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Mr Andrew Beattie  
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Sent by email to: [Scott.Hay@planning.nsw.gov.au](mailto:Scott.Hay@planning.nsw.gov.au)

Dear Mr Beattie

**RE: Major Alterations and Additions to the Stevenson Library Building, Scots College  
29-53 Victoria Road, Bellevue Hill (SSD-8922) – Notice of Exhibition**

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I refer to your letter dated 3 September 2018 inviting comments on the above State Significant Development application including the Environmental Impact Statement (EIS) for the proposal involving the following alteration and addition works to Stevenson Library including:

- partial demolition
- extensions to existing floor slabs
- creation of an atrium void
- addition of a new upper storey
- complete interior refitting
- complete recladding of the exterior in a Scottish Baronial architectural style
- creation of a new main entrance from the College Quadrangle
- creation of new entrances directly off the College oval

Scots College is not currently listed on the SHR. The Scots College, Victoria Road, Bellevue Hill and associated buildings on the site, Fairfax House part of Scots College, 17 Ginahgulla Road Building (Macintyre House), 17 Cranbrook House are listed on the Woollahra LEP.

The Heritage Division response to the SEARs recommended a Heritage Impact Statement be prepared and noted the issues to be assessed. The Heritage Division response also recommended that a historical archaeological assessment be prepared as part of the EIS.

The Statement of Heritage Impact (SoHI) prepared by John Oultram Heritage & Design, provides an assessment of the significance of the Stevenson Library Building and concludes that it does not meet the criteria for listing as a state or local heritage item. It notes that the main issues with the design are the scale of the development, the form of the development, the style of the new design, impact on the heritage buildings on the site and impact on significant views. The SoHI concludes that the current library is not significant in heritage terms and its reconfiguration is acceptable and will have limited and acceptable impact on

the significance of the place, no impact on the setting or significance of heritage items in the vicinity or the setting, significant views both from within and without the college, or significance of the nearby conservation area to the north (Aston Gardens C1).

However, the proposed Scottish Baronial style library is higher than the existing library because of the steep roof form. It is located beside Aspinall House (formerly St Killians) listed as a heritage item on the Woollahra LEP which has complex massing but a relatively simple form of roof form. The proposed library roof presentation is complex with high turrets on the two corners, multiple oversized dormer windows on all facades and a large roof terrace surrounded by heavy ornate balustrading. The roof balustrading mimics the balustrading on the tower of Aspinall House but is much larger in area and length when seen from a number of viewpoints. The complicated and more massive roof form with its high turret and dormer protrusions, and prominent balustrading to the roof terrace would overshadow and diminish Aspinall House.

The Historical Archaeological Assessment, dated April 2018, prepared by Extent Heritage indicates that the site will involve demolition of internal and external walls but retention of the slab. Trenching is proposed to extend the slab and create an atrium and lift well. The assessment indicates the site has low potential for archaeological resources associated with European occupation of the site as the development of the study area did not commence prior to the second half of the nineteenth century.

The assessment has indicated that it is unlikely that extensive deep excavation is required as no basement is proposed as part of the design. Deep excavation will be limited to discrete areas, for footings, subsurface services and features such as lift-wells and stormwater detention basins which are areas considered to be of low archaeological potential. The proposed excavation will be partially contained within introduced fill material. Where excavation extends beyond fill, there works may result in disturbance or destruction of subsurface historical archaeological remains relating to Aspinall House (previously known as St Killians' in 1883). Archaeological potential is likely to relate to the early development of large properties (including Ginaghulla, later known as Fairfax House). The footprint of the extant Stevenson Library and its immediate surrounds are unlikely to contain substantial archaeological remains associated with the 1883 St Killians building.

The archaeological management measures proposed include heritage induction of all contractors on site prior to ground disturbance commencing. The assessment includes the provision of an unexpected finds procedure in the instance that archaeological relics are uncovered during ground disturbance works.

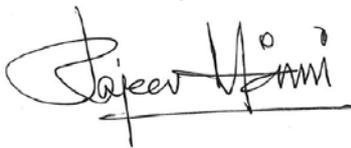
In view of the above the following conditions are recommended:

- ***The roof design shall be simplified to avoid visual competition with the Aspinall House.***
- ***A photographic archival recording of the Stevenson Library should be prepared prior to the commencement of works, in accordance with the NSW Heritage Division publications "How to prepare archival records of heritage items and Photographic Recording of Heritage Items using Film or Digital Capture". A copy of these archival recordings shall be provided to Woollahra Council;***
- ***The history and development of the site should be interpreted on the site by introduced devices such as plaques that detail the history of the site and its historical associations as outlined in the SOHI;***

- ***All affected historical archaeological 'relics' and/or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before construction works commence which will impact those 'relics'. A Research Design including an Archaeological Excavation Methodology must be prepared in accordance with Heritage Council guidelines. Those documents should be prepared for the approval of the Director-General, Department of Planning & Infrastructure upon receipt of advice from the Heritage Division of the Office of Environment & Heritage; and***
- ***If any archaeological relics are uncovered during the course of the construction, all work shall immediately cease in that area and a written assessment of the nature and significance of the resource, along with a proposal for the treatment of the remains shall be submitted for the approval of the Secretary, Department of Planning and Environment and the Delegate of the Heritage Council of NSW.***

If you have any questions regarding the above advice, please feel free to contact Helen Wilson, Senior Heritage Assessment Officer, Heritage Division, Office of Environment and Heritage, at email: [helen.wilson@environment.nsw.gov.au](mailto:helen.wilson@environment.nsw.gov.au) on telephone: 9873 8605.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line underneath.

**Rajeev Maini**

**Senior Team Leader**

Regional Heritage Assessments South

Heritage Division, Office of Environment and Heritage

**As Delegate of the Heritage Council of NSW**

3 October 2018