscape Architecture, Zone 3_AFC Section, April 2018

Figure 57 – 3D view oval



Source: Arcadia Landscape Architecture, Zone 3_AFC 3D, April 2018

Figure 58 – 3D view street level



Source: Arcadia Landscape Architecture, Zone 3_AFC 3D, April 2018

4. HISTORICAL OVERVIEW

The following history has been summarised from the Conservation Management Plan, prepared by City Plan Heritage for the Cranbrook School site, dated June 2010. For a full and comprehensive history of the site and Cranbrook School, it is recommended that reference be made to the Conservation Management Plan.

Early history

The traditional owners of the land from South Head to Petersham were the Cadigal people. They had disappeared from the Woollahra area by the middle of the 19th century.

Vinegar Hill was a high vantage point accessible from Old South Head Road, a road which had been cleared to give access to Watson's Bay in the early 1800s. Considering the name vulgar, Governor Macquarie changed it to Belle Vue Hill in 1820. The subject site was part of a grant of 190 acres (76.9 hectares) given in February 1820 to Captain John Piper. By 1826 Piper was experiencing financial hardship and 1,130 acres (457 hectares) of his land were acquired by the emancipist traders Daniel Cooper and Solomon Levey in March 1830.

Daniel Cooper died in 1853 leaving the estate to his nephew's son, also named Daniel Cooper. He commenced the subdivision of some of the land in 1855, mainly in large estates on which substantial houses were built. Other land was leased on terms of 99 years. By 1883 19 lots had been sold in Bellevue Hill, but most of the subdivision activity occurred between 1903 and 1925.

Edwin Tooth leased just over 40 acres (16.2 hectares) in Bellevue Hill in December 1854, for a term of 99 years. Edwin was the nephew of John Tooth, who in 1835 founded the Kent Brewery in Sydney. During this period Edwin Tooth's leased land remained undeveloped. After Edwin's death in 1858, his executors assigned the lease to his brother Robert Tooth in June 1859. Robert commenced the building of his house "Cranbrook" on the northern side of Victoria Road. The house was completed in 1859. It was named after Cranbrook, the village where he was born in Kent, England.

Figure 59 – Plan of the leaseholds of Bellevue Hill with the land of Edwin Tooth indicated



Source: LPI Book 377 No 233

Figure 60 – The Cranbrook residence, c. 1873



Source: Cranbrook School Archives

Figure 61 – Extract from an 1889, map of the municipality of Woollahra, the land on which Cranbrook had been built indicated by outline



Source: Higginbotham and Robinson, Woollahra Local Studies Library

Owners and occupiers of Cranbrook

The Tooth Family

Robert Tooth (1821-1893) and his family occupied “Cranbrook” for around five years. In addition to brewing, Tooth had pastoral interests, was active in the anti-transportation movement and was a member of the Legislative Council in 1856/57.⁹ He was a Director of the Bank of NSW and a Director of CSR.

Figure 62 – Robert Tooth, date unknown



Source: State Library of NSW, Government Printing Office 1 - 26268

The Towns Family

In September 1864 Robert Tooth sold the residual lease “Cranbrook” to Robert Towns (1794-1873).¹⁰ Towns was a merchant and entrepreneur, who owned a shipping business and whalers. In one of his schemes he brought in labourers from overseas and was credited with “saving Moreton Bay (Queensland) from ruin” by bringing in Chinese labour. He acquired vast land holdings in Queensland and Townsville was named after him.¹¹ Towns died of a stroke at “Cranbrook” in 1873.

Figure 63 – Robert Towns, date unknown



Source: Wollongong City Library, P10/P10613

The White and Scott Families

James White (1828-1890) purchased the lease of “Cranbrook” in January 1873. A pastoralist and racehorse breeder, he was also considered to be one of Australia’s most prominent sportsmen. He had extensive land holdings in the Hunter River district. Soon after his purchase, White added a large wing and a carriage porch to the house. These were designed by John Horbury Hunt. He filled the house with “costly art treasures: European porcelain and pictures by Italian, German and English artists”. After his death in 1890, ownership of the lease passed to his widow Mrs Emily White, who after her marriage to William Scott, a Captain Veterinary Surgeon of His Majesties Forces, transferred it to him in 1896. It was not until March 1902 that the land was sold by the Cooper Estate to William Scott. The 19 acres (7.7 hectares) purchased in 1902 by William Scott comprised Lots 11 and 12, and part of Lot 17 of the Point Piper Estate (Cooper’s Estate). This included the triangular section at the intersection of Victoria Road and New South Head Road, on which John Horbury Hunt had built his residence (“Cranbrook Cottage”). Hunt had sub-leased this land since the 1870s, and Scott renewed his lease in January 1899. Hunt’s property was later subdivided from the Cranbrook Estate, and was owned by Sir Thomas Hughes. The cottage was demolished when New South Head Road was widened in 1917.

Figure 64 – James White, 1890



Source: State Library of Victoria, IAN01/08/90/6

State Governors

After the Commonwealth Act which was passed in 1900, it was agreed that the Governor-General of Australia would reside in the NSW Government House in Macquarie Street. To facilitate this, a new home had to be found for the State Governor.

On 1 October 1901 Scott (via his Attorneys, because he was in South Africa) sub-leased the balance of his land to the Hon John See, the Premier of NSW, for 5 years at £400 per annum. After he became the owner of the land, Scott renewed the lease on 19 October 1906 with His Majesty King Edward VII rather than the NSW Premier. In July 1907, a small portion of the land at the bend of Victoria Road was sold to the adjacent owners Sarah and James White, and the balance of Scott’s land (just over 18 acres) was in December 1907 sold to His Majesty King Edward VII. The reputed purchase price was £22,500.

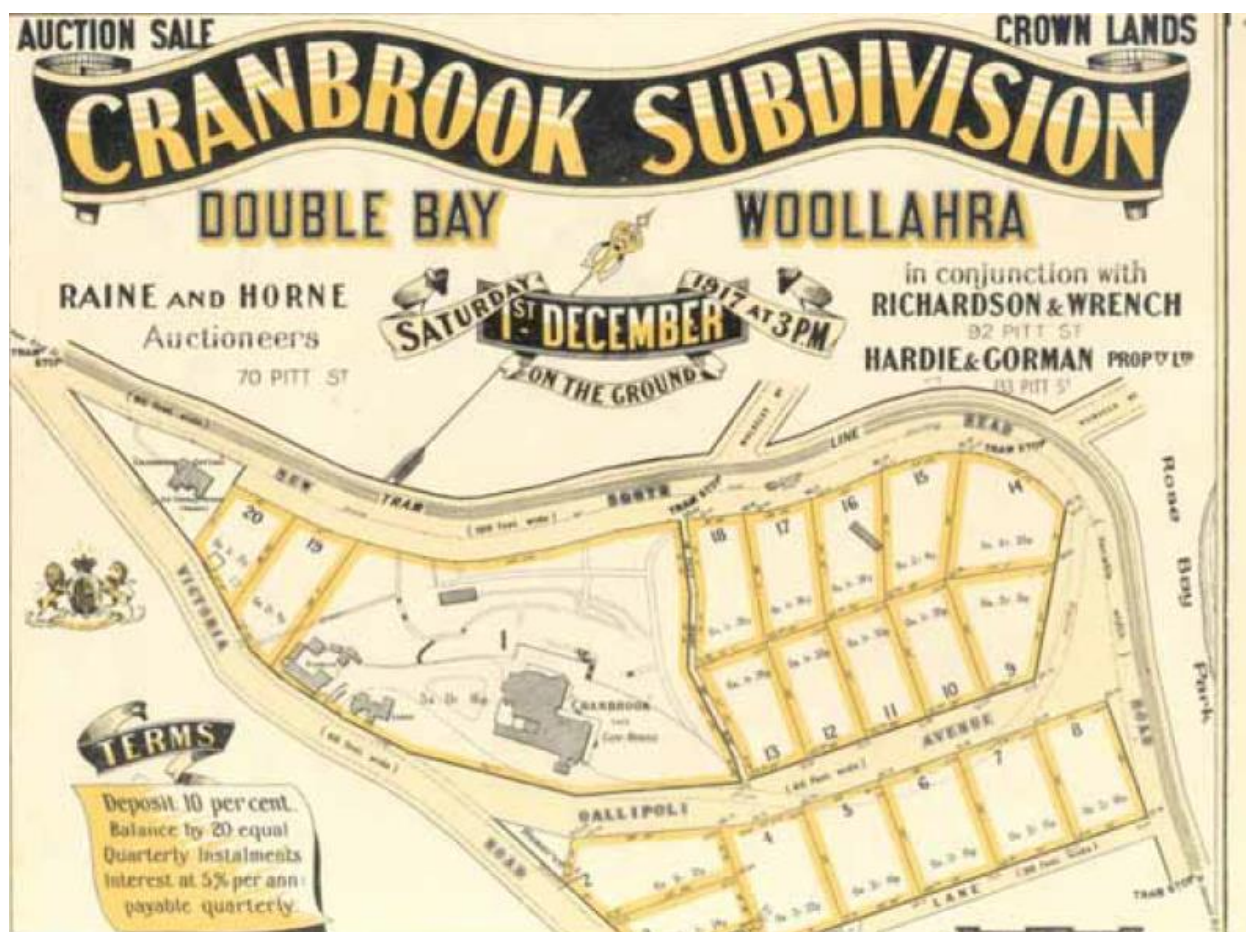
After the first Labour Government was elected in NSW in 1910, debate raged about the future of both the State Governor and the use of Government House in Macquarie Street by the Governor General. The government refused to renew the Commonwealth’s lease and in December 1912 took formal possession of the house. However, public opinion was against the abolition of the post of State Governor, and on 20 October 1915, Premier Holman announced that Government House in Macquarie Street would again be available to the State Governor. Governor Strickland and his family moved in November 1915, leaving “Cranbrook” vacant.

Three Governors occupied “Cranbrook” during the Vice-Regal years, Admiral Sir Harry Rawson (1902 – 1909), Lord Chelmsford (1909 – 1913) and Sir Gerald Strickland (1913 – 1917). Cranbrook School later named three of their Houses after these Governors.

After the State Government failed to find another use for the site, the Cranbrook Estate was subdivided and auctioned on 1 December 1917. Covenants ensured that no “wooden residences or terrace buildings”, or hotels, stores or dairies could be built on the sites. As part of the subdivision, a strip of land was resumed to widen New South Head Road and a new road, Gallipoli Avenue (later known as Rose Bay Avenue) was constructed between Victoria Road and New South Head Road, following the line of the New South Head Road entrance driveway.

Although there were several successful bidders at the auction in 1917, including the founders of Cranbrook School, there were various post-auction negotiations between the school, the government and other parties before the new titles to the subdivided lots were eventually registered between 1920 and 1925.

Figure 65 – Cranbrook Subdivision Plan, 1917



Source: Cranbrook School Archives

Foundation of Cranbrook School

In 1917 a group of businessmen associated with St Marks Church in Darling Point formed a Provisional Committee, with the goal of establishing a boys' school, based on Church of England principles, in the eastern suburbs. Following a suggestion by the Diocesan Architect John Burcham Clamp, it was agreed to bid for "Cranbrook", with a deposit lent by Samuel Hordern (later Sir Samuel Hordern). Samuel Hordern was successful with a bid at the auction of £20,000 for Lot 1.

William Bede Williamson, an estate agent, bid for Lot 9 (£1,690) and Lots 10 and 11 (£2,400). Annie Buchanan, wife of grazier Andrew Buchanan bid for Lot 12 (£1,300) and William Johnson, a merchant, bid for Lot 13 (£1,487 10 shillings). In May and June 1918 Samuel Hordern successfully negotiated with these bidders to assign their purchase rights over to the school (all except Lot 9). In July 1918 when Cranbrook School was incorporated and registered as a company, it was recognised as the purchaser of these properties, and also purchased Lots 14 to 18 from the government (for a total cost of £15,587 10 shillings). Enid Friend, the wife of grazier Owen Friend, purchased Lots 19 and 20.21 Hordern agreed to sell part of Lot 1 (the New South Head frontage below the stables) for £1,500, to increase her holding. The school was also registered as the owner of Lot 7 (on the other side of Gallipoli Avenue) in 1923, although this land was not used as part of the school campus.

The Minister for Public Works released Cranbrook School from the covenant that their site could be used only for residential purposes, and the property became Cranbrook School. The school was officially opened by the State Governor Sir Walter Davidson on 22 July 1918, and it was noted that nearly all the great English public schools had been started in a time of war or difficulty. The first school assembly had 64 boys. Initially the main building housed the Headmaster, Rev F T Perkins, and his family, as well as boarders and resident staff, and provided all the classroom space. The following year a classroom block was built on the lawn to the north-east of the house and a Headmaster's residence on the other side. The school by then was able to accommodate 85 to 90 boarders. Early in 1919 it was decided to open a junior boarding house at Cranbrook to cater for younger boarders. The house "Wyaga" at 26 Victoria Road was leased for this purpose; the students remained there until 1921.

By the end of 1920, there were 102 boarders and 99-day boys, and building work was again under way at the school. By May 1921, the second stage of the classroom block had been completed on the main campus, and its first floor became the junior boarding house, with dormitories for 30 boys, playrooms and masters' quarters.²³ It was later named the Perkins Building.

The right to purchase the remaining land just outside the eastern end of the school oval (Lot 9 of the Cranbrook Estate subdivision) was acquired from William Bede Williamson in November 1921 following a donation by Major Anthony Hordern.²⁴ This allowed the oval to be extended to the full dimensions of a football field, and a playing field for junior boys to be created. Two more tennis courts were also built on the grounds below "Cranbrook".

Perkins Building

A classroom block was constructed in two stages shortly after the school opened in July 1918. The first new classrooms were opened on 2 October 1919. One of the two Chilean wine palms (*Jubea chilensis*) which had been such dominant features of the setting of "Cranbrook" were removed to make way for the building.

An additional classroom was built in 1920 (the first part of the Stage 2 of the classroom block), which allowed the Dining Room in "Cranbrook" to expand into the adjacent classroom.

By the end of 1920 building work was again under way on the rest of Stage 2 of the classroom block. Another seven classrooms were added, together with two Masters' Common Rooms, one upstairs and one downstairs. Two of the rooms on the ground floor were connected by folding doors, so that they could be made into one large assembly room capable of holding the whole school.

After the completion of this second stage in 1921 there were 12 classrooms, all large enough to hold 30 students. The building was known as the Main Classroom Block. A Tuck Shop was built on the side of the building in 1922. It was used for this purpose until 1962, after which it became a cleaners' storeroom.

The building was renamed the Perkins Building in late 1946, when a plaque was unveiled. Rev F T Perkins had been the first Headmaster of the school (1918 – 1932), Acting Headmaster (1940) and Chaplain (1933, 1940 – 1946); he moved with his family to the UK at the end of 1946.

During the 1960s the school obtained two "Mantineia Friezes" on loan from the Nicholson Museum (University of Sydney). They are currently mounted in Music Room 3 on the ground floor. The Perkins

Building continued to be used as senior classrooms until the late 1970s, when the first stage of the new Senior School was constructed. It then became the Junior School until the end of 1991, when the Junior School moved into the new Furber Building.

The Perkins Building was converted to a Music Centre in 1992. Minor internal changes were made, including the soundproofing of doors, and the partitioning of some rooms to create studios. Some of the original internal fabric (for example, the battened ceilings) is still intact.

Figure 66 – One of the earliest photos of the Cranbrook School, with the two Chilean wine palms, one of which was removed for the construction of Perkins Building, 1918



Source: Cranbrook School Archives

Figure 67 – The opening of the Main Classroom Block at Cranbrook (Perkins Building), 1919



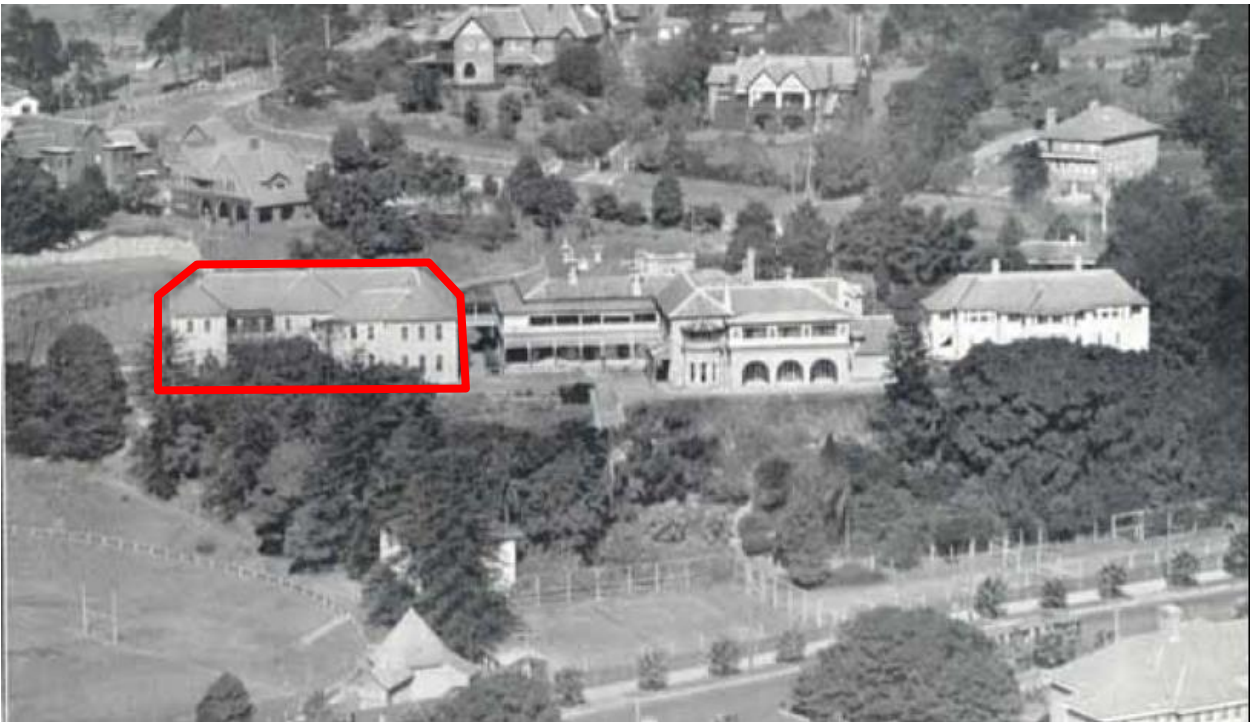
Source: Cranbrook School Archives

Figure 68 – The Main Classroom Block (Perkins Building) and Cranbrook, the Tuck Shop is in right of frame, 1933



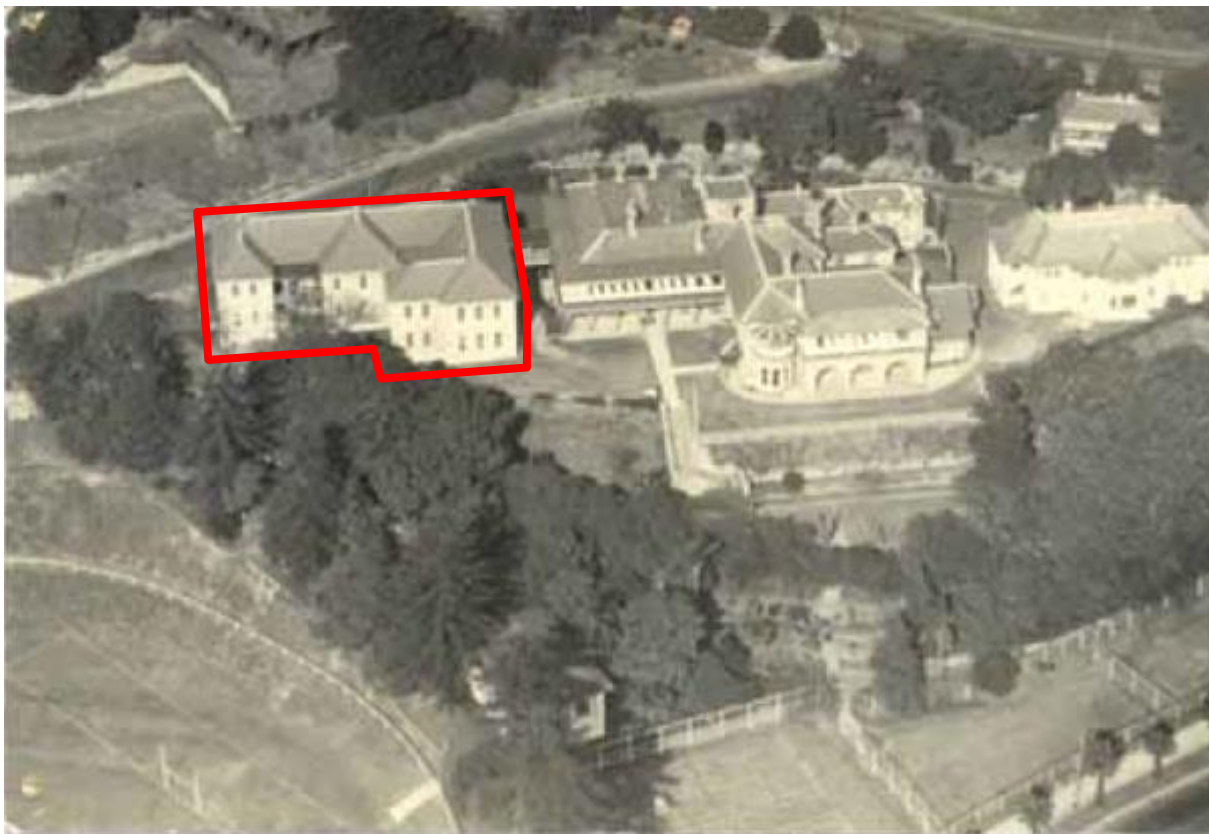
Source: Cranbrook School Archives

Figure 69 – Aerial image of Cranbrook School, Perkins Building indicated by outline, 1933



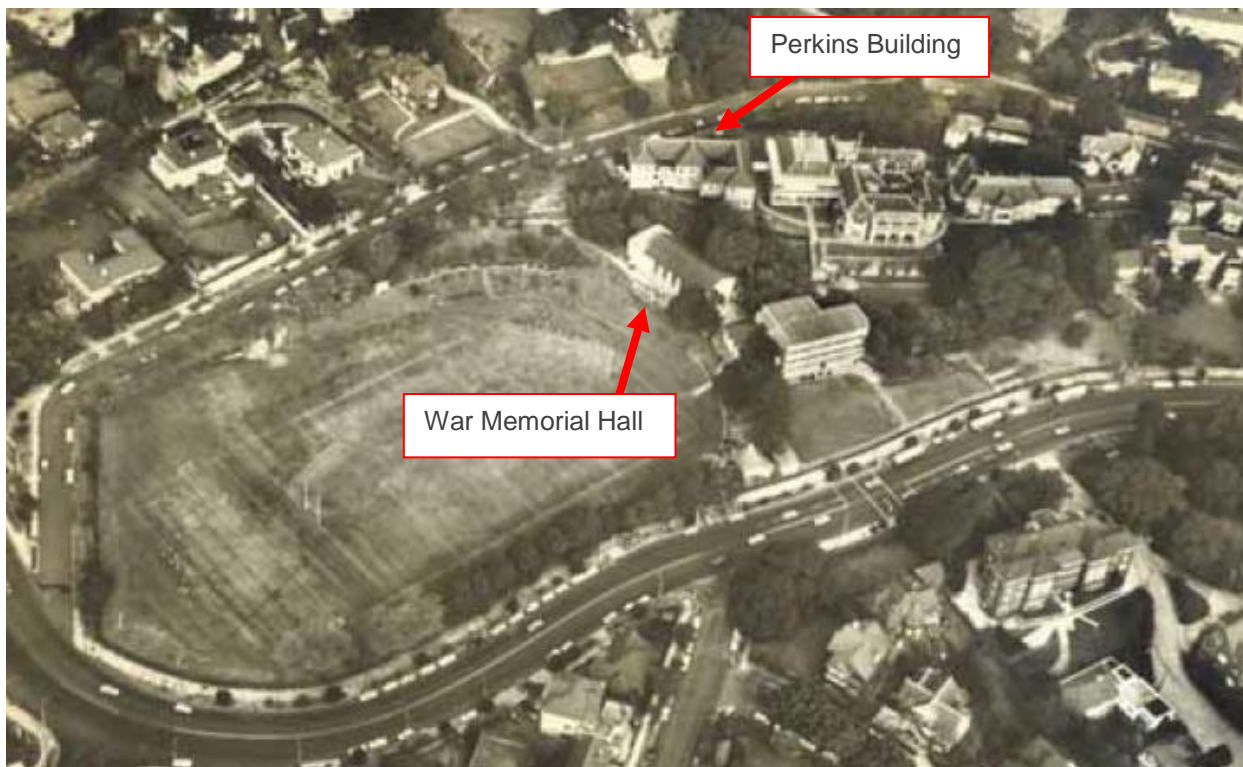
Source: Cranbrook School Archives

Figure 70 – Aerial view of Cranbrook School, Perkins Building indicated by outline, 1939



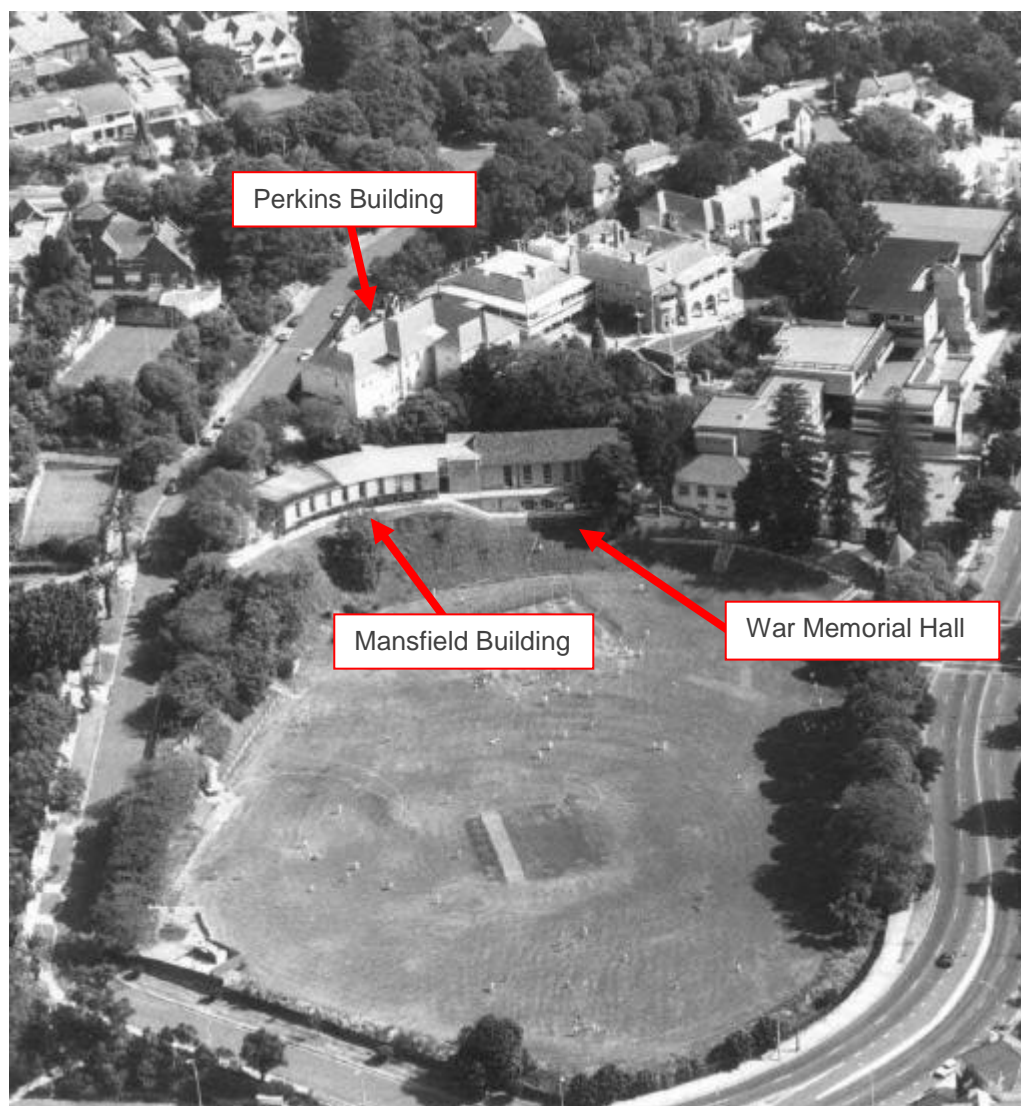
Source: Cranbrook School Archives

Figure 71 – Aerial view of Cranbrook School, 1964



Source: Cranbrook School Archives

Figure 72 – Aerial view of Cranbrook School, 1982



Source: Cranbrook School Archives

War Memorial Hall

In 1946 the School Council agreed with the Old Cranbrookians Association, that a hall should be erected, for services, ceremonies and general cultural activities of the school. The building was to be “named and dedicated as a public memorial to the Old Boys of Cranbrook School who lost their lives in the recent war”. The Cranbrook School War Memorial Fund was established, with the goal of raising £25,000. The fundraising activities included fetes, the sale of badges and the performance of plays, and donations were sought from the school community.

Plans were drawn up by John Mansfield for a new hall based on restructuring the existing gymnasium. However, after the conversion of the gym to classrooms, and increases in student numbers during the years of fundraising, in 1952 a new design for a stand-alone hall connected to the gym was agreed upon. Unfortunately, work had already commenced based on the old design and costs had blown out, so the project was divided into three stages – the hall itself, a curved connecting building between the hall and the gym, and the stage of the hall. The connecting building was never completed, which has resulted in some unusual brickwork keys at the ends of each building.

The new hall, designed by John Mansfield, was located on “a large slope, thickly covered in scrub and trees” and the site was excavated prior to the commencement of building work in late 1952. “Honey-coloured face bricks” were used on the exterior walls and the interiors were cement rendered. It had copper guttering, malthoid and tiles on the roof and steel framed doors and windows.

The upper floor was the actual assembly hall, with a stage at one end, and the lower ground floor was music rooms, art rooms, a store and shower rooms. The War Memorial Hall was officially opened on 29 November 1953. The inscription on the foundation stone translates as “Gallant sons spring from the gallant and the good”.

The panelling and the ceiling ribs are of Queensland maple. The sandstone commemorative tablet on the northern wall inside the hall is gilded with the badges of the three services – Royal Australian Navy, Australian Commonwealth Military Forces and Royal Australian Air Force. The crests which appear above the stage are for the three Cranbrook Schools in the world – one in Kent (UK) and one in Michigan (USA) and the Bellevue Hill school. Around the cornices are inscribed in gold letters the names of the principal campaigns and battles of WWII. Below the cornices are twelve shields which bear the coats of arms of the nations of the British Commonwealth and of the allied countries in the forces of which Old Cranbrookians served. These were painted by students, to designs by John Mansfield.

The Gurney Clock was added to the external wall in 1959, in memory of Old Cranbrookian Robert Gurney, a student from 1938 until 1948 who died in 1956. In 1984, part of the lower area was converted to a tuckshop, which remains today, and in 1986 the rest of the lower floor was converted to offices for remedial teaching. In 1997, the War Memorial Hall was refurbished for use by the Drama Department. Studios were created, together with rehearsal facilities and teaching rooms underneath. The stage was redesigned and fitted with new curtains, and the lighting improved.

Figure 73 – War Memorial Hall, 1953



Source: Cranbrook School Archives

Figure 74 – Interior of the War Memorial Hall, 1953



Source: Cranbrook School Archives

Mansfield Building

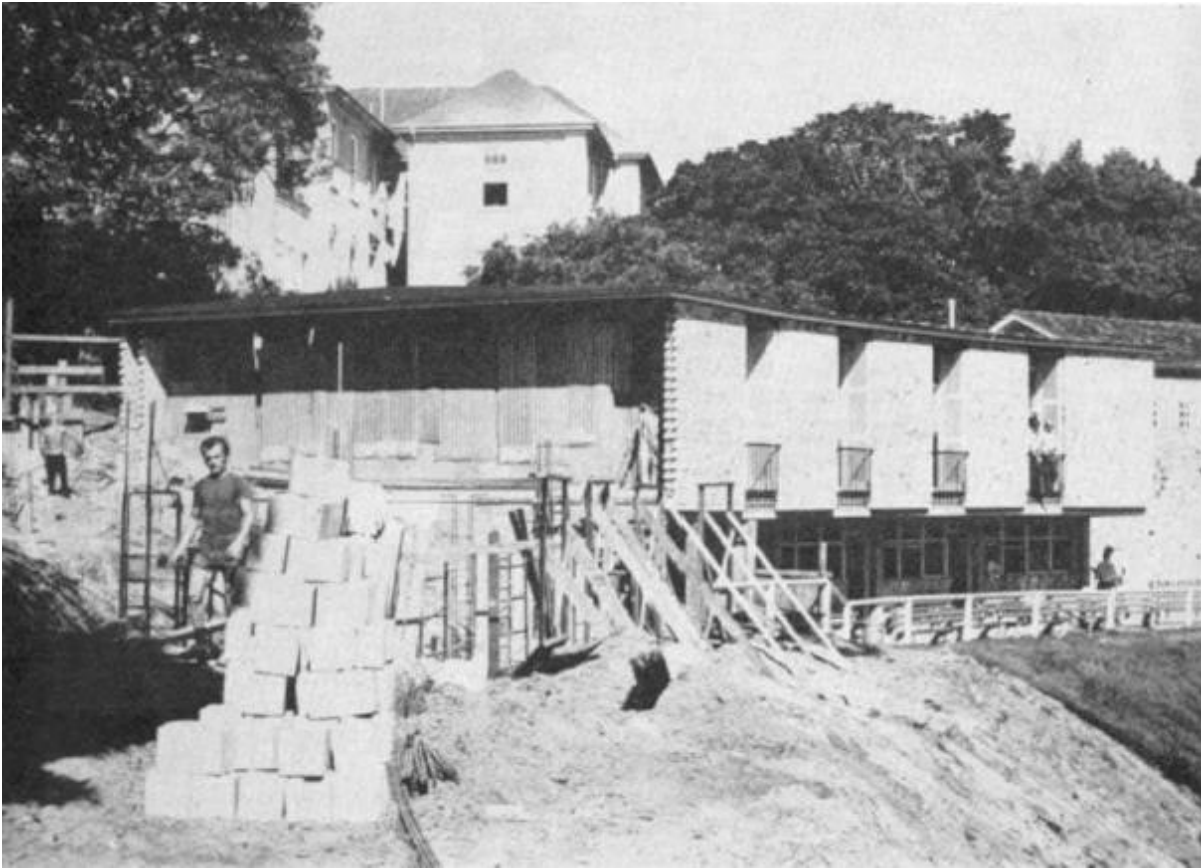
Two concrete bays were constructed in the look-out area above the oval in 1950; each a memorial in honour of a deceased Old Cranbrookian – Anthony Carter (student 1924 – 1932, killed in action 1942) and John Murray (student 1945 – 1947, died 1948). This area was cleared in 1967 to make way for the Mansfield Building, and the plaques were moved to the Chapel courtyard.

The first stage of the Mansfield Building was completed in early 1968 to house the Senior School library. The ground floor contained a librarian's work room, a periodicals room, display boards and listening areas for foreign language students. The upper level had the main reading room, separate areas for the Sixth Form to read and work, a committee room and the Librarian's room. It was named the John Stephen Mansfield Library, after John Mansfield who was an Old Cranbrookian, a member of the School Council and had been the Honorary School Architect for many years prior to his death. He had also bequeathed funds to the school for the building of the library.

The second stage of the building was a classroom block, added in 1971. The extension, which required the removal of the eastern wall of the original building, contained two classrooms, a masters' room, a Sixth Form room and an entrance lobby.

In 1981 the whole of the top level was altered for its use as a Visual Arts centre. In 1985 part of the under-floor area was converted to store rooms, by Fowell Mansfield Jarvis and Maclurcan, Architects. The remainder of the space was then used for photography and counselling. It is currently used for photography.

Figure 75 – Stage 2 of the Mansfield Building under construction, 1971



Source: Cranbrook School Archives

Figure 76 – Mansfield Building with War Memorial Hall located on the right, 1971



Source: Cranbrook School Archives

Hordern Oval

For 15 months after the purchase of lots within the grounds of “Cranbrook”, a large number of workmen, under the supervision of John Burcham Clamp, prepared the cricket and football ground. “The level had to be raised – in some places by 20 feet – trees had to be felled and the whole had to be levelled and turfed”. Sand was removed from the bank and carted on horse-drawn skips where it was dumped on the lower side of the oval. Its official opening in April 1919 was cancelled due to an influenza outbreak, but it was unofficially opened shortly afterwards.

At the end of 1919 the Oval was improved by ballasting and re-turfing the centre portion, and adding practice wickets at one side.

The oval was expanded in 1921 (after the acquisition of additional land), again under the guidance of John Burcham Clamp, the honorary architect for the school. Mrs Kelso King donated cricket sight-boards and a “very serviceable scoring board” was donated by Mrs Walter Mitchell. The scoreboard served as “a model for many other clubs to copy” although it has now been replaced. In 1922 further changes to the bank were made to provide a running track. The bank was terraced to provide additional seating, and in 1923 a second flight of concrete steps was constructed, giving direct access to the oval from the path running down from the Main School building.

Until the late 1930s a draught horse (wearing leather boots) was used to pull a large stone roller to prepare the cricket pitch and to pull the mower.

The oval was named Hordern Oval in 1948, after Sir Samuel Hordern, who had played such a pivotal role in the acquisition of the property, and the early years of the school. He was the grandson of Anthony Hordern, the founder of the department store Anthony Hordern and Sons, and was the governing director of the retailing empire from 1912 until 1926.

5. HERITAGE SIGNIFICANCE

5.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

5.2. STATEMENT OF SIGNIFICANCE: WAR MEMORIAL HALL

The following Statement of Significance has been sourced from the Demolition report prepared for the Wall Memorial Hall by Urbis, dated April 2018.

The War Memorial Hall has a social significance to the school community on account of the building being named in honour of the contribution of Cranbrook alumni, following the Second World War. However, this social significance is also represented in the objects of moveable heritage that are located within the building. As such, the War Memorial Hall does not meet the requirements for social significance. Nor does the building meet adequately address the requirements for historical, associative, aesthetic, research, or rarity.

5.3. STATEMENT OF SIGNIFICANCE: MANSFIELD BUILDING

The following Statement of Significance has been sourced from the Demolition report prepared for the Mansfield Building by Urbis, dated April 2018.

The Mansfield Building was designed and developed in the mid-twentieth century. Originally constructed to serve as the library, the building has been modified and the use of the building has changed throughout its history. Mansfield Building is named after John Mansfield, a Cranbrook alumnus and architect, who was involved with the design of a number of buildings at Cranbrook. Mansfield's buildings are represented elsewhere on the site. The Mansfield Building does not address the requirements for heritage significance.

5.4. STATEMENT OF SIGNIFICANCE: CRANBROOK SCHOOL

The following Statement of Significance has been sourced from the Conservation Management Plan prepared for the site by City Plan Heritage, dated June 2010.

Cranbrook School is of Local significance, which has a considerable importance and landmark quality in the Woollahra Local Government Area. It contributes strongly to the character of the immediate area and the community's educational activities. Cranbrook School features many buildings of historic, aesthetic and associational significance with majority being purpose built structures.

Originally constructed in 1859, "Cranbrook" holds many values that is of State Significance individually as an important relatively intact Victorian Italianate style mansion that was once used as a residence for State Governors and is associated with two prominent architects, John Horbury Hunt and Walter Liberty Vernon.

The site has significant association with Cranbrook School since 1917, a use that shaped and developed the site to its present configuration. Apart from "Cranbrook", and its associated former Gate Lodge, sandstone steps and terraces, the John Saunders Pavilion (formerly Rotunda), sandstone gates and boundary walls; the remainder of the buildings and structures were built under the ownership of Cranbrook School.

"Cranbrook" still retains its original picturesque setting when viewed from the harbour side. It demonstrates typical architectural characteristics of its type, which are generally dominated by classical motifs. Its important features include, but not limited to, an asymmetrical massing, bracketed eaves, prominent carriage porch, grouped openings, decorative chimneys, grand veranda

and balconies supported on cast iron columns, moulded plaster ceilings to the main rooms, grand timber staircases, and the stained glass known as Captain Cook window.

The early buildings including Perkins, Street House, the Health Centre, Headmaster's Residence and sandstone former stables and their unique roof scapes, particularly "Cranbrook", add to the aesthetic values of the site. However, the later Post-War and recent contemporary buildings are lesser significance and make neutral contribution to the overall site in their own merit.

It is considered that in general, the majority of the site possesses low research potential as the school archive has a large amount of information about the history of the site prior to and after its conversion to a school.

5.5. CHARACTER STATEMENT

The following Character Statement has been sourced from the Woollahra Development Control Plan 2015, it covers the Bellevue Hill North precinct, the subject site is located within the borders of this precinct.

The Bellevue Hill North precinct is sited on the slopes and plateau of Bellevue Hill. New South Head Road, the main arterial road, forms the northern edge of the precinct. The precinct contains three distinct settings:

- the edge development fronting New South Head Road (between Bellevue Road and Victoria Road) which contains predominantly substantial residential flat buildings set behind sandstone walls, garages and steps;*
- development opposite the Rose Bay promenade on New South Head Road, typically large detached buildings within a landscape setting; and*
- the one to three storey dwelling houses and residential flat buildings set in the winding streets that follow the contours of Bellevue Hill.*

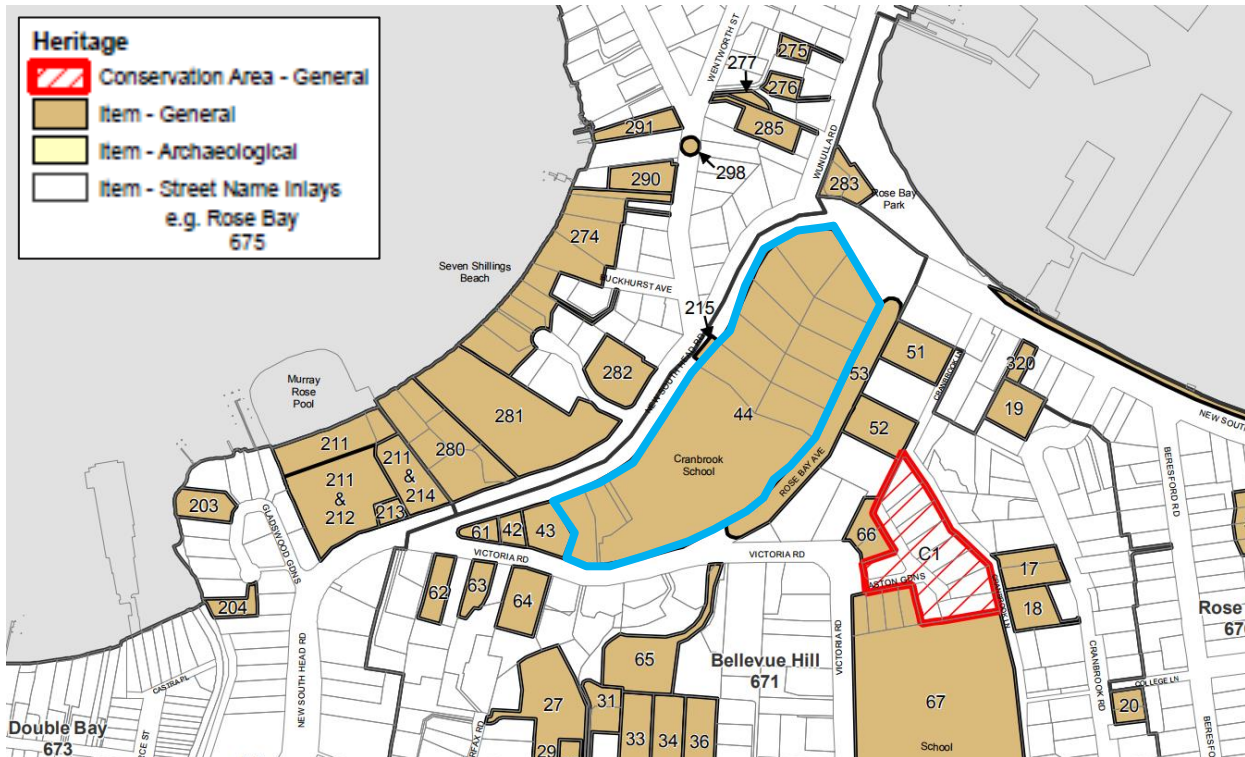
As with many of the higher parts of the municipality, significant views and vistas are available from many of the public spaces. This precinct also contains two large private school campuses: Cranbrook School and Scots College.

6. IMPACT ASSESSMENT

6.1. HERITAGE LISTING

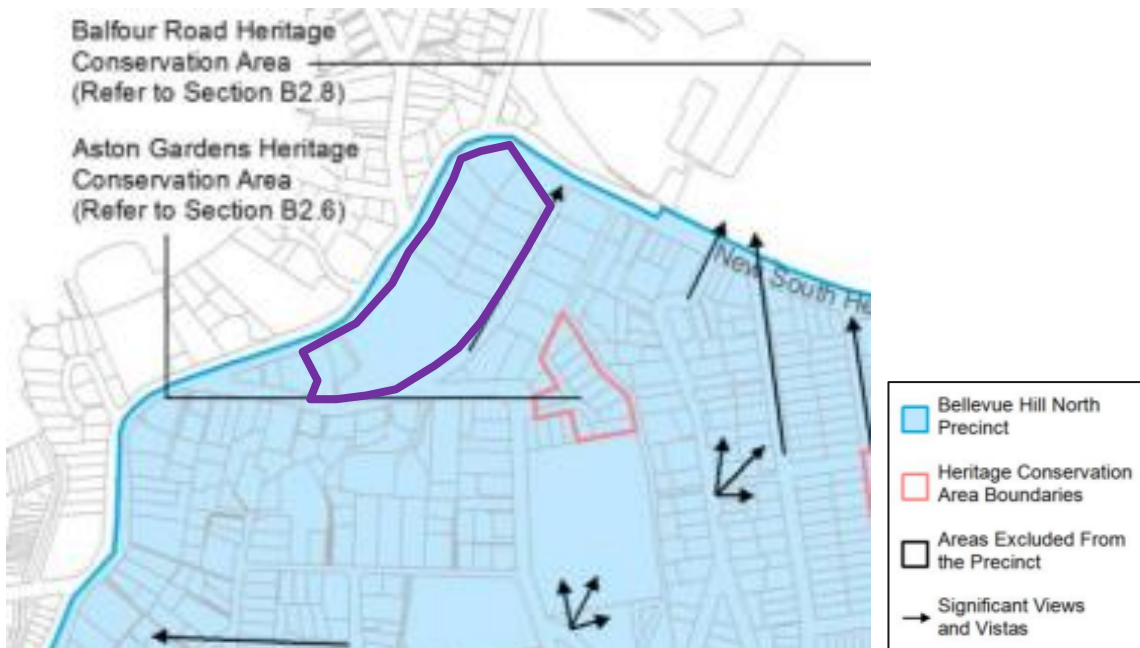
The subject site is heritage listed under the Woollahra Local Environmental Plan 2014, as shown on the heritage map below.

Figure 77 – Extract of Heritage Map HER_002, subject site outlined in blue



Source: Woollahra Local Environment Plan 2014, Heritage Map HER_002.

Figure 78 – Subject site indicated by purple outline in Bellevue Hill North Precinct



Source: Woollahra Development Control Plan, 2015

6.2. RANKING OF INDIVIDUAL ELEMENTS

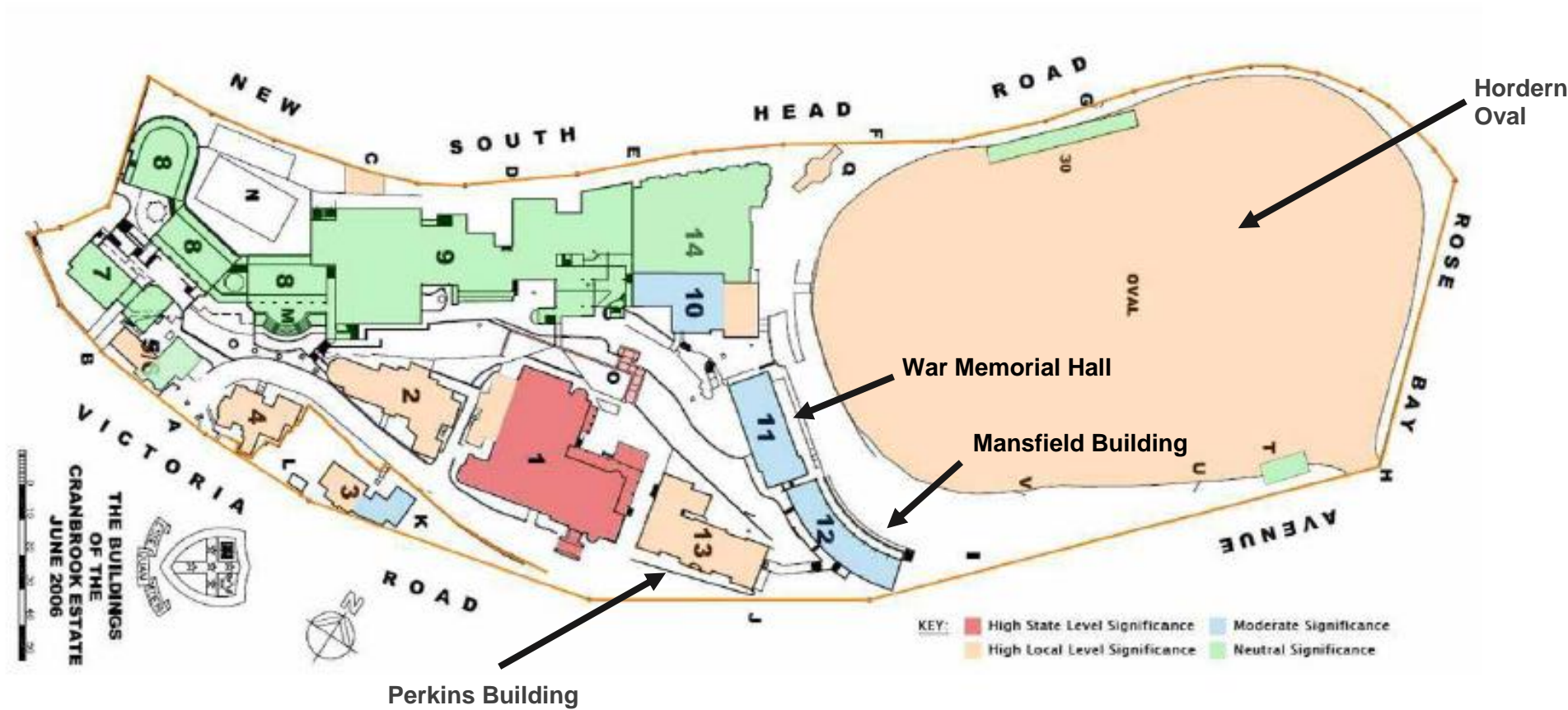
Figure 79 – Ranking of the elements of Cranbrook School, elements relating to this proposal highlighted

ELEMENT / SPACE	COMPONENTS OR ELEMENTS OF SIGNIFICANCE	SIGNIFICANCE RANKING
SITE		
Overall site complex and setting		High / Local Level
"Cranbrook"	The original residence	High / State Level
Housemaster's Residence	Modified later addition to "Cranbrook"	High
	Interiors	Moderate
Street House	Formerly Harvey	High
	Interiors	Moderate
Foundation & Archives	Sandstone former Stables	High
	New fabric	Neutral
Perkins Building	Early development phase	High
Headmaster's Residence	Combines original Gate Lodge	High
	Interiors	Moderate to High
Health Centre & Stacy	Original purpose built Inter-war period school hospital	High
	Later addition to hospital	Moderate
James Rowland Building	New fabric	Neutral
Furber Building (Junior School)	New fabric	Neutral
Senior School Building	New fabric	Neutral
Bishop Building	Originally science block	Moderate
	Gymnasium	High
Carter	New fabric	Neutral
War Memorial Hall	Post-war altered building	Moderate
Mansfield Building	Post-war altered building	Moderate
Justin McDonald Stand	New fabric	Neutral
The John Saunders Pavilion	Formerly Rotunda, original phase	High
Hordern Oval	Original oval with modifications	High
Oval Scoreboard	Relatively new fabric	Neutral
Tennis Courts	Modified later elements	Neutral
Landscape	Original driveway leading from Victoria Road to "Cranbrook"	High
	Rock outcrops and natural land formation throughout the site	High
	Hoop Pines, Norfolk Island Pines, Kauri Pine, Black Booyong, Port Jackson Fig, Chilean Wine Palm	High
Victoria Road gates, stone gate posts & Sentry Box	Early development phase / State Government phase	High
Osborne Gates and associated memorial	Altered and neglected memorial	High
	Water pump within memorial	Intrusive

ELEMENT / SPACE	COMPONENTS OR ELEMENTS OF SIGNIFICANCE	SIGNIFICANCE RANKING
Hordern Oval Gates	Early development phase	High
Rose Bay Avenue Gates	Removed and replaced with metal gates	Little
McPherson Gates	Relocated from Osborne memorial to Rose Bay Avenue	High
Senior School Pedestrian Gates	Sandstone pillars with cast-iron gate	High
Timber Paling fencing	Later fabric	Little
Steel Palisade fencing	Later fabric	Little
Stone retaining walls to Victoria Road and New South Head Road	Original / early construction phase	High

Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

Figure 80 – Significance map of the Cranbrook site, elements as relating to this proposal are indicated



Source: City Plan Heritage, 2010, Conservation Management Plan: Cranbrook School

6.3. WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014

It is understood that the proposed works would be submitted as a State Significant Development Application (SSDA) to the NSW Department of Planning and Environment. Though Woollahra Council would not be assessing the application, the proposed works have been assessed against the relevant controls of the Woollahra Local Environment Plan (LEP) 2014 on account of Woollahra Council being an essential stakeholder.

Table 4 – Woollahra Local Environmental Plan 2014

CLAUSE	DISCUSSION
<p>(1) Objectives</p> <p>The objectives of this clause are as follows:</p> <ul style="list-style-type: none"> (a) to conserve the environmental heritage of Woollahra, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, (c) to conserve archaeological sites, (d) to conserve Aboriginal objects and Aboriginal places of heritage significance. 	<p>The proposed works are in line with the objectives set out in the Woollahra Local Environment Plan (LEP) 2014.</p>
<p>(2) Requirement for consent</p> <p>Development consent is required for any of the following:</p> <ul style="list-style-type: none"> (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance): <ul style="list-style-type: none"> (i) a heritage item, (ii) an Aboriginal object, (iii) a building, work, relic or tree within a heritage conservation area, (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item, (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed, (d) disturbing or excavating an Aboriginal place of heritage significance, 	<p>As the subject site is identified as a heritage item (44) under Schedule 5 of the Woollahra LEP 2014. This Heritage Impact Statement (HIS) has been prepared to accompany the State Significant Development Application (SSDA) for the proposed works on the site.</p>

CLAUSE	DISCUSSION
<p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p>(3) Effect of proposed development on heritage significance</p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This HIS has been prepared in response to this provision, the assessment covered in Section 6 considers the potential impact of the proposed development.</p>
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>This HIS has been prepared in response to this provision, the assessment covered in Section 6 of this report satisfies this provision.</p>

6.4. WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

It is understood that the proposed works would be submitted as a State Significant Development Application (SSDA) to the NSW Department of Planning and Environment. Though Woollahra Council would not be assessing the application, the proposed works have been assessed against the relevant controls of the Woollahra Development Control Plan (DCP) 2015 on account of Woollahra Council being an essential stakeholder.

Table 5 – Woollahra Development Control Plan 2015

PROVISION	DISCUSSION
<p>D3.6 Heritage and Contributory Buildings</p> <p>C1 The significance of the heritage item or contributory building is not compromised by the proposed development, particularly in regards to building bulk, scale, design, setbacks, external colours and finishes.</p>	<p>The elements as relating to this proposal that have been assessed to have high heritage significance are</p> <ul style="list-style-type: none"> • Hordern Oval; and • Perkins Building. <p>Hordern Oval</p> <p>The proposed works to Hordern Oval would not impact on the overall significance of this element. The oval space and open landscape would be retained, as the development in this area would be subterranean. As such, there would be no change in terms of bulk, scale, design, setback, or finishes.</p> <p>Perkins Building</p> <p>It is proposed that the non-original tuckshop on the eastern elevation would be removed and this elevation restored. This proposed restoration works would have a positive impact on the presentation of the building.</p> <p>On the northern (rear) elevation of the Perkins Building an addition would be located in a previously modified area of the building. The proposed addition would serve as a lobby area, housing the lifts and connect the proposed new development to the Perkins Building. The Perkins Building has been assessed in the CMP as a building of high significance, this addition has been assessed to be acceptable as it would be located at the rear of the building in a previously modified area. The proposed addition would also house the War Memorial. The proposed location of the War Memorial would encourage a connection to the memorial itself, the previous War Memorial Hall and the proposed War Memorial Chapel, a positive impact for the site.</p> <p>Proposed Demolition</p> <p>The proposed demolition of War Memorial Hall and Mansfield Building and construction of the Centenary Building would have acceptable level of impact on the Cranbrook site (refer further to the Demolition Report</p>

PROVISION	DISCUSSION
	<p>dated April 2018 accompanying this submission). In accordance with the DCP controls, the following aspects of the proposed works is as follows:</p> <p>Centenary Building</p> <p>Bulk: The bulk of the proposed Centenary Building would be acceptable from a heritage perspective. The bulk of the proposed building is an increase to that of the War Memorial Hall and Mansfield Building, however the development would not be visually dominant. The provision of landscaped terraces on the northern elevation would break up the visual presentation of the building.</p> <p>Scale: The proposed scale of the development is an increase to that of the extant War Memorial Hall and Mansfield Building, however, the design of the proposed development would ensure that the building is not visually dominant, the design of the Centenary Building is referential to the topography of the site, and would site the proposed development within an excavated area of the oval embankment, which would have a minimal increase in height and would not disrupt established views to and from the site;</p> <p>Design: As discussed above, the design of the proposed development considers the setting of the site and would involve the excavation of the oval embankment and working with the topography of the site to ensure that the bulk and scale of the development is appropriate and visually sympathetic to the heritage qualities of the Cranbrook site;</p> <p>Setbacks: The proposed setbacks of the Centenary Building would have minimal impact on the Perkins Building. The proposed works to the Perkins Building would be located in a previously infilled section of the building. Additionally, the proposed modifications would be located on the rear (north) elevation of the Perkins Building; and</p> <p>External colours and finishes: the proposed external finishes and colours of the development includes, timber, ceramic cladding and sandstone, with copper detailing. The design of the proposed development would be clearly discernible as contemporary, whilst the proposed finishes would reference the natural and heritage qualities of the site.</p>

PROVISION	DISCUSSION
C3 Development involving the re-use of a contributory building reinstates missing façade elements and decorative details.	Perkins Building has been assessed to be an item of high significance in the Conservation Management Plan (CMP). It is proposed to remove the extant infill on the northern elevation of the building. These elements are intrusive and a later addition. The proposed connection of the Perkins Building and the new Centenary Building would be located in this area.
C4 Demolition of a contributory building is avoided.	<p>It is proposed that the War Memorial Hall and Mansfield Building are demolished in order to construct the Centenary Building. These buildings are not considered contributory items. The CMP has assessed the War Memorial Hall and Mansfield Building as having moderate significance.</p> <p>The buildings are post-war and mid-twentieth century and have been modified, the demolition of these structures would be acceptable. Refer to the Demolition Report accompanying this submission for further details regarding the significance of these buildings.</p>
<p>C5 Development adjacent to a heritage item or contributory building is sympathetic in scale, alignment, detailing and materials.</p> <p>E7.3.1 Signage in heritage conservation areas and on heritage items</p> <p>C3 The number of signs is limited to those necessary to display the name of the business and/or proprietor and the name of the building (if applicable).</p> <p>C14 Materials are restricted to those which were traditionally used for signs, including painted timber or board, engraved metal plaque such as bronze or painted masonry. With the exception of metal plaque, these materials are characterised by their non-reflectively.</p> <p>C16 The design and style of lettering in the signage is suitable for the style of the building and the historic character of the area.</p>	<p>As discussed above, the proposed development of the Centenary Building would be supported from a heritage perspective.</p> <p>It is proposed that a sign is installed on the northeast elevation of the proposed Aquatic Fitness Centre. The proposed sign would identify the site as the Cranbrook School. As a single sign is proposed, it is considered that this is an acceptable number in order to convey the name of the site and the school.</p> <p>The signage on the northeast elevation of the proposed Aquatic Fitness Centre would feature the Cranbrook School crest and metallic lettering identifying the school. The signage would be located on a contemporary construction. The use of metallic lettering would be sympathetic to the heritage qualities of the site and would be non-reflective.</p> <p>The proposed design and style of the lettering of the signage would be sympathetic to the heritage qualities of the site and locality. The lettering would be clearly discernible as contemporary whilst sympathetic to the heritage qualities of the site.</p>
C19 Where lighting is required, the sign is painted and externally spot lit.	It is not proposed that the signage is illuminated in accordance with the DCP controls.

PROVISION	DISCUSSION
<p>C20 Internally lit signs, neon signs or signs with neon lettering are generally inappropriate and may only be considered if the sign is inside the shop window and is small and discrete.</p>	<p>The proposed signage would not be internally lit, in accordance with the DCP controls.</p>
<p>F2.4 Heritage Conservation</p> <p>C1 The location and design of development does not detract from a heritage item.</p>	<p>The proposed development would not detract from the significant heritage items located on the site.</p> <p>The proposed excavation of the Hordern Oval and the construction of the Aquatic Fitness Centre with underground parking would have an acceptable level of impact on the significance of the Hordern Oval. Historically the oval has been modified in order to adjust to the changing requirements of the school. The proposed works would require substantial excavation however, the oval would be reinstated. The significance of the Hordern Oval is in its provision of a major sports facility on a significant heritage school site. The proposed excavation and reinstatement of the oval would not detract from the significance of this space. Furthermore, the provision of the Aquatic Fitness Centre would further enforce the provision of sporting facilities within the Oval Precinct of the Cranbrook School site.</p> <p>As discussed above, the removal of the non-original tuck shop and the restoration works proposed to the eastern elevation of the Perkins Building would be restoration works and would generate a positive heritage outcome. The proposed addition located on the rear (north) elevation that would house the lobby and the War Memorial would not detract from the significance of the Perkins Building. The proposed addition would be subservient and foster a connection between the memorial itself, the previous War Memorial Hall and the proposed War Memorial Chapel, a positive impact for the site.</p>
<p>C2 Siting of new development:</p> <p>a) when viewed from the public domain—preserves existing views to and from the heritage item.</p> <p>b) when viewed from surrounding residences—enables a sharing of views to and from the heritage item.</p>	<p>The proposed development of the Centenary Building would be sited in the same location as the existing War Memorial Hall and Mansfield Building. The design of the new building would utilise the topography of the site to minimise the visual impact of the development. The impact of the proposed Centenary Building when viewed from the public domain would be appropriate to the context of the site. There established views to and from the Cranbrook site would be retained.</p>

PROVISION	DISCUSSION
<p>C4 Development responds sympathetically to the heritage significance of items and heritage conservation areas in terms of architectural style and design, colours, materials, proportions and scale.</p>	<p>Discussed above.</p>

6.5. CONSERVATION MANAGEMENT PLAN POLICIES

Table 6 – Conservation Management Plan Policies as relating to the proposed, from the Conservation Management Plan (CMP) by City Plan Heritage, June 2010

POLICY	DISCUSSION
<p>9.2.2 Conservation Process</p> <p>Policy 2 The definitions of particular conservation processes provided in Section 1.9 - Definitions also act as general policies guiding the treatment of fabric. Where fabric has been graded, the grading carries with it a general guideline as to how it is to be conserved, adapted, or removed. The ranking of a specific element of fabric carries with it a general policy for its treatment. These rankings can be found in the Section 7.6.2 Significance Ranking of Individual Elements.</p>	<p>Section 7.6.2 of the CMP has been included in this report (refer to Section 6.2). The significance ranking of each element in relation to the proposed works has been discussed below.</p>
<p>Policy 3 Appropriate conservation processes for individual elements of the site including spaces, fabric, finishes and fittings should be determined having regard to their relative significance. Unless prevented by essential structural safety and conservation considerations due to the condition of the fabric, individual elements should be managed in the following manner:</p>	<p>The elements of the Cranbrook site that this proposal relates to includes elements of high and moderate significance. The appropriate conservation management has been included below:</p> <p>High (Local): <i>Preserve, restore, maintain all items and record relevant processes, subject to physical constraints and detailed specific conservation policies below. Opportunity for adaptive reuse to preserve the ongoing viability of the place provided that any significance is retained or revealed. All intervention should be archivally recorded.</i></p> <p>Moderate: <i>Elements that should be conserved, subject to physical constraints, and where safety and structural requirements and resources permit retention. There is opportunity for adaptive reuse or partial removal to preserve ongoing viability of the place, particularly if it reveals significance of a higher level. All intervention should be archivally recorded.</i></p> <ul style="list-style-type: none"> • Overall site complex and setting (high): The overall site and complex of the Cranbrook site would be retained. The proposed works would be sympathetic to the established spaces and significant materiality of the site. The proposed works would retain and enhance the overall significance of the complex and the setting. • Perkins Building (high): As discussed, it is proposed that the non-original tuckshop on the east elevation would be removed and this

POLICY	DISCUSSION
	<p>elevation restored. This proposed restoration works would have a positive impact on the presentation of the building.</p> <p>On the rear (north) elevation of the Perkins Building an addition would be located in a previously modified area of the building. The proposed addition would serve as a lobby area, housing the lifts and connecting the proposed Centenary Building to the Perkins Building. The Perkins Building has been assessed in the CMP as a building of high significance, this addition has been assessed to be acceptable as it would be located on the rear elevation, in an area which has historically been modified. The proposed addition would also house the War Memorial. The proposed location of the War Memorial would encourage a connection to the memorial itself, the previous War Memorial Hall and the proposed War Memorial Chapel, a positive impact for the site.</p> <ul style="list-style-type: none"> • War Memorial Hall (moderate): it is proposed that the War Memorial Hall is demolished. This has been assessed as acceptable, refer further to the Demolition Report accompanying this SSDA. It is recommended that all objects of moveable heritage are incorporated into the Centenary Building, refer further to Section 7 of this report. • Mansfield Building (moderate): it is proposed that the Mansfield Building demolished. This has been assessed as acceptable, refer further to the Demolition Report accompanying this SSDA. • Hordern Oval (high): The Hordern Oval is significant as the original oval of the school and as open space. The proposed development has works would not impact on this space. The oval would be retained and the proposed Aquatic Fitness Centre and additional parking located beneath. • Landscape (high): It is proposed that twenty-one trees would be removed from the site. The proposed landscaping plan would include the planting of thirty-six trees. The landscaping works proposed for the site would be located in three identified zones. All proposed works would be supported from a heritage perspective. Significant landscape features including the Kauri

POLICY	DISCUSSION
	<p>Pine and sandstone wall would be retained under the proposal.</p> <p>No modification is proposed to the exposed rock face and formation in Camellia Court.</p> <p>Recommendations covered in Section 7 of this report includes mitigation measures to prevent against any unforeseen impact during the proposed demolition and construction process as this element is located in close proximity to War Memorial Hall and proposed development.</p> <p>The Kauri Pine that is located in the Camellia Court would be retained. It is a recommendation in Section 7 of this report measures be implemented during the proposed demolition and construction works to mitigate against any unforeseen impact to this significant tree located in the vicinity of the War Memorial Hall and the proposed development.</p>
<p>Policy 6 Specific proposals, involving physical intervention to the significant buildings and their surrounds should be accompanied by a Heritage Impact Statement (HIS) that assesses the likely impacts of the proposed works.</p>	<p>This Heritage Impact Statement (HIS) satisfies this policy.</p>
<p>9.2.3 Conservation of Fabric</p> <p>Policy 3 The adaptation and use of spaces must not conflict with or be detrimental to the cultural significance of the individual buildings and the site as a whole</p>	<p>The proposed development would adapt the Hordern Oval to accommodate an aquatic centre, gym and multi-function court, along with additional below ground parking. As discussed above, this proposed adaptation would not conflict or be with detrimental to the cultural significance of this element or the site as a whole.</p>
<p>Policy 4 New work to the site should be readily identifiable as new work but simultaneously sympathetic to the cultural significance of the site and is to be of high quality to complement the level of heritage significance associated with the site.</p>	<p>As discussed, the development of the proposed Centenary Building and Aquatic Fitness Centre would be clearly discernible as a contemporary on account of the form, style and materiality. The proposed materials of the development would include copper detailing and sandstone, which reference the heritage character of the site.</p>

POLICY	DISCUSSION
<p>Policy 8 That a detailed archival recording is prepared prior to any work undertaken to the significant buildings/elements and the site. It is recommended that during the removal of any original built fabric and/or should any original fabric be uncovered during future works it will need to be documented. Should any questions arise from any fabric uncovered the opinion of a qualified heritage architect should be sought so an informed decision be made on whether the removal or retention of the item(s) is appropriate or not.</p>	<p>It is recommended that a Photographic Archival Recording (PAR) undertaken at the site prior to any works being undertaken. This recommendation is included in Section 7 of this report.</p>
<p>9.2.4 Adaptation and layout</p> <p>Policy 5 Any new additions to the elements, internal and external should be clearly readable as new work, but be sympathetic and discrete, have regard to the setting, and have no detrimental impact on the cultural significance of the place. Prior to any work being undertaken appropriate archival recordings be undertaken in accordance with the NSW Heritage Office guidelines for archival recording of state significance items.</p>	<p>As discussed, all new elements and additions would be readable as new work with a finishes palette that references the established character and heritage significance of the site.</p>
<p>9.2.5 Quality and Integrity of New Work</p> <p>Policy 1 New work undertaken on the site is to be of a high quality to complement the level of heritage significance associated with the site. All new work to significant spaces should be overseen and approved by a heritage architect.</p>	<p>It is recommended that an onsite heritage architect be engaged to oversee works on significant buildings or spaces. This recommendation is included in Section 7 of this report.</p>
<p>Policy 2 New work to the site should be readily identifiable as new work but simultaneously sympathetic to the cultural significance of the site.</p>	<p>As discussed, the proposed design and finishes of the proposed Centenary Building would ensure that the development is clearly discernible as contemporary, whilst remaining sympathetic to the heritage qualities of the site.</p>
<p>9.2.6 Curtilage and Setting</p> <p>Policy 2 The landmark quality of the site should be maintained by retaining the existing view corridors and visual curtilage including views to Harbour and visual relationship with “Leura” from the Victoria Road entrance of the School.</p>	<p>The proposed development of the Cranbrook would retain the landmark qualities of the site. The CMP has identified the views over Hordern Oval towards Point Piper to be significant. The Centenary Building, whilst a slight increase in scale from the War Memorial Hall and Mansfield Building, would not disrupt any established views to and from the site on account of the design of the building working with the topography of the site.</p>

POLICY	DISCUSSION
<p>Policy 3 The recommendations of the 2005 Landscape Master Plan should be considered and implemented. Any significant landscape element should be retained and conserved.</p>	<p>All significant trees would be retained under the current proposal.</p>
<p>9.4.2 Archival Recording</p> <p>Policy 1 Any change to significant fabric and/or moderately graded fabric should be documented and recorded prior to change through a Photographic Archival Recording. Copies of this documentation should be kept by the owner of the building, NSW Heritage Office and Woollahra Council. Recordings before and during major works should be conducted in accordance with the relevant Heritage Council guidelines on photograph and archival recordings. The recording of change to fabric of lesser significance, or minor change, should not be excessively detailed, but should be consistent with the significance of the fabric affected, and the nature of the changes.</p>	<p>It is recommended that a Photographic Archival Recording (PAR) undertaken at the site prior to any works being undertaken. This recommendation is included in Section 7 of this report.</p>
<p>9.4.9 Future Development</p> <p>Policy 1 Any future development should not diminish the free-standing appearance of “Cranbrook” and should not take place within the vicinity of the buildings in the Historic Precinct. The open setting of “Cranbrook” and its associated historic building and landscape elements should be preserved and where opportunity arises should be enhanced and improved.</p> <p>Policy 2 The site has very limited opportunity for new development due to the existence of a considerable number of buildings. Any future development should consider all aspects of the site’s restrained conditions and be consistent with the policies of this CMP.</p>	<p>The proposed development and works on the Cranbrook site would not diminish the free-standing appearance of “Cranbrook”. No additional landscape works are proposed in the immediate curtilage of “Cranbrook”.</p> <p>This HIS has assessed the impact of the proposed development in accordance with the policies of the CMP.</p>

6.6. HERITAGE OFFICE GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Office's 'Statement of Heritage Impact' guidelines

Table 7 – Heritage Office Guidelines

QUESTION	DISCUSSION
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<ul style="list-style-type: none"> The proposed development of the Aquatic Fitness Centre and parking would retain the significant Hordern Oval. The proposed design is a solution which increases the amenity of the site whilst retaining this significant space. The Centenary Building has been designed to be a contemporary high-quality development that addresses the requirements of a growing school population. The proposed finishes of the proposed development reference the heritage qualities of the site through the use of traditional materials such as sandstone and copper detailing.
The following sympathetic solutions have been considered and discounted for the following reasons:	No additional sympathetic solutions have been considered and discounted, The proposed design has been assessed to be sympathetic to the heritage significance of the site.
<p>Demolition of a building or structure</p> <p>Have all options for retention and adaptive re-use been explored?</p> <p>Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?</p> <p>Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?</p> <p>Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?</p>	<ul style="list-style-type: none"> The retention and adaptation of the War Memorial Hall and Mansfield Building has been assessed to be unfeasible on account of the requirement for increased facilities in a school that is situated in a densely populated locality. The War Memorial Hall and Mansfield Building are buildings that have assessed to have moderate significance, there demolition is viewed to be a sympathetic solution. As discussed above, the demolition of War Memorial Hall and Mansfield Building would mitigate against the modification and/or demolition of buildings located on the site which have been assessed to have high significance. Demolition is required at this time in order to facilitate the development of updated facilities to service a growing school.

<p>New development adjacent to a heritage item</p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item?</p> <p>How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<ul style="list-style-type: none"> • The proposed development of the Centenary Building would be acceptable on account of the context of the site and that the views would not be obstructed and be retained. • The impact of the proposed development has been minimised on account of the design considering and working with the topography and the spaces of the site. • The entire Cranbrook site is listed as a heritage item, the new development is required to be adjacent to a heritage item as it is necessary that the school adapts to the growing school population and contemporary expectations and learning environments. • The proposed development would not modify or disrupt the curtilage around “Cranbrook”, the building which the CMP has assessed to be the most significant on the site. • It is beyond the scope of this report to assess any archaeological potential. The CMP prepared for the site has determined that the site has low archaeological potential. However, as the proposed development would involve extensive excavation, mitigation measures as relating to the discovery of archaeological relics has been included in Section 7 of this report. • The excavation of Hordern Oval and the area for the Centenary Building has been assessed to be a solution that is sympathetic. The requirement to develop the site on account of an increasing student population, whilst retaining the heritage characteristics of the site. The proposed is considered to be sympathetic solution. • As discussed, the proposed development is sympathetic to the heritage qualities of the site, in relation to the form, setting, proportions, and design. • The proposed development would not visually dominate items of heritage significance located on the site. • As discussed, the impact of the proposed development has been minimised through the design being sympathetic to the topography of the site.
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QUESTION	DISCUSSION
<p>New landscape works (including car parking and fences)</p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<ul style="list-style-type: none"> • The proposed development would allow the public and users of the site to still view and appreciate the significance of the site. • The landscaping proposal would retain the exposed rock face and Kauri Pine located in Camelia Court. These elements have been identified as significant elements located in the area of the proposed works. Recommendations included in Section 7 of this report include the development of a suitable protection methodology to mitigate against undue impact to these features. • There is evidence of previous landscape works. These elements are not being reinstated. • No recommendations of heritage landscape specialist have been implemented. Notwithstanding, the proposed landscape works have been assessed to be sympathetic. • It is beyond the scope of this report to assess the archaeological impact of the proposed landscape works. However, during the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged. • The proposed landscaping works would have a neutral impact on views to and from the site. The proposed landscaping plan has considered significant views and the height of the proposed plantings.

7. CONCLUSION AND RECOMMENDATIONS

The proposed works as pertaining to this application is included in Section 3 of this report. The summary of proposed works is as follows:

- The excavation of the Hordern Oval and construction of an Aquatic Fitness Centre and parking facilities;
- The reinstatement of the Hordern Oval so that the Aquatic Fitness Centre is located beneath the oval;
- Demolition of the War Memorial Hall and Mansfield Building;
- Excavation and construction of the Centenary Building, a four-storey development;
- Removal of the Tuck Shop located on the eastern elevation of the Perkins Building and associated restoration works; and
- Construction of a lobby building on the rear (north) elevation of the Perkins Building.

The Demolition Report prepared on the removal of the War Memorial Hall and the Mansfield Building as part of this SSDA has concluded that these buildings do not meet the criteria for heritage significance as individual elements at a local or state level. However, the Conservation Management Plan prepared for the Cranbrook School site by City Plan Heritage, dated June 2010, concluded that the War Memorial Hall and the Mansfield Building have moderate significance for their contribution to the site as a whole. The CMP identifies moderate significance as **'altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item'**.

It has been determined that the War Memorial Hall and the Mansfield do not individually make a contribution to the school site, rather, they are sympathetic buildings that contribute to the overall significance of the school. The demolition of these buildings and the construction of a similarly sympathetic development, in the Centenary Building would be acceptable from a heritage perspective. The proposed Centenary Building is an appropriate development for the schools site as it would be terraced on the northern elevation to break up the visual impact of the site. Furthermore, the development would only be a slight increase in scale from the War Memorial Hall and Mansfield Building, this slight increase in scale would not disrupt the established views to and from the site.

The proposed works to Hordern Oval would not impact on the overall significance of this element. The oval space would be retained as the proposed design would excavate and reinstate the oval. The provision of the aquatic centre and parking beneath the oval is a sympathetic solution to balancing the established heritage characteristics of the site with the need to provide updated facilities, on account of a growing school population.

It is proposed that the non-original tuckshop on the eastern elevation would be removed and this elevation restored. This proposed restoration works would have a positive impact on the presentation of the building. The proposed addition on the rear (north) elevation of the Perkins Building would be located in a previously modified area of the building. The proposed addition has been assessed to be acceptable as it would be subservient in bulk and scale. The proposed addition would also house the War Memorial. The proposed location of the War Memorial would encourage a connection to the memorial itself, the previous War Memorial Hall and the proposed War Memorial Chapel, a positive impact for the site.

Overall, the proposed works are recommended for approval from a heritage perspective.

RECOMMENDATIONS

The following recommendations have been included to address any potential impact of the proposed demolition and development:

- It is recommended that a Photographic Archival Recording (PAR) is undertaken where works are proposed, prior to any works being undertaken at the site;
- An assessment and inventory of all items of moveable heritage located in or connected with the War Memorial Hall, these elements should be incorporated in the Centenary Building development;
- An Interpretation Plan should be developed to convey the development and significance of the site to students and visitors to the site;

- During the excavation process, should any object with archaeological potential be uncovered, all work is to cease and a suitably qualified archaeologist engaged;
- A suitably qualified heritage architect/consultant should be engaged to oversee all works to buildings of identified significance;
- A suitable protection methodology prior to works commencing on site to protect the significant Kauri Pine and rock face located in Camelia Court.

8. BIBLIOGRAPHY AND REFERENCES

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[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

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