

# **HERITAGE IMPACT STATEMENT**

**MERIDEN SCHOOL  
STRATHFIELD NSW  
STATE SIGNIFICANT  
DEVELOPMENT  
APPLICATION 9692**

20 MAY 2019  
SH1452  
PREPARED FOR MERIDEN SCHOOL

**URBIS**

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# TABLE OF CONTENTS

Executive Summary .....	i
1. Introduction .....	1
1.1. Background .....	1
1.2. Site Location .....	2
1.3. Methodology .....	2
1.4. Author Identification .....	2
1.5. Heritage Listing .....	2
2. Site Description .....	4
2.1. Site Context and Surrounding Development .....	4
2.2. Site Description .....	5
2.3. Existing Development .....	6
2.4. Vicinity Heritage Items .....	9
3. Historical Overview .....	11
3.1. Area History .....	11
3.1.1. Wilshire's Grant .....	11
3.1.2. The Redmire Estate Subdivision .....	11
3.1.3. Re-Subdivision of Lot 35 of the Redmire Estate .....	13
3.2. Senior School Campus .....	15
3.3. Lingwood Prep School .....	25
3.3.1. A Dwelling Called Lingwood .....	25
3.3.2. Presbyterian Ladies College and Renaming to Branxton .....	32
3.3.3. Meriden and Lingwood .....	36
3.4. Junior School .....	38
4. Established Heritage Significance .....	41
4.1. What is Heritage Significance? .....	41
4.2. Established Statements of Significance – The Subject Site .....	41
4.2.1. Senior School Campus – Heritage Item .....	41
4.2.2. Lingwood Prep School – Heritage Item .....	41
4.2.3. Junior School – Heritage Conservation Areas .....	42
4.3. Established Statements of Significance – Vicinity Heritage Items .....	42
4.3.1. Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield .....	42
4.3.2. Item 202, “Lauriston”—Federation house, Santa Maria Del Monte School at 49 The Boulevard, Strathfield .....	42
4.3.3. Item 203, “Brunyarra”—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevard, Strathfield .....	43
4.4. Significance Assessment – 4 Vernon Street .....	43
4.4.1. Significance Assessment .....	43
4.4.2. Proposed Statement of Significance – 4 Vernon Street .....	47
5. The Proposal .....	48
5.1. Senior School Campus .....	49
5.2. Lingwood Prep School .....	52
5.3. Junior School .....	57
6. Impact Assessment .....	59
6.1. Statutory Controls .....	59
6.1.1. Strathfield Local Environmental Plan 2012 .....	59
6.1.2. Strathfield Consolidated Development Control Plan 2005 .....	62
6.2. Heritage Division Guidelines .....	95

7.	Conclusion and Recommendations .....	107
8.	Bibliography and References.....	112
8.1.	Bibliography .....	112
8.2.	References.....	112
	Disclaimer .....	113

## FIGURES:

Figure 1 – Locality map, with the three subject site campuses outlined in red .....	2
Figure 2 – Existing heritage context map, showing the Senior School Campus to the north-east, the Lingwood Prep School to the south, and the Junior School to the west (partially within two.....	3
Figure 3 – General Locality map showing the subject three campuses outlined in red .....	4
Figure 4 - Meriden School – site plan showing the three campuses.....	5
Figure 5 – Existing School Campus .....	6
Figure 6 – Wallis Hall Building, Senior School Campus (fronting Redmyre Road) .....	7
Figure 7 – Hope Turner Building, Senior School Campus (fronting Margaret Street).....	7
Figure 8 – Staff Room Building, Senior School Campus (fronting Margaret Street) .....	7
Figure 9 – Building 5, Performing Arts Building, Senior School Campus (fronting Margaret Street) .....	7
Figure 10 – View of Lingwood Prep School under construction in 2018 (former Lingwood homestead behind central tree).....	8
Figure 11 – Building 11, Business Office, Lingwood Prep School (fronting Margaret Street).....	8
Figure 12 – 4 Vernon Street, Junior School (fronting Vernon Street) .....	8
Figure 13 – 4 Vernon Street (internal view of modifications).....	8
Figure 14 – 4 Vernon Street (internal view of modifications – later cornicing and ceiling).....	9
Figure 15 – 4 Vernon Street (internal view of modifications).....	9
Figure 16 - Context view of 4 Vernon Street (centre) with new auditorium to the right and later interwar house to left .....	9
Figure 17 – Uniting Church Strathfield at 13 Carrington Avenue, Strathfield.....	10
Figure 18 – 49 The Boulevarde, Strathfield.....	10
Figure 19 – 59–63 The Boulevarde, Strathfield.....	10
Figure 20 – 5 Vernon Street, Strathfield .....	10
Figure 21 – Extract of F.H. Reuss, Redmyre Estate, 1886(?) showing the approximate location of the subject sites outlined in red.....	12
Figure 22 – Extract of E. Hallen, Plan of the Subdivision of Allotment 35 of the Redmyre Estate situated at Burwood in the Parish of Concord and the County of Cumberland, the Property of Frederick Wherit, 15 July, 1869, showing the approximate location of the subject sites outlined in red .....	13
Figure 23 – Survey of the area containing Meriden School site as at 1893 (Senior Campus outlined in red).15	15
Figure 24 – Early photograph of Wariora, the original Meriden School location on Redmyre Road.....	16
Figure 25 – The Briars in c.1920s, view looking east at the western elevation.....	17
Figure 26 – The Briars in c.1929, view looking west at the eastern elevation .....	17
Figure 27 – Sketch of the proposed Wallis Hall, 1935 .....	18
Figure 28 – Photograph of the northern elevation of Wallis Hall following completion of the modification works.....	19
Figure 29 – Photograph of Wallis Hall following completion, 1936 .....	19
Figure 30 – Photograph of Wallis Hall following completion, 1940s .....	20
Figure 31 – Photograph of Wallis Hall following completion, 1940s .....	20
Figure 32 – 1943 historical aerial of Meriden School Senior Campus .....	21
Figure 33 – Annotated water board plan, 1952 .....	22
Figure 34 - M. Thomas, Detailed Survey Branch, M.W.S.D.& B, Field Book Survey, Strathfield, Sheet 27, December 1890 (Detail).....	25
Figure 35 - S.F. Peterson, Detailed Survey Branch, M.W.S.D.& B, Strathfield, Sheet 27, June 1892. ....	26

Figure 36 - Lingwood in January 1896. ....	27
Figure 37 - Lingwood in 1902 .....	27
Figure 38 – James Kebblewhite’s Obituary .....	28
Figure 39 – James Kebblewhite .....	28
Figure 40 - Photograph donated to Meriden by the Killingworth Family. Part 1 of 4 .....	29
Figure 41 - Photograph donated to Meriden by the Killingworth Family. Part 2 of 4 .....	30
Figure 42 - Photograph donated to Meriden by the Killingworth Family. Part 3 of 4 .....	30
Figure 43 - Photograph donated to Meriden by the Killingworth Family. Part 4 of 4 .....	31
Figure 44 – Historical 1943 aerial .....	32
Figure 45 - A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952 .....	33
Figure 46 – Closer up view, A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952 .....	34
Figure 47 – At the entrance, undated .....	35
Figure 48 – The Maypole at Branxton, 1958. This photograph provides a construction date of between 1952 and 1958 for the classroom at the rear of the site. ....	35
Figure 49 – Branxton in 1968. ....	35
Figure 50 – Classroom at Branxton, 1968. This photograph appears to have been taken in the front brick building.....	35
Figure 51 – Branxton in 1973. Note the size of the tree and the gutter edging to the driveway, which is gravel .....	35
Figure 52 – Branxton in 1973. This appears to be taken on the tennis court to the east of Lingwood .....	35
Figure 53 - Plaque commemorating the re-opening of Lingwood .....	37
Figure 54 - S.F. Peterson, Detailed Survey Branch, M.W.S.D. & B, Strathfield, Sheet 27, June 1892. ....	38
Figure 55 – Historical 1943 aerial with the Junior School outlined in red .....	39
Figure 56 - A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952 .....	39
Figure 57 – Extract of current Deposited Plan showing recent lot consolidation dated 20.07.2018 .....	40
Figure 58 – Proposal structure plan .....	48
Figure 59 – Aerial view of the Senior School Campus showing location of the buildings to be demolished in blue .....	49
Figure 60 – Photo of the two buildings to be demolished.....	49
Figure 61 – Proposed demolition plan.....	50
Figure 62 - Proposed Centre for Music & Drama Facing North-West from Margaret Street .....	50
Figure 63 - Proposed Centre for Music & Drama Facing North-East from Margaret Street .....	51
Figure 64 – Proposed north-south section (with Margaret Street to the left) .....	51
Figure 65 – Aerial view of the Lingwood Prep School showing location of the building to be demolished in blue .....	52
Figure 66 – Photo of the building to be demolished .....	52
Figure 67 – Proposed demolition plan .....	53
Figure 68 – Proposed ground floor plan .....	53
Figure 69 – Proposed first floor plan .....	54
Figure 70 – Proposed view from Margaret Street .....	54
Figure 71 – Proposed landscaping plan .....	55
Figure 72 – Existing photo towards the former Lingwood homestead (with current approved construction works visible) .....	56
Figure 73 – Proposed development outcome photomontage looking towards the former Lingwood homestead (showing proposed new building nestled behind existing mature vegetation and proposed sympathetic landscaping to the forecourt of Lingwood) .....	56
Figure 74 – Aerial view of the Lingwood Prep School showing location of the building to be demolished in blue .....	57

Figure 75 – Photo of the building to be demolished .....	57
Figure 76 – Proposed demolition plan.....	57
Figure 77 – Proposed landscape plan.....	58
Figure 78 – Proposed landscape plan section .....	58

#### **TABLES:**

Table 1 – Heritage context.....	3
Table 2 – Meriden School Campus Site Description.....	5
Table 3 – Assessment of heritage significance .....	43
Table 4 – Strathfield Local Environmental Plan 2012 – Heritage Impact Assessment .....	59
Table 5 – Strathfield Consolidated Development Control Plan 2005 – Heritage Impact Assessment.....	62
Table 6 – Heritage Division Guidelines – Heritage Impact Assessment .....	95

# EXECUTIVE SUMMARY

## BACKGROUND & PURPOSE

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd on behalf of Meriden School Strathfield (the Applicant), to meet the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development Application (SSDA) 9692.

The SSDA seeks development consent for the alterations and additions to all three campuses of Strathfield Meriden School (the subject site). The proposed works can be summarised as follows:

### Senior School Campus – New Centre for Music and Drama

- Demolition of the existing music building located towards the south-western corner of the Senior School Campus.
- Construction of a new 3-storey building above ground (with two levels below ground) incorporating a new music academy, drama facilities, music teaching rooms and staff facilities.

### Junior School – New Landscaped Playground

- Demolition of the existing residential dwelling at 4 Vernon Street.
- Construction of a new landscaped playground area.

### Lingwood Prep School – New Administration and Student Centre

- Demolition of the existing single storey Business Office.
- Construction of a new two-storey building, designed with maximum flexibility to accommodate a wide range of uses, and to adapt with the demands of the school.

An expanded discussion of the proposed works is included at Section 4.4 of this report.

Each of the three campuses has its own heritage context, as detailed at Section 1.5. In summary, both the Senior School Campus and Lingwood Prep School are listed as individual heritage items under the *Strathfield Local Environmental Plan (LEP) 2012* (Items 187 and 176 respectively), and parts of the Junior School are located within two adjoining Heritage Conservation Areas (HCAs).

The SEARs for the SSDA (issued 20 November 2018) include the following requirement:

#### 9. Heritage

- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.*
- *Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

This HIS has been undertaken to satisfy the built heritage aspect of the above SEAR and includes an assessment of impact with regard to the heritage significance of the heritage items on the site.

## BUILT HERITAGE IMPACT ASSESSMENT

A detailed impact assessment is included hereunder in Sections 6.1.2 and 6.2. Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality. A summary of the full, detailed heritage impact assessment is included hereunder.

## Responses to the Heritage Values of the Place

The proposal's responses to the heritage values of the place are outlined below.

### Vicinity Heritage Items

All of the vicinity heritage items are substantially distanced from the subject property campuses and there will not be any adverse heritage impact on any of the above vicinity heritage items as a result of the proposed works.

Items 202 and 203 form part of the adjacent Santa Maria Del Monte School grounds, and are eastward facing towards The Boulevarde, and Item 114 is southward facing on Carrington Avenue. The subject proposed works will have no physical or visual impact on these heritage items, and will not be visible in significant views towards these heritage items. There is no impact on the settings of any of these vicinity heritage items as a result of the proposal.

Item 209 is located on Vernon Street to the south of the Junior School campus on the opposite side of the road. The proposed works to the Junior School, comprising the demolition of the existing dwelling and construction of a new playground area, will have no impact on the adjacent heritage-listed church. The subject site has no known connection with the adjacent heritage-listed church and does not contribute to its setting or significance.

### Senior School Campus

The principal elements of significance within the broader heritage listed property are generally confined to the Redmyre Road frontage to the north, including the Wallis Hall building. No elements which contribute to the heritage significance of the Meriden School heritage item are proposed to be removed or altered. No important or significant landscape features of the place will be removed or altered, and the works are confined to the south-western corner of the site, away from the principal Redmyre Road frontage.

The proposed new Centre for Music and Drama building will front Margaret Street to the southern boundary of the site, and will be located a substantial distance from the principal elements of heritage significance of the heritage item, being the Wallis Hall building along Redmyre Road. The building will not dominate the existing significant school buildings on the site, and will not be visible in any significant views towards the principal buildings from Redmyre Road.

The proposed building on the Senior School Campus has been designed with a dominant two-storey exposed brick façade, which references the masonry heavy development evident throughout the Meriden School heritage item site, and which responds directly to the adjacent Hope Turner Building on Margaret Street. The additional storey above presents as contemporary asymmetrical form with high proportions of glazing and a floating roof form.

The design and materiality of this new building is considered appropriate as it will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.

The proposed landscaping works around the new Centre for Music and Drama building are minimal and provide for new low scale plantings. The overall design of the landscaping however opens up view lines from the Senior School Campus towards the south, towards Lingwood, by providing an open tree-lined corridor to the immediate west of the building, essentially providing a 'green corridor' connection between the two Meriden School campuses, crossing Margaret Street. This is a positive heritage outcome as it promotes a connection between the two places and provides for a new highly-trafficable corridor from which to view and appreciate the Lingwood heritage item, and its historic connection with the original Meriden School property to the north.

### Lingwood Prep School

The principal elements of heritage significance on the Lingwood heritage item will be retained as existing and conserved, including the former Lingwood homestead, the majority of the existing landscape and existing views to the site.



The overall form of the proposed new Admin + Student Centre building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the property.

Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the building will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.

The new building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.

### **Junior School**

The proposed new landscaped playground area will be recessive to the other buildings within the conservation area, and will provide a much needed addition to the open space play areas for the school. The proposed playground will provide for additional vegetation and planting without requiring the removal of any significant vegetation on the site.

The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.

The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective.

## **Potential Heritage Impacts & Mitigation Measures**

The subject property comprising of all three Meriden School campuses presents as a highly constrained heritage property. The proposed works have been designed to be as respectful and responsive as possible with regard to the inherent heritage values of the place. The following discussion details the mitigation measures applied to reduce the potential heritage impact of the works, while ensuring that the school can achieve the additional floor space and outdoor play area it needs for its students and staff.

### **Senior School Campus**

It is proposed to demolish the existing music building and existing staff room building to the south west of the Senior School Campus site, opposite the Lingwood Prep School on Margaret Street. These two buildings are typical examples of mid century education buildings and are not required to be retained on heritage grounds. The buildings are of a typical education building design for the period, are not formative examples of their typology and do not contribute to the significance of the heritage item. Their removal will have no impact on the significance or setting of the principal significant elements on the site, for example, the main Wallis Hall building along Redmyre Road to the north. The demolition of these two buildings is therefore considered acceptable and will have no adverse heritage impacts.

### **Lingwood Prep School**

The existing administration building on the site will be demolished to provide for the new building. The existing building presents as a mid century building of no particular architectural distinction. The building is potentially an earlier outbuilding which has been substantially reconstructed, and this is evident in the earlier bricks and timber roof struts. However, the original form and design of the building has been lost and the existing building does not contribute to the significance or understanding of the Lingwood heritage item, and is therefore not required to be retained on heritage grounds.

The proposed new Admin + Student Centre building will be constructed along the eastern boundary of the Lingwood heritage item property, replacing the existing later / modified administration centre. The new building will be larger in area than the existing to accommodate a range of necessary functions for the school, and provide a higher level of amenity for students and staff members. While the new building will be

located within the curtilage of the Lingwood heritage item, and forward of the existing Lingwood building line, the nature of the Meriden School in this urbanised location means that new development to accommodate the growing and changing needs of the school, needs to be located in the heritage curtilage as this is the only space available.

The overall form of the building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the place. Potential heritage impacts of the proposed new building have been mitigated through the following design:

- The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.
- The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.
- The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.
- This building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.

Overall the proposed new building on the Lingwood Prep School will have a degree of heritage impact, however this is considered acceptable given the constrained nature of the overall Meriden School property, the need for improved facilities for the students and staff, and the numerous design approaches which have sought to minimise the visual impact of the new building on the identified heritage significance of the Lingwood heritage item.

The proposal for the Lingwood Prep School also necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building.

The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.

Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.

### **Junior School**

It is proposed to demolish the existing dwelling at 4 Vernon Street to facilitate the proposed outdoor playground development, to meet Meriden School's growing need to provide a larger area and higher level of amenity of outdoor play space for their students.

The dwelling at 4 Vernon Street is located within the Vernon Street Heritage Conservation Area. While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits for the following reasons:

- While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and is not an exemplar example. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.

The building is typical of the period and does not contain any fabric or features which are not evident in other examples of the typology throughout the Strathfield LGA and throughout other more intact heritage conservation areas. The dwelling does not warrant retention on heritage grounds on the basis of its individual architectural merit, its intactness or its integrity.

- The contributory value of the existing dwelling to the Vernon Street Heritage Conservation Area is questionable when the quality and integrity of the northern portion of the Heritage Conservation Area is considered. The Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its 'many buildings from the late Nineteenth Century'.

However, there are a range of other periods and styles existing. This is the most evident north of Carrington Avenue, where the Heritage Conservation Area comprises the subject property (a later Federation period dwelling), 2 Vernon Street (a typical later interwar bungalow), a Russian Orthodox Church and adjoining modern building, a contemporary school auditorium building, and two separately isolated Federation dwellings. This portion of the Heritage Conservation Area is compromised, and does not include any Victorian period properties – the formative period which defines the significance of the Heritage Conservation Area.

The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.

Overall, the proposed demolition of the existing dwelling at 4 Vernon Street is considered to have an acceptable heritage impact, as the building does not warrant retention on its individual merit and its removal will not adversely affect the Heritage Conservation Area's identified significance. We consider that an archival recording would be sufficient to mitigate any potential heritage impact of the building's removal.

## HISTORIC ARCHAEOLOGY

The subject property is not an identified archaeological item. The sites have limited historic archaeological potential. Earlier known structures across all three of the subject campuses are restricted to residential dwellings constructed in the late nineteenth century or early twentieth century, which were typical of existing development found in the immediate vicinity of the subject site and the broader Strathfield locality.

Subsurface deposits (if there are any) are unlikely to be of heritage significance and are unlikely to yield new or significant information. All three sites are highly disturbed as a result of building works associated with the school over the last 100 years. Notwithstanding the above, the provisions of the *Heritage Act 1977* prevail in relation to unexpected finds. Should a detailed historical archaeological assessment be required, this can be prepared as a separate stand-alone assessment. The remainder of the impact assessment in this report focuses on the potential built heritage impacts of the proposal.

## CONCLUSION

Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality.

Having regard to the long-term benefits of the proposal for students and staff members of Meriden School, and the assessed acceptable degree of heritage impact as outlined herein, the proposal is therefore recommended for approval from a heritage perspective.

Archival recordings of the buildings proposed to be demolished should be undertaken to ensure an accurate record of site development is maintained, and to mitigate potential heritage impacts.

# 1. INTRODUCTION

## 1.1. BACKGROUND

This Heritage Impact Statement (HIS) has been prepared by Urbis Pty Ltd on behalf of Meriden School Strathfield (the Applicant), to meet the Secretary's Environmental Assessment Requirements (SEARs) for the State Significant Development Application (SSDA) 9692.

The SSDA seeks development consent for the alterations and additions to all three campuses of Strathfield Meriden School (the subject site). The proposed works can be summarised as follows:

### Senior School Campus – New Centre for Music and Drama

- Demolition of the existing music building located towards the south-western corner of the Senior School Campus.
- Construction of a new 3-storey building above ground (with two levels below ground) incorporating a new music academy, drama facilities, music teaching rooms and staff facilities.

### Junior School – New Landscaped Playground

- Demolition of the existing residential dwelling at 4 Vernon Street.
- Construction of a new landscaped playground area.

### Lingwood Prep School – New Administration and Student Centre

- Demolition of the existing single storey Business Office.
- Construction of a new two-storey building, designed with maximum flexibility to accommodate a wide range of uses, and to adapt with the demands of the school.

An expanded discussion of the proposed works is included at Section 4.4 of this report.

Each of the three campuses has its own heritage context, as detailed at Section 1.5. In summary, both the Senior School Campus and Lingwood Prep School are listed as individual heritage items under the *Strathfield Local Environmental Plan (LEP) 2012* (Items 187 and 176 respectively), and parts of the Junior School are located within two adjoining Heritage Conservation Areas (HCAs).

The SEARs for the SSDA (issued 20 November 2018) include the following requirement:

#### 9. Heritage

- *Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on the site in accordance with the guidelines in the NSW Heritage Manual.*
- *Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

This HIS has been undertaken to satisfy the built heritage aspect of the above SEAR and includes an assessment of impact with regard to the heritage significance of the heritage items on the site.

The subject property is not an identified archaeological item. The sites have limited historic archaeological potential. Earlier known structures across all three of the subject campuses are restricted to residential dwellings constructed in the late nineteenth century or early twentieth century, which were typical of existing development found in the immediate vicinity of the subject site and the broader Strathfield locality. Subsurface deposits (if there are any) are unlikely to be of heritage significance and are unlikely to yield new or significant information. All three sites are highly disturbed as a result of building works associated with the school over the last 100 years. Notwithstanding the above, the provisions of the Heritage Act 1977 prevail in relation to unexpected finds. Should a detailed historical archaeological assessment be required, this can be prepared as a separate stand-alone assessment. The remainder of the impact assessment in this report focuses on the potential built heritage impacts of the proposal.

## 1.2. SITE LOCATION

The consolidated subject site comprises all three campuses of the Meriden School. The Senior School Campus is located on Redmyre Road with a rear frontage to Margaret Street, the Lingwood Prep School is located at 16 Margaret Street, and the Junior School has three street frontages to Margaret Street, Redmyre Road and Vernon Street. The Meriden School is located approximately 11 kilometres (by direct line) north-west of the Sydney Central Business District (CBD), and approximately 200 metres (by direct line) south-west of the Strathfield town centre and railway station.



Figure 1 – Locality map, with the three subject site campuses outlined in red

Source: SIX Maps 2019

## 1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. 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 Strathfield Local Environmental Plan 2012 and the Strathfield Consolidated Development Control Plan 2005.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Ashleigh Persian (Senior Heritage Consultant). Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.5. HERITAGE LISTING

The proposed State Significant Development Application (SSDA) comprises development on each of the three Meriden School campuses. Each of the three campuses has its own heritage context, as outlined in the table below.



Table 1 – Heritage context

Campus	Heritage Context
Senior School Campus	The whole of the campus is identified as an item of local heritage significance 'Item 187 <i>Meriden School</i> , under the <i>Strathfield Local Environmental Plan 2012</i> .
Lingwood Prep School	The whole of the campus is identified as an item of local heritage significance 'Item 187 " <i>Lingwood</i> "— <i>Victorian house and garden (formerly Branxton)</i> , under the <i>Strathfield Local Environmental Plan 2012</i> .
Junior School	The western half of the Junior School campus is partially located with two Heritage Conservation Areas (HCAs), being the C14 Redmyre Road Conservation Area and the C16 Vernon Street Conservation Area, under the <i>Strathfield Local Environmental Plan 2012</i> .

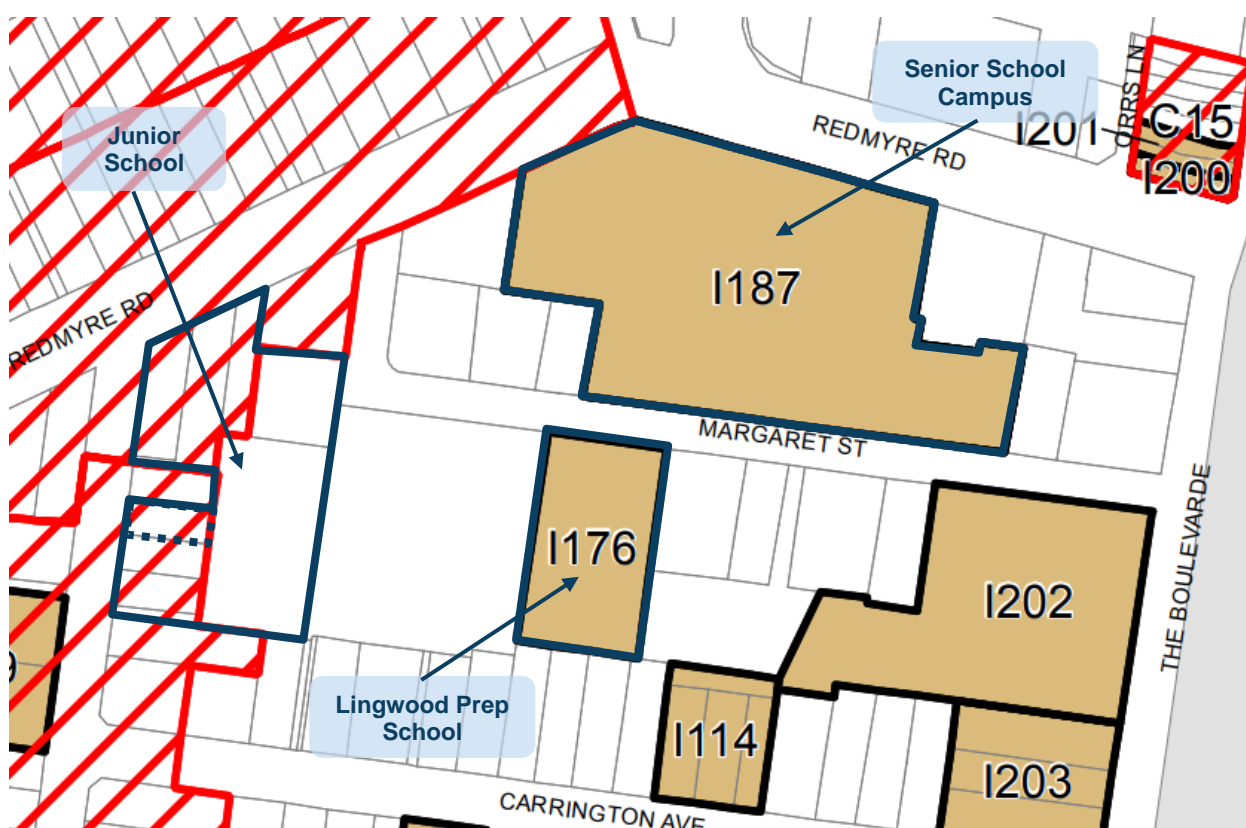


Figure 2 – Existing heritage context map, showing the Senior School Campus to the north-east, the Lingwood Prep School to the south, and the Junior School to the west (partially within two

Source: *Strathfield Local Environmental Plan 2012, Heritage Map HER\_*

There are a number of heritage items located within close proximity to the three Meriden School campuses, as outlined below.

- Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield.
- Item 202, "Lauriston"—Federation house, Santa Maria Del Monte School at 49 The Boulevard, Strathfield.
- Item 203, "Brunyarra"—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevard, Strathfield.
- Item 209, Russian Orthodox Church at 3–5 Vernon Street, Strathfield.

## 2. SITE DESCRIPTION

### 2.1. SITE CONTEXT AND SURROUNDING DEVELOPMENT

The consolidated subject site comprises all three campuses of the Meriden School. The Senior School Campus is located on Redmyre Road with a rear frontage to Margaret Street, the Lingwood Prep School is located at 16 Margaret Street, and the Junior School has three street frontages to Margaret Street, Redmyre Road and Vernon Street.

The Meriden School is located approximately 11 kilometres (by direct line) north-west of the Sydney Central Business District (CBD), and approximately 200 metres (by direct line) south-west of the Strathfield town centre and railway station. Strathfield is a mixed suburb within the Inner West of Sydney. It includes a town centre around the train station, with a range of mixed use activities, medium and high density residential areas, and low density residential.

Immediately surround the site is the following development:

- To the north: Strathfield Plaza, comprising a single-storey retail centre and 8-storey commercial tower. Further to the north is Strathfield Station and the Strathfield Town Square.
- To the east: 3 and 4-storey residential flat buildings. Further east is the southern part of the Strathfield town centre mixed use area.
- To the south: low-scale detached residential buildings, and the Santa Maria Del Monte school campus.
- To the west: low-density residential area, characterised by single and two-storey buildings, and the St Peter and Paul Russian Orthodox Church.

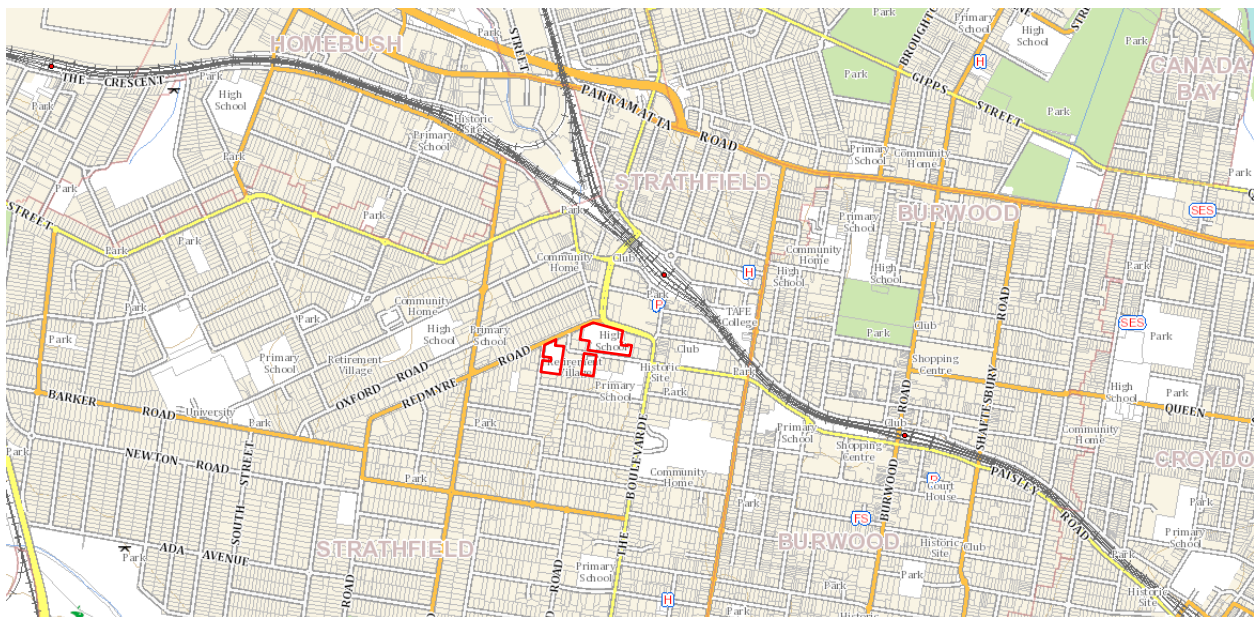


Figure 3 – General Locality map showing the subject three campuses outlined in red

Source: SIX Maps 2019



## 2.2. SITE DESCRIPTION

Meriden School is located across three campuses which are within close proximity to one another, however are not contiguous landholdings. The School comprises;

- Senior School Campus fronting both Redmyre Road and Margaret Street;
- Junior School fronting Vernon Street and Margaret Street; and
- Lingwood Prep School fronting Margaret Street.

Each of these campuses are highlighted in Figure 4 below.

The School has a total landholding of approximately 22,225 square metres. Each of the sites are irregular land parcels, and each of the campuses have the following topographical level changes:

- The Senior School Campus slopes from the Margaret Street frontage towards Redmyre Road.
- The Junior School slopes from Margaret Street towards Vernon Street.
- Lingwood Prep School has a gentle slope from south to east towards Margaret Street.



Figure 4 - Meriden School – site plan showing the three campuses

Source: Allen Jack + Cottier

Table 2 – Meriden School Campus Site Description

Campus	Legal Description	Address	Existing Development	Site Area (sq.m.)
Senior Campus	Lot 101 DP862040	3-13 Margaret Street 10-28 Redmyre Road	Multiple school buildings	15,039
Junior Campus	Lot 1 DP1244199	36-38 Redmyre Road	Multiple school buildings	3,618
Lingwood Prep School Campus	Lot 1 DP723946	16B – 16 Margaret Street	Heritage building, administration building and new school buildings under construction.	3,568

## 2.3. EXISTING DEVELOPMENT

Founded in 1897, Meriden, An Anglican School for Girls holds proudly to its history, thriving in a long-established garden and comprises three adjacent campuses – Lingwood Prep School, Junior School and Senior School Campus (refer to Figure 5). The School originated on the Senior School Campus and has expanded from this site as surrounding properties have become available. The campuses are located within close proximity to each other, which fosters a special sense of community and school pride across all age groups.

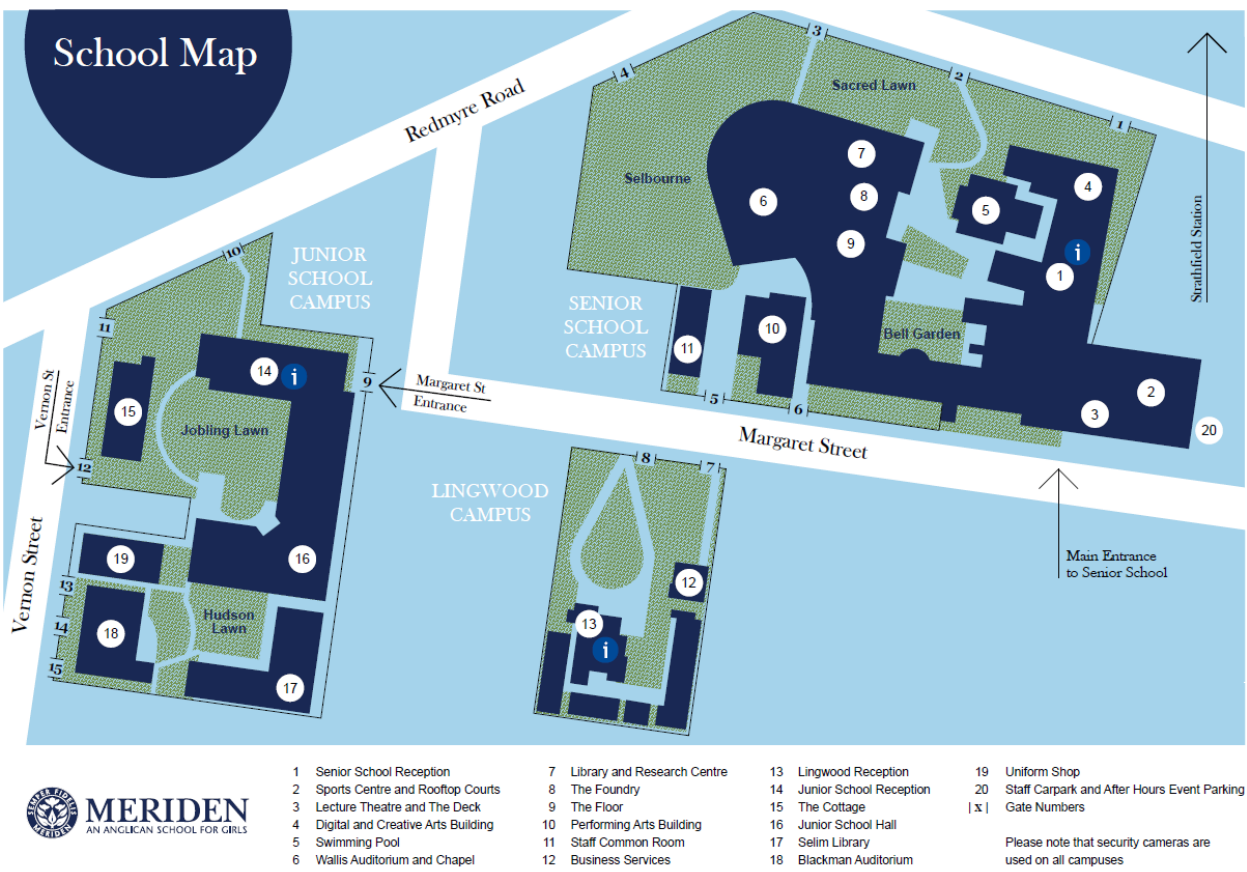


Figure 5 – Existing School Campus

Source: Meriden School

## Senior School Campus

The Senior campus is the biggest campus and fronts Redmyre Road and Margaret Street. The Senior campus has a science wing, library and resource centre, maths learning centre, performing arts studio, maker space, design and creative arts wing, pottery studio, sports centre, swimming pool, indoor and outdoor tennis, netball and basketball courts, lecture theatre, Wallis auditorium and Chapel and administration building. Large, landscaped grounds with gardens and shaded areas is provided to the west of the campus.



Figure 6 – Wallis Hall Building, Senior School Campus (fronting Redmyre Road)

Source: Urbis



Figure 7 – Hope Turner Building, Senior School Campus (fronting Margaret Street)

Source: Urbis



Figure 8 – Staff Room Building, Senior School Campus (fronting Margaret Street)

Source: Urbis



Figure 9 – Building 5, Performing Arts Building, Senior School Campus (fronting Margaret Street)

Source: Urbis



## Lingwood Prep School

The existing Prep School is located to the south of Margaret Street. It is located within a Federation house surrounded by garden and extensive soft-fall playground. The Prep School building comprises two main teaching and learning areas and a business office is located to the northeast of the campus.



Figure 10 – View of Lingwood Prep School under construction in 2018 (former Lingwood homestead behind central tree)

Source: Urbis



Figure 11 – Building 11, Business Office, Lingwood Prep School (fronting Margaret Street)

Source: Urbis

## Junior Campus

The Junior School campus is located to the east of Vernon Street. The campus features modern, light-filled classrooms, a state-of-the-art library and a dedicated language centre, as well as a music centre, gymnasium and auditorium. Administration office and a uniform shop is also located within the Junior campus. The Junior School is set on expansive lawns used for recreational activities, physical education and sport. The school recently acquired 4 Vernon Street, which has been used as a uniform shop and is proposed to be demolished and incorporated into the Junior Campus as a landscaped playground area.



Figure 12 – 4 Vernon Street, Junior School (fronting Vernon Street)

Source: Urbis



Figure 13 – 4 Vernon Street (internal view of modifications)

Source: Urbis



Figure 14 – 4 Vernon Street (internal view of modifications – later cornicing and ceiling)

Source: Urbis



Figure 15 – 4 Vernon Street (internal view of modifications)

Source: Urbis



Figure 16 - Context view of 4 Vernon Street (centre) with new auditorium to the right and later interwar house to left

Source: Urbis

## 2.4. VICINITY HERITAGE ITEMS

The following heritage items are located within close proximity to the subject property:

- Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield.
- Item 202, “Lauriston”—Federation house, Santa Maria Del Monte School at 49 The Boulevard, Strathfield.
- Item 203, “Brunyarra”—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevard, Strathfield.
- Item 209, Russian Orthodox Church at 3–5 Vernon Street, Strathfield





Figure 17 – Uniting Church Strathfield at 13 Carrington Avenue, Strathfield

Source: Google Street View 2019



Figure 18 – 49 The Boulevarde, Strathfield.

Source:

[https://en.wikipedia.org/wiki/Lauriston,\\_Strathfield](https://en.wikipedia.org/wiki/Lauriston,_Strathfield)



Figure 19 – 59–63 The Boulevarde, Strathfield

Source: <https://en.wikipedia.org/wiki/Brunyarra>



Figure 20 – 5 Vernon Street, Strathfield

Source: Google Photos

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The following historical analysis of the immediate area has been directly taken from the Heritage Impact Statement for the Lingwood Prep School prepared by Weir Phillips Heritage in December 2017.

This historical analysis has been added to where necessary with regards to Meriden's other two campuses.

#### 3.1.1. Wilshire's Grant

The subject property stands on part of James Wilshire's grant, which was signed under the hand of Governor Lachlan Macquarie on 1 January, 1810. Wilshire had arrived in Sydney in the early 1800s to take up an appointment with the commissariat department. He later became deputy commissary-general.<sup>1</sup>

Wilshire reportedly established a tannery on his grant. His ownership, however, was relatively short-lived and, in 1815, he sold his grant to the wealthy emancipist businessman and landowner, Samuel Terry. Terry named the land Redmire (or Redmyre), possibly after the Yorkshire town of the same name. Terry's descendants retained ownership of the grant until 1866, when it was sold to solicitor William Billyard for £2,850.<sup>2</sup>

#### 3.1.2. The Redmire Estate Subdivision

Billyard applied to bring Redmire under the Real Property Act in 1867, describing it as being in 'his own occupation'.<sup>3</sup> Shortly thereafter, Billyard subdivided the estate. The subject property is located on Lots 34 and 35 of Billyard's Redmire Estate subdivision (Figure 21).

At the time that Billyard subdivided the Redmire Estate, there was little development in present-day Strathfield. What settlement existed was clustered around inns and other service industries scattered along the Parramatta and Liverpool Roads and near the Homebush Racecourse, located on Wentworth's Homebush Estate.

Present-day Strathfield lay just beyond the western limits of expansion that occurred following the opening of the first railway line between Sydney and Parramatta in 1855. Stations were initially provided only at Newtown, Ashfield, Burwood and Homebush. In the words of an early resident:

*'...on the west side of the Burwood Road, south of the railway, it would be hard to find a dwelling till Parramatta or Liverpool were reached, except for a few along Liverpool Road...'*<sup>4</sup>

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<sup>1</sup> 'James Wilshire: Our First Tanner,' The Sydney Morning Herald, 8 September, 1928

<sup>2</sup> Michael Jones, Oasis in the West: Strathfield's First 100 Years, Sydney, Allen & Unwin, 1985, p.27.

<sup>3</sup> Primary Application No.1539. NSW LPI.

<sup>4</sup> Quote attributed to Henderson, a resident of Burwood from the mid 1850s. Cited in Michael Fox Architects and Planners (on behalf of Strathfield Municipal Council and the Department of Environment and Planning), Strathfield Heritage Study, unpublished, 1988, Volume 1, p.25.

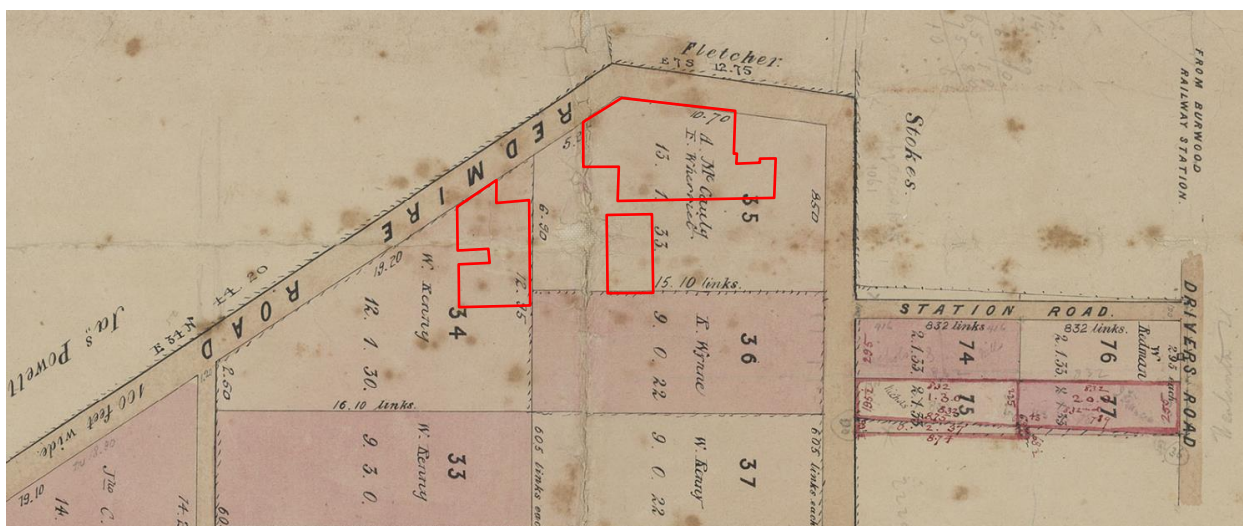


Figure 21 – Extract of F.H. Reuss, Redmire Estate, 1886(?) showing the approximate location of the subject sites outlined in red

Source: State Library of New South Wales, Call Number M Z/M2 811.183/1867/1

The Redmire Estate was marketed towards well-to-do families seeking a villa lifestyle outside of the older congested city suburbs.<sup>5</sup> After 1876, when Redmire Station (later Strathfield Station) opened, the distance between Strathfield and the City was reduced to an easy 28-minute journey. The railway made it possible to combine a country villa lifestyle with daily access to the city. The timetabling and the relative expense of the service at this time, however, contributed to the social exclusivity that the area quickly developed.

Some purchasers of land in the area at this time built large houses within park-like surrounds; others left their land undeveloped and/or carried out further subdivisions, the first occurring as early as 1872. These subsequent subdivisions tended to comprise still generous allotment sizes. By 1884, the Town and Country Journal was able to say of the 'suburb' Redmire:

*'This pretty suburb is about seven and a half miles from Sydney to the westward, and stands some 60ft above sea level. It is one of the nicest suburbs, looking so fresh and healthy. There is any amount of free foliage, which gives it a pretty appearance.'*<sup>6</sup>

The Redmire Estate attracted some of the most prominent families in Sydney society, including members of parliament, senior public servants, surgeons, solicitors and businessmen. The early residents of this Estate were to play an important role in the shaping of the present-day municipality.

The wealthy residents of the Redmire Estate pushed for the creation of a Municipality in the early 1880s. Their enthusiasm for the change, however, was not supported by their neighbours in the southern and eastern areas of the proposed municipality, who organised a counter-petition. This petition, published in the Sydney Gazette of February 1885, provides an insight into the area outside the exclusive precinct of the Redmire Estate:

*'With the exception of that part of the proposed Municipality lying between the east boundary thereof and the east side of the Homebush Road, the district is very sparsely inhabited, and consists mostly of unoccupied lands...the original Petition is made solely in the interests of the inhabitants of Redmyre.'*<sup>7</sup>

The political influence of the residents of the Estate is made clear by the fact that, despite the equally number of petitioners against the proposal, the Municipality of Strathfield was gazetted on 2 June, 1885. The suburb and municipality were named for one of the grand Redmyre Estate which was being subdivided at the time of incorporation. This estate was Walter Renny's Strathfieldsaye (later Strathfield) possibly named for Duke of Wellington's country mansion or, alternatively, for a migrant vessel of the same name.<sup>8</sup>

<sup>5</sup> J.F. Campbell, op.cit., 1936, p. 328

<sup>6</sup> Cited in Michael Jones, op.cit., 1985, p. 33.

<sup>7</sup> Cited in Michael Jones, op.cit., 1985, p. 31.

<sup>8</sup> Cathy Jones, 'Strathfield – Origin of the name', Strathfield District Historical Society Website, 2004.



The population at the time of incorporation was estimated at 550 people in 130 houses. Within five years this had increased to 1,200 people living in 275 houses.<sup>9</sup> In 1888, the Aldine Centennial History of New South Wales described Strathfield as:

*'...purely residential. The location is beautiful. The houses are of the better class of merchants and retired people. It is worthy of note, and what its citizens have mentioned is, that there are no public houses in the borough, although there are already within the municipality 1,129 electors...Although it is a desirable suburb, most suitable for those who love quiet retirement.'*<sup>10</sup>

The early Council took an active interest in maintaining and improving the municipality. The primary motivation for Council's annexation of the Flemington Municipality in 1891 was the opportunity to close a number of noxious industries, which had been a 'foulsmelling nuisance' to residents of Strathfield.<sup>11</sup>

Municipal improvements proceeded apace. In the three years between 1898 and 1901, roads were metalled, earthen footpaths provided and underground drains constructed. Strathfield Council took advantage of State government subsidies for street planting in the late 1880s and 1890s, continuing the programme on their own initiative when abandoned by the state in 1893. Given this activity, it is hardly surprising that Strathfield had the highest housing values for the western sector in 1895.<sup>12</sup>

### 3.1.3. Re-Subdivision of Lot 35 of the Redmire Estate

Wherrett was among those who re-subdivided their Redmire Estate allotments at an early date. In the late 1860s, Lot 35 was re-subdivided into large allotments. It was likely this subdivision that led to the creation of Margaret Street (Figure 22). On 30 August, 1872, Wherrett sold six acres of this subdivision to Donald Vernon (Lots 1- 3 and Lots 13-19 D.P. 93).<sup>13</sup> This sale included the land now part of the subject site (Lingwood Prep School).



Figure 22 – Extract of E. Hallen, Plan of the Subdivision of Allotment 35 of the Redmire Estate situated at Burwood in the Parish of Concord and the County of Cumberland, the Property of Frederick Wherrett, 15 July, 1869, showing the approximate location of the subject sites outlined in red

Source: NSW LPI, D.P.93

<sup>9</sup> 'The Suburbs of Sydney: No. XXII-Strathfield and Homebush, A History of their Progress', The Echo, 18 September, 1890. Mitchell Library Newspaper Cuttings, Volume 159, pp. 91-93.

<sup>10</sup> 'Aldine Centennial History of New South Wales', 1888 cited in 'Early descriptions of Strathfield', Strathfield and District Historical Society website.

<sup>11</sup> Cited in Michael Jones, op.cit., 1985, p. 19

<sup>12</sup> Cited in ibid, p. 15

<sup>13</sup> Certificate of Title Volume 47 Folio 74; Volume 69 Folio 180. NSW LPI.

Donald Vernon was an influential local figure. In 1860, he had been appointed to the NSW Railways; in November 1888, he was appointed Secretary to the new Board of Railway Commissioners. Vernon was likely behind the petitions to establish a halt and then a station at Redmyre in 1875 and 1878 respectively.<sup>14</sup>

Vernon almost immediately re-subdivided his six acres. On 12 December, 1872, he sold 2 acres, 1 rood and 27 perches of land, including the subject site, to Joseph Barling, a civil servant. This land comprised Lots 13 to 15 and part of Lot 16 of Vernon's subdivision.<sup>15</sup> Barling was a relative of Vernon's by marriage and also Under Secretary of Works.<sup>16</sup> A minor change to the boundaries occurred before 2 acres 1 rood and 25 ½ perches of Barling's land was conveyed to squatter, John Taylor, on 12 October, 1876. Three years later, on 5 February, 1879, Donald Vernon re-purchased this land.<sup>17</sup>

Vernon built a dwelling on his Redmyre land; he is listed in John Sands' Sydney and Suburban Directories in 1879 as residing at Redmyre. In 1882, the first directory to list the residents of Redmyre under individual streets lists Vernon as a resident of Clewer, Margaret Street.

On 24 August, 1883, the above 2 acres, 1 rood and 25 ½ perches of land were transferred to Ellen Vernon, married woman.<sup>18</sup> Clewer was, at this time, the only listing in Sands' Directory for the southern side of Margaret Street; there were three listings on the northern side.

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<sup>14</sup> Michael Jones, *op.cit.*, 1985, p. 51.

<sup>15</sup> Certificate of Title Volume 146 Folio 237; Volume 152 Folio 125. NSW LPI.

<sup>16</sup> Michael Jones, *op.cit.*, 1985, p.52.

<sup>17</sup> Certificate of Title Volume 152 Folio 125; Volume 271 Folio 94. NSW LPI.

<sup>18</sup> Certificate of Title Volume 271 Folio 94; Volume 669 Folio 65. NSW LPI.

## 3.2. SENIOR SCHOOL CAMPUS

The following historical context has been directly taken from the Heritage Assessment prepared by Paul Davies Pty Ltd in October 2013, with additional information where appropriate.

Meriden School was founded in the mid 1890s (on a different site to where it stands today), by Mrs Jeannie Monckton. The school was named Meriden after a house in England associated with a member of Mr Monckton's family. In 1907, the Monckton family and school together moved to a house in Woodward Avenue, Strathfield. However, in the following year, Mrs Monckton sold the school to Miss Bertha Brailsford Turner, and she and her family moved to Manly.

Miss Turner was born in England around 1863 and came to Sydney in 1902. She had trained in England as a teacher and it is believed she taught at Mrs Monckton's Meriden. Initially, Miss Turner continues to run the school in Woodward Avenue, but in late 1909, moved to the existing site in Redmyre Road.

The original house in Redmyre Road used by Meriden was names Wariora. This late-nineteenth century villa was demolished in 1976 to make way for the school's swimming pool. Wariora was leased initially by the school and was purchased in 1919. The new school proved popular with local families wishing to educate their daughters with a general education, but with attention to music, art, domestic science, dress making etc., and also instruct them in the traditional ways of good manners, good speech and religious observance., Sport was encouraged with tennis being especially popular. By the late 1910s, there were 22 boarders and 101 daily pupils. At that time, the school was affiliated with the Anglican faith, but not part of the diocese, and the girls attended St Anne's Church at the corner of Homebush Road and Beresford Road, Strathfield.



Figure 23 – Survey of the area containing Meriden School site as at 1893 (Senior Campus outlined in red)

Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.6



Figure 24 – Early photograph of Wariora, the original Meriden School location on Redmyre Road

Source: Foster, A. G, 1920-45, Call Number PIC P860/466 LOC Cold store PIC AGF, accessed at <https://nla.gov.au/nla.obj-142777616/view>

In 1914, the neighbouring house, originally named *Riccarton* and then *The Briars*, was purchased for 3,400 pounds. This house still stands, enveloped by Wallis Hall (erected in 1935). *The Briars* was another late-nineteenth century villa and was representative of the development of Strathfield as a place of residence for the middle classes following the opening of the railway station in 1877 at Strathfield. The station originally took the name Redmyre after the large estate subdivided in 1867. The blocks of land within the Redmyre estate were large, allowing for the construction of large villas within gardens. The railway provided an express service to the city from 1892, and from 1894 with the opening of the line to Hornsby, a very frequent service.

Riccarton or The Briars was built around 1885 for Edward Richard Deas-Thomson. Deas-Thomson (1839-1920) was the eldest son of Sir Edward Deas-Thomson, a former colonial secretary of NSW. He was sent to Oxford to study law, but most of his life was associated in some form with the Anglican Church in Sydney. Prior to selling the property in 1888, Deas-Thomson enlarged the grounds to around 1.5 acres by purchasing neighbouring allotments. When the property was sold in 1888, it was described as a 'superior detached family residence' comprising;

*The Residence – in excellent decorative order, is well removed from the road, and being substantially built of brick, on stone foundations, contains the following accommodation:*

*On the top floor – four bedrooms and dressing-room, first-class bathroom, fitted with shower, plunge (bath), lavatory, and w.c., all complete; 2 servants' rooms, approached by a secondary staircase.*

*On the ground floor – entrance hall, large double drawing-room, dining-room, library, housemaid's pantry, kitchen (with range), washhouse (with copper, range of tubs, %c), larder.*

*Outside are laundry, wood and coal sheds, man's room, %c. There are also extensive fowl-houses and yards, bush-houses, %c.*

*The pleasure ground are exceedingly attractive, and are disposed in well-kept lawns, adorned with flower-beds and intersected by gravelled paths. The timber and shrubs are well matured.*

The property was purchased in 1888 by James Cobban Smith, who renamed it The Briars. Smith (1842-1904) was a merchant and partner in the firm of Morgan and Smith or Clarence Street, Sydney. He seems to have been born in England and after a brief time in Melbourne, took up the life of a cotton planter in Fiji in the



1860s. For many years after, he was associated with the colonial administration of Fiji, before returning to Sydney, where he entered the firm of George Morgan & Co, owner by a fellow former resident of Fiji.

Figure 25 – The Briars in c.1920s, view looking east at the western elevation



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.7

Figure 26 – The Briars in c.1929, view looking west at the eastern elevation



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.8

Despite the evident success of the School, over the late 1910s and early 1920s, Miss Turner sought to sell it, with SCEGGS Darlinghurst being considered the most suitable prospective purchaser. Nothing came of this and Miss Turner then resolved to close the School at the end of 1925.

The treat of closure elicited a response from members of the local community to fund the purchase of the School and arrange for a council to manage it on the their behalf, from 1926. The close association between Meriden School and the Anglican Church commenced in 1926 and was affirmed in 1929, when the School was incorporated under the Companies Act of 1899 as a non-profit Association. The Articles of Association stipulated all 15 members of the Council must be of the Protestant faith, and of them at least 11 being members of the Anglican Church.

The purchase in 1926 only included The Briars and the Bungalow; the Bungalow being a weatherboard building that was constructed around 1923 to house the gymnasium and assembly hall, also used as the venue for art classes. In later years, the Bungalow was used for the kindergarten and primary classes, and from around 1959 it was used by staff. The Bungalow building was demolished in 1975 to make way for the Gilhespy Administration Block.

Wariora was retained by Miss Turner's family and after various changes in ownership, was repurchased by Meriden in 1937 and became the school library.

The new School Council appointed Miss Grace Overy to replace the retiring Miss Turner for the start of the 1926 school term. Miss Overy (1875-1940) undertook changes to the curriculum and worked to develop a school ethos modelled on the traditional English private schools for girls. The physical appearance of the School also changed during her tenure (which ended in 1940).

This began modestly with the construction in 1927 of a weatherboard building of three classrooms (since demolished) site behind the tennis court. That building was extended in 1929 by an additional three classrooms (since demolished). The architect for the addition was Thomas P. Sampson, and it would seem likely that Sampson was also the architect for the 1927 building.

In 1935/36, *The Briars* was substantially modified and extended to provide an assembly hall, chapel and sleep-out accommodation for school boarders. The remodelling works enveloped *The Briars*, retaining some internal areas while others were demolished. The end result being that *The Briars* was no longer discernible, and the remodelled building presented as a large uniform interwar brick building.

The School Council thought it was important to remodel the street front of the late-Victorian villa to provide a modern, up-to-date appearance. The foundation stone of the building, Wallis Hall, was laid in November 1935 and the work was completed by March 1936. The following is a contemporary detailed account of the work, possibly provided by the architect:

*The works comprise the erection of an assembly to seat 450 persons. A stage is provided at one side of the hall, off which is a 16ft archway, fitted with sliding doors opening to an octagonal shaped chapel. The chapel will form an apsidal end to the main building, will have an open timbered roof, quatrefoil stained glass windows, and will be fitted with altar rail, table, lectern etc. a new verandah and balcony, each 160 feet in length, library, spacious dormitories, teachers', and class rooms, bathrooms, shower cubicles (divided marble terrazzo partitions), tiled floor, and walls, and other additions, are being made. A feature of the construction is an Innes-Bell Company's engineer (Mr Malcolm Stanley) to give clear space of 40 feet, and a level ceiling, unbroken by beams, to the assembly hall below. The façade of 120 ft facing north to Redmyre Road, will be of brickwork, in graded shades of red. Here is the main verandah and balcony, enclosed with an arched colonnade, flanked with buttressed and domed turrets. The main roof is to be covered with Welsh slates, and the hall floor with polished tallowwood. A modern lighting system is to be installed.*

The cost of this extensive work, put at 4,000 pounds, was underwritten by Frederick James Wallis. Wallis (1865-1960) was a major benefactor and sympathetic patron of the School in this period. He managed the Sydney office of his family's firm James Bell & Co. The architect was Thomas Pollard Sampson and the contractor was Kell & Rigby. The work of Sampson (1874-1961) is currently not well documented. He married Clarice Effie Henderson (1883-1980), the daughter of Charles Alfred Henderson, in 1911. His work was principally residences, especially in the 1910s, with an example being 22-24 Martin Road and additions to the now demolished Austral Club in Darlinghurst in 1912, and a hotel in Blackheath.

Figure 27 – Sketch of the proposed Wallis Hall, 1935



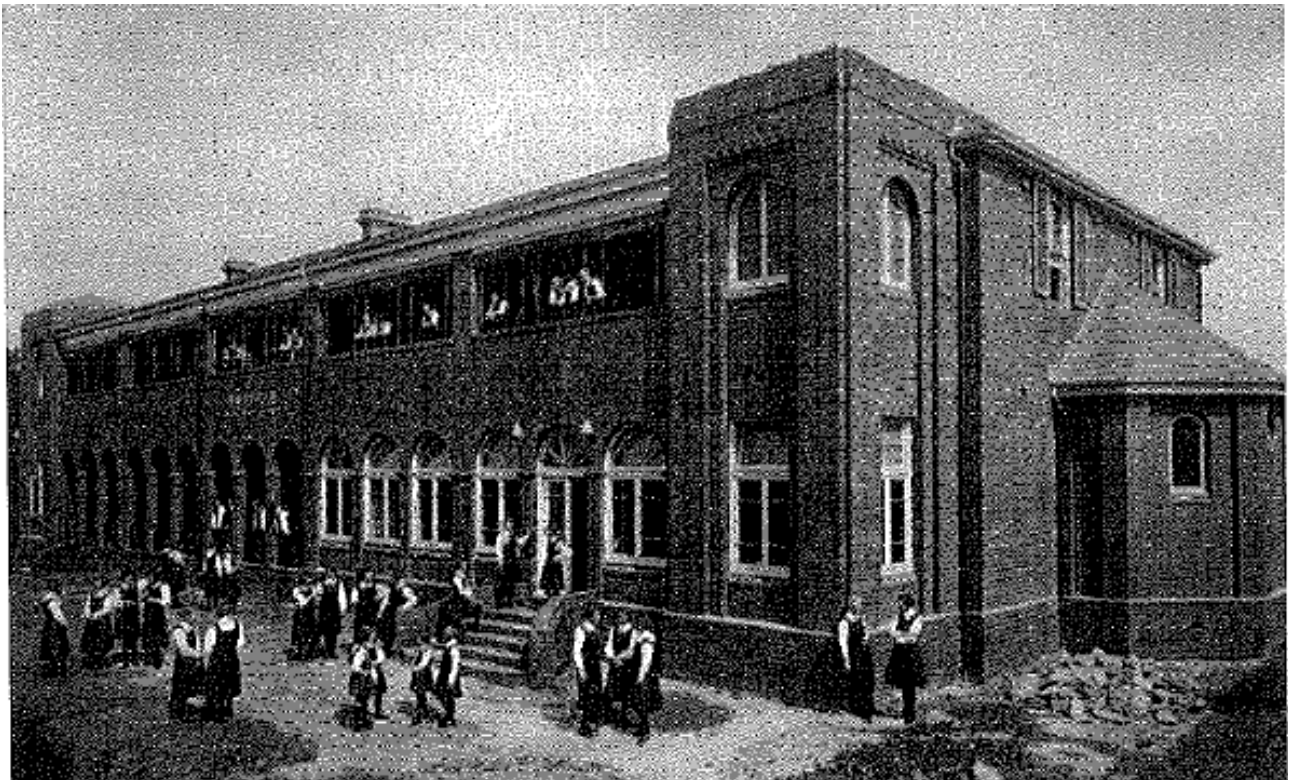
Source: 1935 'ADDITIONS TO SCHOOL.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 10 December, p. 6. , viewed 11 Sep 2018, <http://nla.gov.au/nla.news-article17208271>

Figure 28 – Photograph of the northern elevation of Wallis Hall following completion of the modification works



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.8

Figure 29 – Photograph of Wallis Hall following completion, 1936



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.9

Figure 30 – Photograph of Wallis Hall following completion, 1940s



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.10

Figure 31 – Photograph of Wallis Hall following completion, 1940s



Source: Paul Davies Pty Ltd 2013, *Heritage Assessment, Meriden Anglican School for Girls, Senior Campus*, p.10

In the late 1930s, the School was enlarged by purchases of neighbouring properties. In 1937 the neighbouring house on Redmyre Road, Wariora, was repurchased (it has been leased in 1908, purchased in 1919 and sold in 1925). In 1938, Eldon in Margaret Street was purchased (demolished in 1958 for Turner House). These Margaret Street houses provided additional classrooms and domestic science rooms, and



their grounds contained tennis courts. The demand for tennis courts was insatiable, for in 1939, another Margaret Street property (west of No. 3 Margaret Street), which possessed a tennis court still in use, was purchased.

The health of Miss Grace Overy (Principal 1926-1940) declines in the late 1930s and she died in 1940. The chapel at the western end of Wallis Hall contained a plaque in her memory (since demolished). Her replacement was Miss Elsie Hannam (1901-1990).

While Miss Hanna changed the curriculum, no major physical changes occurred during the first-half of her tenure, which lasted under 1957, owing to the war and post-war restrictions of building. The restrictions did not affect the purchase of land in 1951 sited on the west side of the School that was part of the grounds of Selbourne on Redmyre Road. The purchase increased the playground space. In 1961 Selbourne house was purchased (since demolished).

Figure 32 – 1943 historical aerial of Meriden School Senior Campus



Source: SIX Maps 2018

By the mid-1950s, there was an urgent need for general classrooms and more specialised teaching rooms. This demand was gradually satisfied by the building of the Ethel B. Wallis Memorial Gymnasium in 1954 and the Science Block in 1955 (demolished in 1997 for the SM Morton Science Wing).

This is a black and white aerial photograph of a residential street grid. A red line outlines a specific block bounded by Margaret Street to the south and a road to the north. The block contains several numbered lots (1 through 15) and building footprints. Lot 1A and 1B are prominent in the center. The street names 'MARGARET' and 'ROAD' are visible.

The architects for both buildings were the longstanding and well known architectural firm Peddle Thorp and Walker, established in 1889 by James Peddle. Samuel George Thorp became a partner in the early 1910s and in 1924 H. Earnest Walker became the third partner. Under the leadership of Graham Thorp, the firm dominated the commercial development market in Sydney from the 1950s, with the best-known example of their work from that period being the AMP Tower at Circular Quay completed in 1962.

An existing house at No. 3 Margaret Street was purchased in 1955 and it was converted into classrooms for art, dressmaking etc (since demolished). In later years, it was the music tuition room. This house was built in 1907 for barrister Tom Rolin of Sydney. Rolin purchased the allotment in May 1907 and arranged for the building of the cottage, which was completed by November 1907 and tenanted by a Frenchman name Henry Charles de Muralt who named the house Youla.

Co-incidental with the appointment of Miss Fox, Colin Hudson was appointed the chairman of the School Council. Mr Hudson was the managing director of Loveridge and Hudson, stone merchants, and had been Mayor of Strathfield over the late 1940s. Hudson's term lasted in one form or another until 1968 and during that time the School undertook an ambitious building program, inclusive of:

- URBIS  
SH1452 HIS MERIDENSCHOOL SSDA9692



- 1966 Hope House on Margaret Street extended.
- 1968 Wallis Hall and the boarder's quarters extended.
- 1968 Hudson House built (located in the Junior Campus).

Towards the end of Hudson's term as chairman, in 1966 Miss Sheila Morton was appointed headmistress. Miss Morton's tenure lasted until 1984 and as such she was the longest serving headmistress in the School's history. Miss Morton implemented the changes necessitated by the adoption of the recommendations of the Wyndham Scheme, which included an expansion of secondary education from five to six years, the replacement of the Leaving Certificate by the Higher School Certificate, and placed a greater emphasis on science and mathematics. The Library for example was extended in 1970. Sport became more varied in the options available, but the limited sports fields at Meriden hampered this.

Since 1970 there have been a number of new developments and alterations to existing buildings and facilities. The expansion of the School facilities necessitated the demolition of the Bungalow (1975), Wariora (1976), Selbourne (1978), the house at 11 Margaret Street (1992), the 1920's weatherboard classrooms (1993) and Science House (1996).

The Wallis hall was also refurbished from 1992. The work was inclusive of refurbishment in 1993 of the assembly hall, Hannam Room, and canteen, refurbishing and extending the library in 1993, and establishing the Independent Learning Centre in 1997.

These works are tabulated below.

- 1975 Gilhespy Administration Block built (necessitated demolition of the Bungalow, built c.1923).
- 1976 Swimming pool built (necessitated demolition of Wariora).
- 1978 Playing fields extended by the demolition of Selbourne.
- 1982 Arts and Crafts Building built (part site of Wariora).
- 1984 11 Margaret Street purchased (future site of the Year 12 Common Room, demolished 1988).
- 1992 Year 12 Common Room erected on the site of 11 Margaret Street.
- 1992 Arts and Crafts Building (built 1982) extended for the Design and Technology Building.
- 1992 Rear extensions and Clock Tower added to Wallis Hall, Wallis Hall refurbished 1992-97.
- 1992 New storeroom constructed to the south-east of the Ethel B Wallis Memorial Gymnasium (against the eastern site boundary).
- 1993 Weatherboard classrooms demolished to form open space.
- 1994 Pool shelters built.
- 1996 Performing Arts Studio and Sports Pavilion erected on the site of 13 Margaret Street (purchased 1960).
- 1997 SM Morton Science Wing built (on site of Science House erected 1955).
- Pre-2009 Denise Thomas Building (Junior Campus).
- Pre-2009 Junior School Administration Office (Junior Campus).
- 2010 New pottery room added to the eastern end of the Ethel B Wallis Memorial Gymnasium (replacing 1954 annex).
- 2010 Blackman Auditorium (Junior Campus).
- 2015 Sports Centre and Lecture Theatre (Margaret Road Senior Campus).
- 2016/17 The Foundry (Senior School) to the immediate south of Wallis Hall, linking to Hope House.
- 2016/17 Wallis Auditorium and Chapel (extension to the Wallis Hall).

- 2016/17 Hudson Library (extension to Wallis Hall).
- 2017 The Cottage Uniform Shop and MOOSH facility (Junior Campus).
- 2018 Lingwood Pre Campus Stage 1 – new classrooms to the rear and side of Lingwood House.

In 2016, the School undertook major alterations and additions to the *Wallis Hall*, including partial demolition, and construction of a whole-of-school auditorium adjoining the building to the west. These works necessitated the demolition of part of the interwar portion of *Wallis Hall* including the chapel, and the construction of a multi-storey western addition. The auditorium's seating area extends into the western end of the *Wallis Hall* ground floor. Above, the Hudson Library area extends across the first floor of this western portion of *Wallis Hall*, and extends to the west and south into the new extension area. The Hudson Library space has previously been entirely refurbished and presents as a contemporary space behind the former *Wallis Hall* façade, with later partitions and fit-out.

### 3.3. LINGWOOD PREP SCHOOL

The following historical analysis of the Lingwood Prep School site has been directly taken from the Heritage Impact Statement for the site prepared by Weir Phillips Heritage in December 2017.

#### 3.3.1. A Dwelling Called Lingwood

##### 3.3.1.1. James Horace Aldous

Vernon subdivided the above 2 acres 1 rood and 25  $\frac{1}{4}$  parcel of land creating a lot that was 3 roods and 20  $\frac{1}{4}$  perches in size (being Part of Lots 15 and 16 D.P. 93). This land was conveyed to James Horace Aldous on 21 April, 1884.<sup>19</sup> Title was soon after transferred to Susanna Mary Aldous, married woman, on 13 October, 1885.<sup>20</sup> This last subdivision created the existing boundaries of the subject site.

Aldous is first listed in Sands' Directories in Margaret Street in 1885. This suggests a construction date of c.1884 for the main building on the site. Sands' Directories first record a name for Aldous' property- Lingwood- in the directory of 1887. Clewer and Lingwood would be the only two properties listed on the southern side of Margaret Street for some time to come.

Aldous continued to be listed by Sands' Directories as the resident of Lingwood until 1894. Little is known about Aldous; title deeds simply describe him as a 'gentleman.' He is likely to be the same James Horace Aldous taken into partnership in the company of Messrs. Horace Woolnough and Co., a company established in the mid nineteenth century that were initially known as importers of straw hats and millinery and who later moved into general drapery.<sup>21</sup>

The oldest survey of the site found to date is a survey carried out by William M. Thomas of the Detailed Survey Branch of the Metropolitan Water, Sewerage and Drainage Board in December 1890. Figure 4 provides a detail from this survey. Note the weatherboard wing to the rear (eastern side) of the dwelling since demolished and replaced with a brick addition, and the two small weatherboard structures close to the rear boundary, one of which was a wc. The 'tear-shaped' driveway is clearly in evidence at this time.

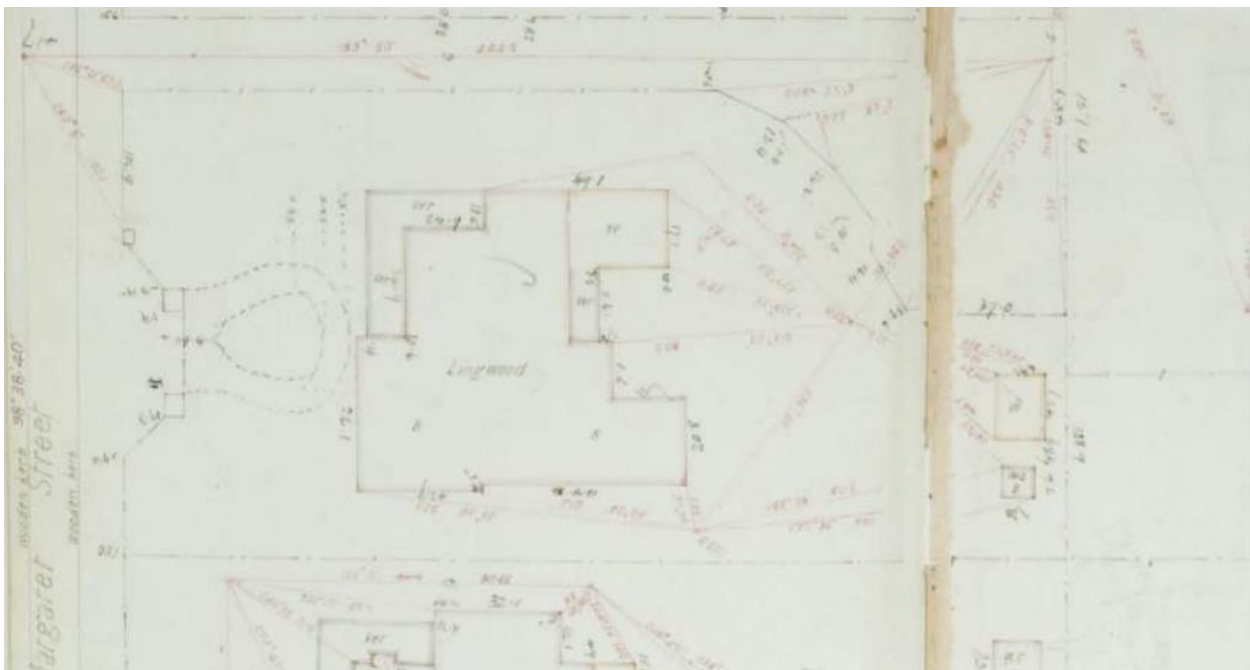


Figure 34 - M. Thomas, Detailed Survey Branch, M.W.S.D. & B, Field Book Survey, Strathfield, Sheet 27, December 1890 (Detail).

Source: Sydney Water Archives, PWDFB 1877

<sup>19</sup> Certificate of Title Volume 669 Folio 65; Volume 695 Folio 79. NSW LPI

<sup>20</sup> Certificate of Title Volume 695 Folio 79; Volume 768 Folio 137. NSW LPI

<sup>21</sup> 'Messrs. Horace Woolnough and Co.'s, New Warehouse, Wynyard Square, Sydney,' Australian Town and Country Journal, 28 September, 1878, p.28.

Figure 35 reproduces the full survey of Margaret Street that was produced from Thomas' surveys of individual properties, showing the extent to which the street had developed by this time. The street, in particularly the southern side of the street, is clearly a place of large residences set on substantial allotments; there are a number of vacant lots. The arrow points to Lingwood.

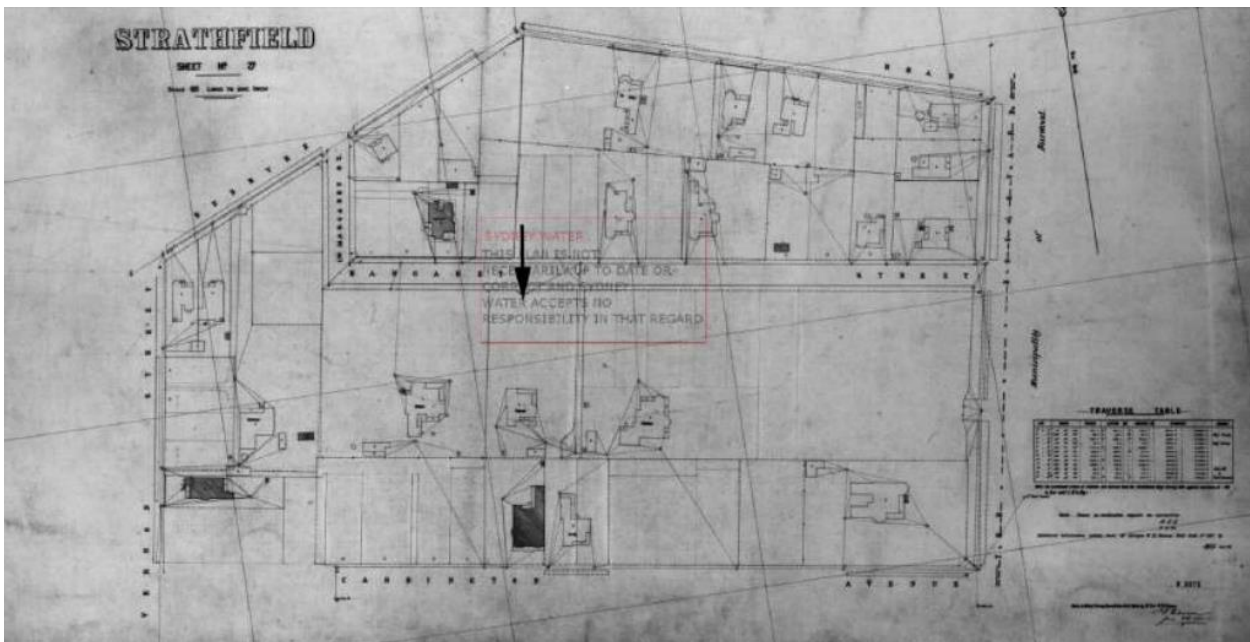


Figure 35 - S.F. Peterson, Detailed Survey Branch, M.W.S.D. & B, Strathfield, Sheet 27, June 1892.

Source: Sydney Water Archives, PWDS1544-S978. Annotation by WP Heritage

### 3.3.1.2. Edwin Randolph Magnus

Lingwood was transferred to Edwin Randolph Magnus, a dental surgeon, on 14 April, 1894.<sup>22</sup> Sands' Directories identify him as the occupant of the site. Magnus was a dentist of note.

Magnus' ownership was relatively short-lived and Lingwood was put for sale in 1896. Figure 36 reproduces an advertisement that provides a contemporary description of the dwelling and the gardens. This advertisement identifies the larger of the two outbuildings as weatherboard stabling with a man's room. The grounds are described as a 'miniature Botanic Gardens.'

<sup>22</sup> Certificate of Title Volume 768 Folio 137. NSW LPI

**AUCTIONS.**

**STRATHFIELD.**  
without exception the most favored and much appreciated Railway Suburb within a like distance of Sydney.

A MOST COMPLETE and ENJOYABLE RESIDENTIAL PROPERTY, known as LINGWOOD, fronting **Margaret-street**, within four minutes' walk of the station, and adjoining the well-known residences of Messrs. Fraser, Bird, and Harry Levien.

THE HOUSE, which stands embosomed in its most delightful and attractive pleasure-grounds, contains the following accommodation, and is built of brick on stone foundations, with slate roof, entrance hall, 3 reception rooms, 3 bedrooms, servant's room, bathroom with hot and cold water, kitchen with 2 stoves, laundry with fitted tubs, sink and copper, wood and coal bins. There is also W.B. Stabling and a Man's Room.

THE GROUNDS surrounding the house (over  $\frac{3}{4}$  OF AN ACRE in area) are Miniature Botanical Gardens, and are most charmingly disposed in well-kept lawns, flowering beds, bushhouse, shrubberies, &c., the whole in the most perfect order. Also vegetable garden, fowl run, carriage drive, and side entrance. The land has a frontage of about 146 $\frac{1}{2}$ ft. to **Margaret-street**, by a depth of about 261ft. Title Torrens.

**HARDIE and GORMAN**, in conjunction with Percy Ethell and Co., have received instructions to Sell by Public Auction, at their Rooms, 123 Pitt-street, at 11.30 a.m. on **WEDNESDAY, JANUARY 15th, 1896**, The above-described Property.  
Cards to View from the Auctioneers.

Figure 36 - Lingwood in January 1896.

Source: *The Sydney Morning Herald*, 1 January, 1896.

Despite these inducements, the property did not sell for another two years.

### 3.3.1.3. James Lyle Young

On 26 September, 1898, Lingwood was transferred to merchant James Lyle Young. Young, however, did not own the property for long, putting up it and some of its contents for sale upon his 'departure from this state' in 1902. Figure 37 reproduces the advertisement for this sale, which makes particular mention of the 'heavy cedar work' and 'steel ceilings' within the dwelling.

**Auction Sales.**

**STRATHFIELD.**  
A popular and convenient suburb, within a few minutes' run of the city by through trains.

**LINGWOOD.**  
A Commodious COTTAGE RESIDENCE with its beautifully laid out GROUNDS, nearly ONE ACRE in extent, fronting the south side of **MARGARET-STREET**, west of the Boulevard, situated between the highly-improved residences of Mr. Fraser and H. S. Bird, Esq., and distant only six minutes' walk of the railway station.

**RICHARDSON and WRENCH**, Limited, have received instructions from the OWNER, WHO IS LEAVING THE COLONY, to sell by auction at the Rooms, Pitt-street, on **FRIDAY, 18th JULY**, at 11 o'clock, The above COTTAGE RESIDENCE at **STRATHFIELD**.

The GROUNDS are neatly laid out into well-kept lawns, flower beds, and shrubberies, and has a frontage of 146 $\frac{1}{2}$ ft. to **Margaret-street** with a depth of 261ft. Torrens Title.

LINGWOOD is faithfully built of brick (cemented) on stone and brick foundation, with verandah (tiled) front side, and containing porch entrance, hall, drawing and dining rooms, sitting-room, 6 bedrooms, dressing-room, bathroom, pantry, kitchen, and laundry, detached stable, coachhouse, man's room, and boxroom of weatherboard. The Cottage is artistically finished with heavy cedar work, steel ceilings, marble mantels, and ornamental grates.

**INSPECTION INVITED.** (6723)

**STANLEY-STREET, WYOMING, N.S.W.**

Figure 37 - Lingwood in 1902

Source: *The Sydney Morning Herald*, 14 July, 1902



#### 3.3.1.4. James Kebblewhite

On 8 August, 1902, Lingwood was transferred to warehouseman James Kebblewhite.<sup>23</sup> Kebblewhite, the manager of well-known furniture maker, Beard Watson, would own the property until 1919. Figure 38, his obituary from The Sydney Morning Herald, provides some biographical information; Figure 39 is the photograph that accompanied this obituary.

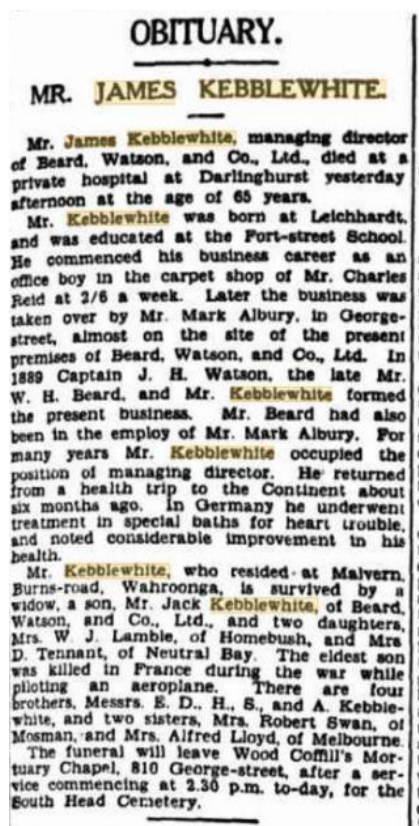


Figure 38 – James Kebblewhite's Obituary

Source: *The Sydney Morning Herald*, 23 January, 1930



Figure 39 – James Kebblewhite

Source: *The Sydney Morning Herald*, 24 January, 1930

Kebblewhite is listed as the occupant by the Sands' Directories of 1905 and 1910. In 1913, he auctioned the contents of the dwelling. By 1915, the dwelling was tenanted; Arthur H. Lord is identified as the occupant of Lingwood.

The setting of Lingwood began to change during the above period as the number of dwellings in Margaret Street increased. By 1915, there were five listings in Sands' Directories on the southern side of the street and five on the northern side of the street.

Margaret Street was not the only part of Strathfield to begin to develop at this time. The early 1900s were a period of change across Strathfield. From 1900, the area began to support a higher density of population. Changes to the land taxation system and the increasing costs associated with maintaining a large estate encouraged subdivision. While generally following the existing pattern of 'magnificent, modern homes', the new dwellings were predominately of a smaller scale than the Victorian mansions.<sup>24</sup> The quadruplication of the railway line (1892) and the availability of express services encouraged a period of rapid population growth. The population of Strathfield increased from 600 people in 1884 to 2,991 people in 1901, 3,670 people in 1908 and 5,550 people in 1915. Growth continued; during the decade 1911 to 1921, the population of Strathfield increased 88%, while the populations of neighbouring Enfield and Homebush increased by over 140%.<sup>25</sup>

<sup>23</sup> Certificate of Title Volume 768 Folio 137. NSW LPI

<sup>24</sup> Harris, 1918 cited in Fox and Associates, op.cit., 1986, p. 20

<sup>25</sup> Fox and Associates, op.cit., 1986, p.33



### 3.3.1.5. William Mitchell

Lingwood was conveyed to contractor William Mitchell on 26 June, 1919.<sup>26</sup> Mitchell occupied the property until at least the last published Sands' Directory of 1932-3. As set out below, Mitchell and his heirs would be the last owners to occupy the property as a private residence.

Street numbers were allocated to the properties in Margaret Street in the late 1920s as the number of dwellings within the street increased. Lingwood became, and remained, No. 16 Margaret Street.

Figure 40 to Figure 43 provides an undated panorama of Lingwood Margaret Street. The clothing worn by the people in the photographs suggests that this photograph was taken c.1900-1919. This photograph shows a brick building forward of Lingwood, which may or may not form part of the existing building in this location; a tennis court on the eastern side of the dwelling; and well-established formal gardens and lawn to the front of the dwelling. In a separate assessment, James Quoye outlines the development of the landscaping on the site, which he describes as being in the gardenesque style:

*The northern section of the garden is clearly influenced by the gardenesque style of planting. The formal tear drop shaped carriage loop defines an area of lawn incised with garden beds filled with bedding plants and specimen trees arranged in a symmetrical fashion. The loop is flanked by equally formal lawns also incised with geometrically derived planting beds. There are also standard roses and in the centre of the bed at the front right of the image is a Cabbage palm (*Livistona australis*) reflecting the horticultural fashion of the day. These lawns are encircled by shrubs and trees. At the apex of the drive near the house there appears to be a palm – possibly the existing jelly palm (*Butia capitata*). Moore was a proponent of bold subtropical foliage. 'In the Sydney climate, these plants thrived alongside succulents planted in rockeries, producing a luxuriant effect.'*<sup>27</sup>

This report should be referred to.



Figure 40 - Photograph donated to Meriden by the Killingworth Family. Part 1 of 4

Source: Meriden School

<sup>26</sup> Certificate of Title Volume 768 Folio 137; Volume 3639 Folio 17. NSW LPI

<sup>27</sup> Quoye & Associates, Landscape Heritage Report, 16 Margaret Street, Strathfield, p.10. Unpublished report prepared for Meriden School dated September 2017



Figure 41 - Photograph donated to Meriden by the Killingworth Family. Part 2 of 4

*Source: Meriden School*



Figure 42 - Photograph donated to Meriden by the Killingworth Family. Part 3 of 4

*Source: Meriden School*



Figure 43 - Photograph donated to Meriden by the Killingworth Family. Part 4 of 4

Source: *Meriden School*

Strathfield continued to develop throughout the period of the Mitchell's ownership. Many subdivisions occurred interwar period; the population underwent a 67% increase.<sup>28</sup> Strathfield Council actively maintain the qualities of the district. Council responded promptly to the opportunities presented by the Local Government Act of 1919 by declaring almost the entire municipality to be a 'residential district' in 1920, in order to safeguard the character of the area. The proclamation remained in place until suspended by the Strathfield Planning Scheme Ordinance 1969. Council also introduced a policy that there should be no more than 20 houses per 10 hectares and held back the tide of residential flat building that swept throughout other Sydney suburbs.

By 1930, a large part of the Strathfield Municipality had been built out; further construction of any significance did not commence until after World War II. During the Post War era, areas of contrasting character were added to the Strathfield Municipality. In 1948, the Municipalities of Homebush and Enfield were consolidated into the Strathfield Municipality. The Municipality of Homebush had largely been developed by employees of the local factories, while parts of Enfield had developed as a result of the railway marshalling yards.

The character of the surrounding area in the early 1940s is demonstrated by Figure 44, an aerial photograph over the site and the surrounding area dated 1943. Margaret Street was now a combination of larger Victorian period villas and more modest Federation and Interwar period dwellings.

<sup>28</sup> Strathfield Population Data. <https://strathfieldheritage.org/people/demographics/strathfieldhistoric-population/>





Figure 44 – Historical 1943 aerial

Source: SIX Maps 2019

### 3.3.2. Presbyterian Ladies College and Renaming to Branxton

Lingwood passed by transmission to George Mitchell (barrister) and Arthur Senstone (chartered accountant) on 4 May, 1944. Shortly thereafter, on 23 August, 1944, the property was transferred to The Presbyterian Church (NSW) Property Trust.<sup>29</sup>

The Presbyterian Church (NSW) Property Trust purchased the property for the use of the Presbyterian Ladies College (P.L.C.), who had relocated to Strathfield when their Croydon Street site was required by the RAAF during World War II.

P.L.C. had been established in 1888 under head master Dr. John Marden, at Fernlea, 'a gentleman's residence' in Ashfield. The School was the first school to be established by the Presbyterian Church in New South Wales.<sup>30</sup> In 1891, the school moved to Shubra Hall in Croydon.

In 1942, P.L.C. vacated their Croydon school for a RAAF radar unit. The school moved to rented premises in Ashfield and approached nearby girl's school Meriden (see below) for assistance in housing the school's boarders and in the sharing of some facilities. This Meriden was happy to provide. P.L.C. later leased two Victorian period mansions, Lauriston, at the corner of Margaret Street and The Boulevard, and Welbeck, No. 18 Margaret Street. Lingwood was leased to provide a centre for school activities.<sup>31</sup>

Although plans were made during World War II to move P.L.C. permanently to Strathfield, the School moved back to Croydon at the end of World War II. Lingwood, however, was purchased for use as a preparatory and kindergarten school that could then act as a feeder to the main school.

The official history of P.L.C. explains why the name Lingwood was changed to Branxton:

*'...negotiations were entered into with Miss Margaret Thompson, the owner and principal of 'Branxton,' a private school in Homebush Road, Strathfield. Subsequently, it was agreed that Miss Thompson close the Homebush Road site, and move her school to Margaret Street where it would retain the name Branxton and from 1946 would come under the control of P.L.C. Council. Miss Margaret Thompson was assisted by her sister, Miss Kathleen Thompson. While Branxton became*

<sup>29</sup> Certificate of Title Volume 3639 Folio 17. NSW LPI.

<sup>30</sup> PLC Croydon Archives website. <https://www.plc.nsw.edu.au/about-plc-sydney/our-history>

<sup>31</sup> John McFarlane, *The Golden Hope: Presbyterian Ladies' College, Sydney, 1888-1988*, NSW, The School, 1988, p.89

*officially linked with P.L.C in 1946 it did, in fact, have an informal link with the College before that date. Branxton was established in 1905 by Miss Jessie Thompson, elder sister of Margaret, who was dux of P.L.C. in 1897. Branxton was a name selected at random because it appealed. The school originally operated in Albert Road, Strathfield...'*<sup>32</sup>

In 1946, there were 67 pupils enrolled at Branxton. This number increased steadily through the late 1940s and early 1950s, so that, by 1956, there were 83 pupils at the school.<sup>33</sup> Margaret and Kathleen Thompson remained in charge at Branxton until the end of 1959, when they retired. Margaret was active in the wider education community, founding the sub-Normal Children's Welfare Association and establishing a special school, the forerunner to Eureka House. She was later awarded an M.B.E.<sup>34</sup> As detailed in the separate heritage landscape report, the gardens were simplified during this period.

Figure 45 reproduces a plan of the property dated 1952. A small addition has been made to the western side of the building. The stable block is no longer in evidence. The classroom block that now stands at the rear of the site had not yet been constructed.

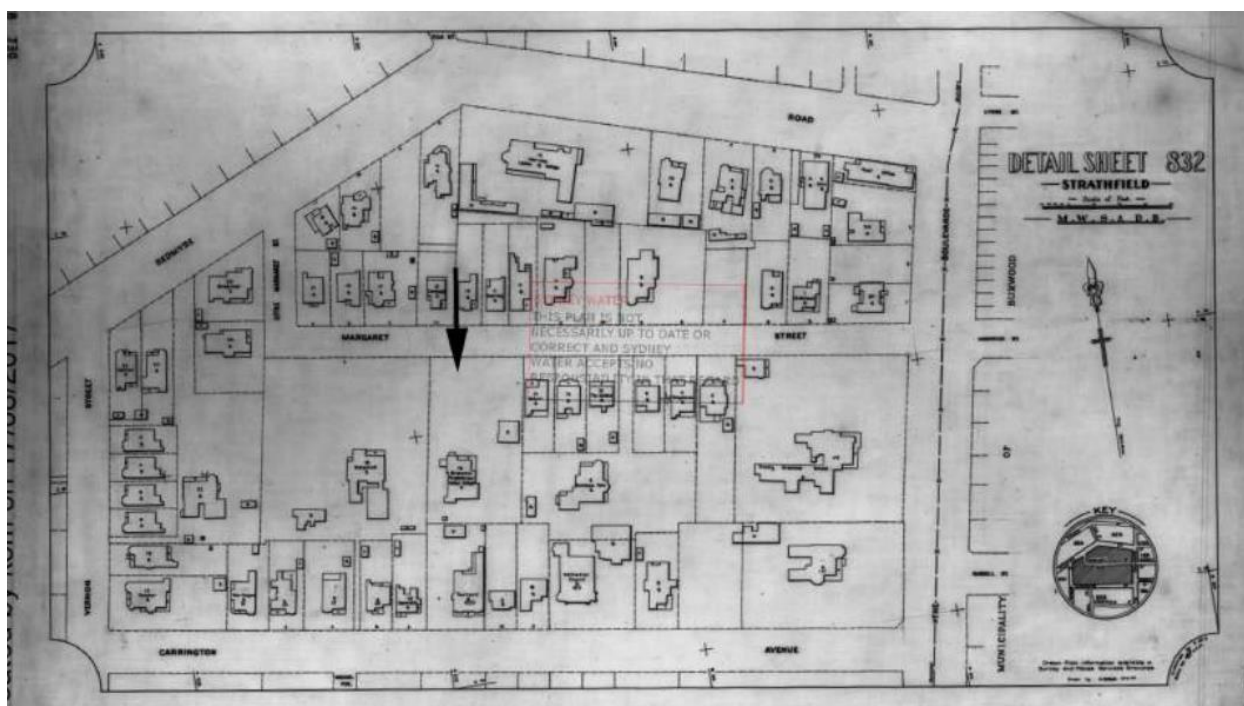


Figure 45 - A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952

Source: Sydney Water Archives, DS832

<sup>32</sup> Ibid, pp.97-98.

<sup>33</sup> Ibid, p.100.

<sup>34</sup> John McFarlane, op.cit., 1988, pp.123-124

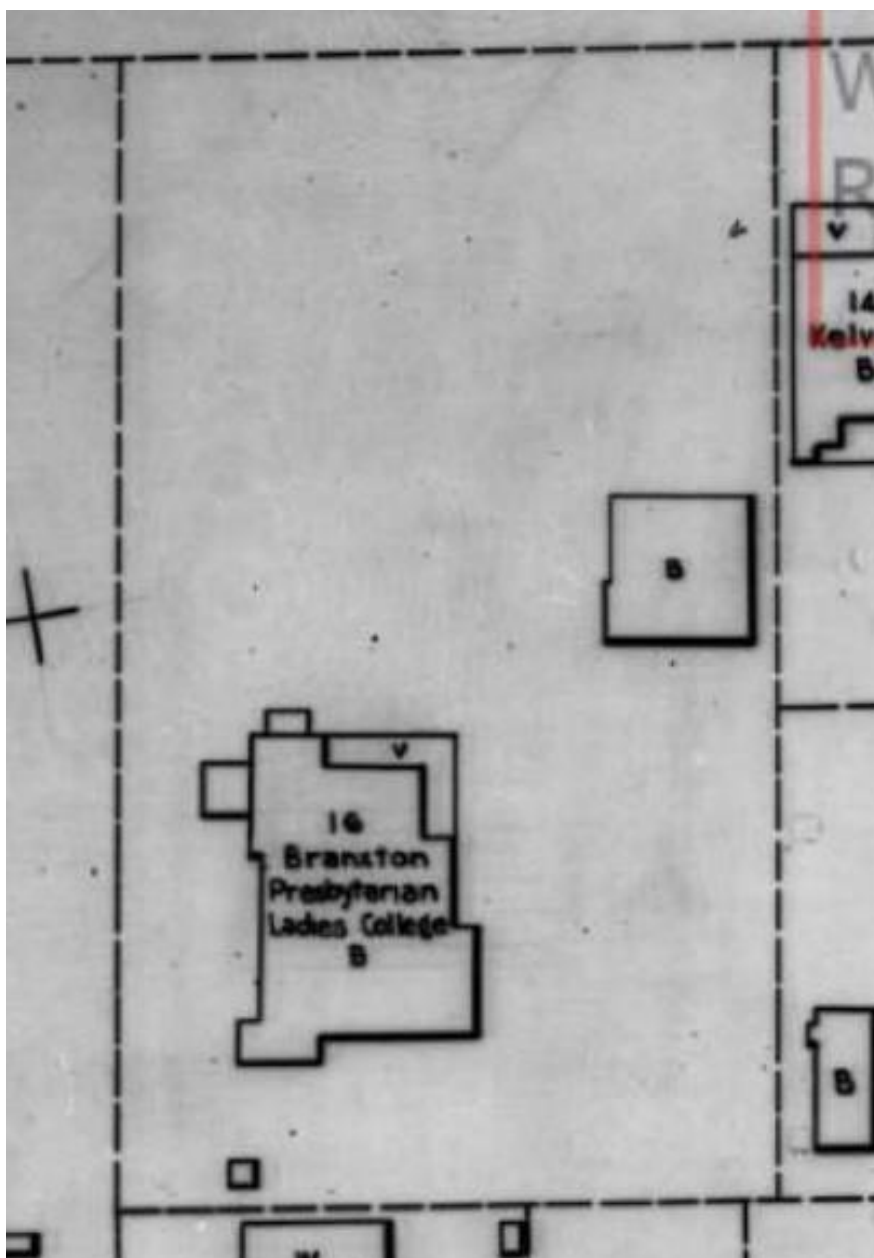


Figure 46 – Closer up view, A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952

Source: Sydney Water Archives, DS832

Although P.L.C. had contemplated selling Branxton when Margaret Thompson retired in 1959, the property would be retained for over thirty years. The composition of pupils varied during this period. Until 1974, Branxton provided for the lower primary students: kindergarten, transition, first and second, with some pre-schoolers. In April 1975, the first and second classes were moved to the Primary School at Croydon. At the end of that year, kindergarten and transition children were also moved to Croydon. Branxton became a pre-school centre; the first Director of Braxton Pre-School, Mrs. Jennifer Clarke, was appointed in January, 1976.<sup>35</sup>

Figure 47 to Figure 52 provide a selection of photographs of the property during the period when it was owned by P.L.C., from the School's Archives.

<sup>35</sup> John McFarlane, *The Golden Hope: Presbyterian Ladies' College, Sydney, 1888-1988*, NSW, The School, 1988, p.126





Figure 47 – At the entrance, undated

Source: *Branxton: A MagicPlace*, 1996. Courtesy of P.L.C.Sydney Archives



Figure 48 – The Maypole at Branxton, 1958. This photograph provides a construction date of between 1952 and 1958 for the classroom at the rear of the site.

Source: *Courtesy of P.L.C.Sydney Archives*



Figure 49 – Branxton in 1968.

Source: *Courtesy of P.L.C.Sydney Archives*



Figure 50 – Classroom at Branxton, 1968. This photograph appears to have been taken in the front brick building

Source: *Courtesy of P.L.C.Sydney Archives*



Figure 51 – Branxton in 1973. Note the size of the tree and the gutter edging to the driveway, which is gravel

Source: *Courtesy of P.L.C.Sydney Archives*



Figure 52 – Branxton in 1973. This appears to be taken on the tennis court to the east of Lingwood

Source: *Courtesy of P.L.C.Sydney Archives*

During the above period, there were significant changes in the setting of the site. After the adoption of the Strathfield Planning Scheme Ordinance in 1969, there was considerable building activity around town

centres of 'walkup' flats, usually up to three storeys in height, near the town centres of Strathfield, Homebush and Homebush West. Between 1969 and 1971, the number of units in Strathfield LGA increased by 100%.<sup>36</sup> Residential flat construction continued into the 1990s. Today, there are residential flat buildings to either side of Lingwood.

### 3.3.3. Meriden and Lingwood

Lingwood was sold to Meriden in 1996-7.

Meriden was established by Jane Monkton as a school for boys and girls in Agnes Street, Strathfield, in 1897. In 1907, Meriden moved to Woodward Avenue; the School was sold to Bertha Turner in 1908. The School was later moved to The Boulevard and, finally, to leased premises, Wariora (renamed Meriden), on Redmyre Road in 1909, where it continued to grow and expand. Turner purchased the adjoining property, including a house called The Briars in 1914, and another property, Wariora, in 1919.

Meriden was one of many small private schools established in Strathfield in the late nineteenth/early twentieth centuries to cater for the area's wealthy residents:

*'The Sands' Directories for Strathfield around the turn of the century listed some of the many schools in the area. They included the BjelkePetersen Brothers' School of Physical Culture and Medical Gymnastics...The Bedford School for Girls...The Hayfield Preparatory School..., Wooroonook..., The Miss E.E. Cumming's private school..., the school of Alpen Herr Hugo..., Eton College, Mrs. W. Hardie's Ladies' school..., Mrs. C. Ford's Private School...and Miss L. Ellis Newnhman's High School....'*<sup>37</sup>

During the early 1920s, Miss Turner sold Meriden to a newly formed School Council, made up, initially, of local citizens and others associated with the School. The School was taken over by the Church of England in 1929.

The new School Council continued Monkton's and Turner's tradition of a liberal, wide ranging education for girls. Music, art, literature, sports and domestic skills were taught in conjunction with the 'Three Rs.' As the School grew, the campus was expanded through the purchase of Jeroun (1937) and Eldon (1938), fronting Margaret Street. Further land was purchased in Margaret Street during the period 1950-1980.

Meriden also owned Wadham House at No. 9 Wallis Avenue, Strathfield. The latter was a small preparatory school for boys and girls purchased by Meriden in 1957. This purchase re-introduced boys to the youngest classes at Meriden. The Nursery School was discontinued as the numbers dropped. The remainder of the students moved back to the main campus when Wadham House was sold in 1967.

Meriden had long been interested in purchasing Branxton and had approached P.L.C. on a number of occasions:

*'Over the years Meriden had contemplated potential uses for the site...Suggestions had ranged from a house for the Principal to a senior college, but now the purchase had finally been made it was announced that this, the third campus, would initially be used to reopen the pre-kindergarten class in 1997 and to provide a senior annex.'*<sup>38</sup>

Branxton was renamed Lingwood and re-opened on 17 September, 1997. The occasion is commemorated by a plaque attached to the wall near the front door (Figure 53).

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<sup>36</sup> Strathfield Population Data. <https://strathfieldheritage.org/people/demographics/strathfieldhistoric-population/>

<sup>37</sup> Michael Jones, op.cit., 1985, p.112

<sup>38</sup> Anne Cooke, Visions of Parnassus: Meriden's First 100 Years, NSW, The School, 1997, p.154.

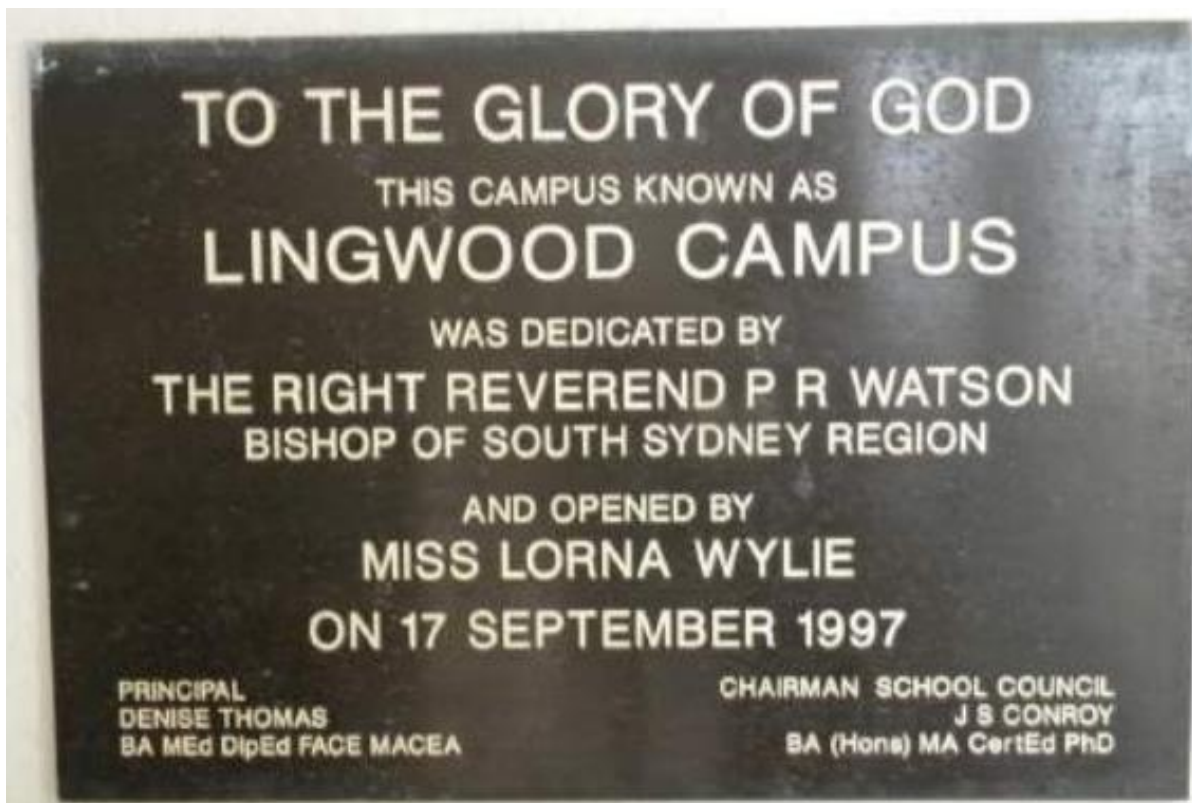


Figure 53 - Plaque commemorating the re-opening of Lingwood

Source: *Weir Phillips Heritage*

### 3.4. JUNIOR SCHOOL

By 1892, there were three dwellings constructed on the Junior School site, two along Redmyre Road at the corner of Vernon Street, and one dwelling further south within the centre portion of the site (refer to Figure 54). The dwelling at the corner of Redmyre Road and Vernon Street is still standing and forms part of the Junior School site.

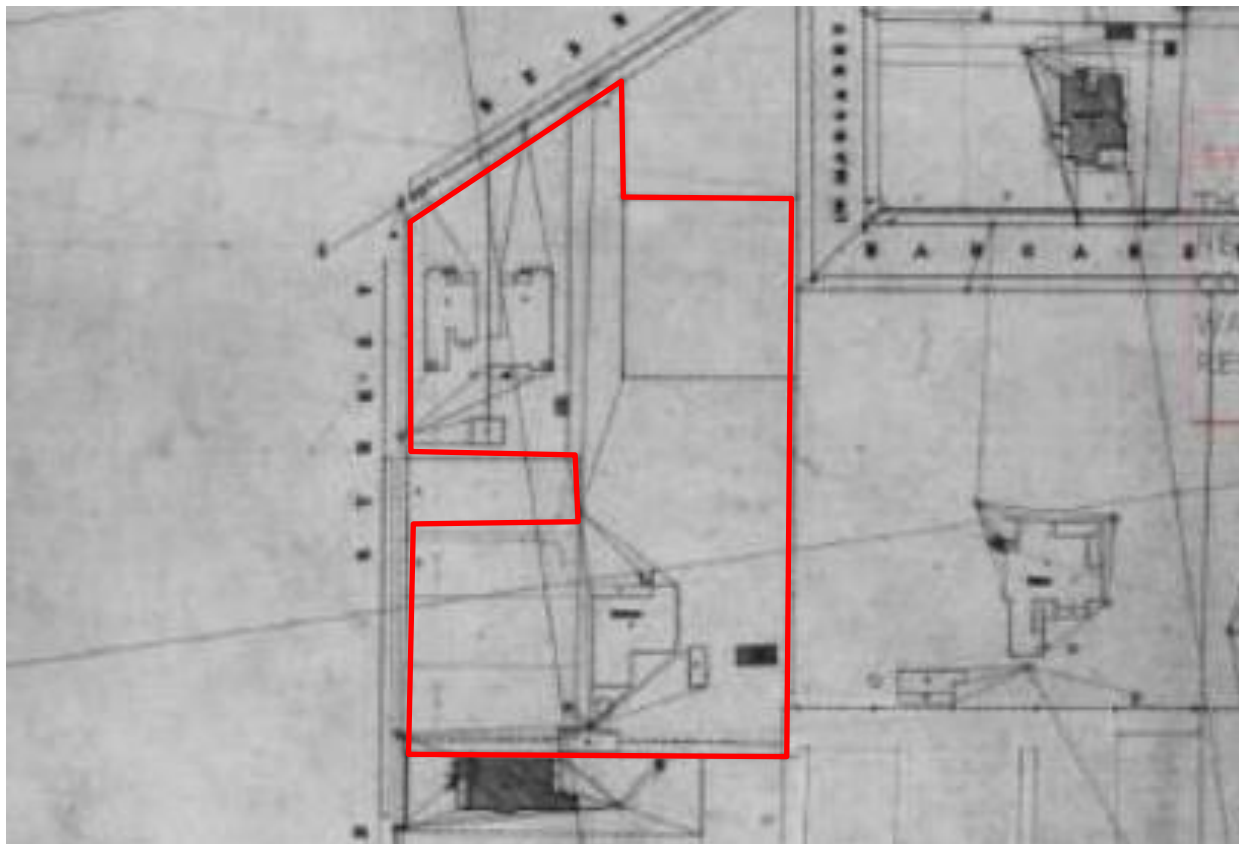


Figure 54 - S.F. Peterson, Detailed Survey Branch, M.W.S.D. & B, Strathfield, Sheet 27, June 1892.

Source: Sydney Water Archives, PWDS1544-S978.

By the 1940s, dwellings along Vernon Street had been constructed and included dwellings of various styles, ranging from Federation period dwellings to interwar dwellings (refer to Figure 55). Another new building was constructed within the site fronting Margaret Street. This building has now been replaced with the current classroom buildings.





Figure 55 – Historical 1943 aerial with the Junior School outlined in red

Source: SIX Maps 2019

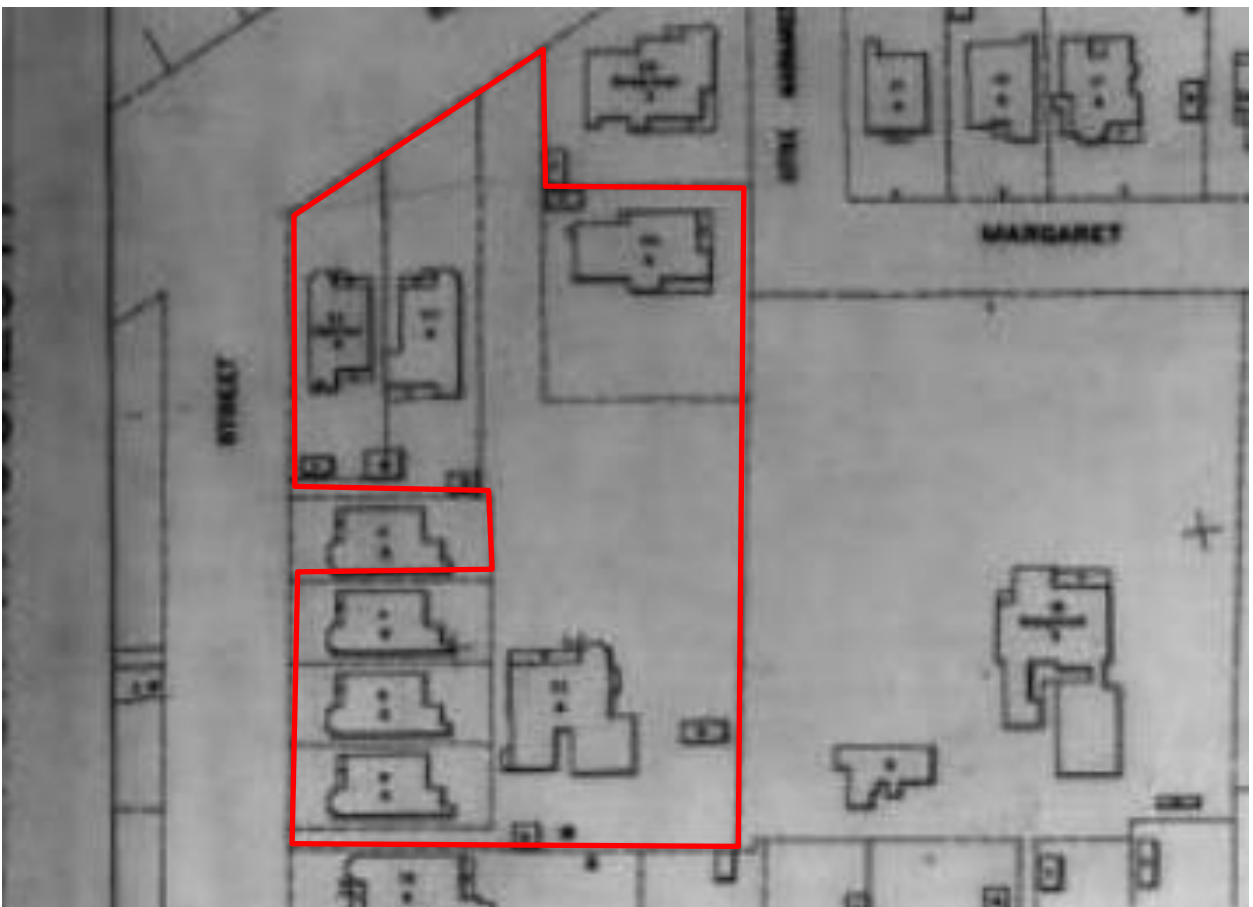


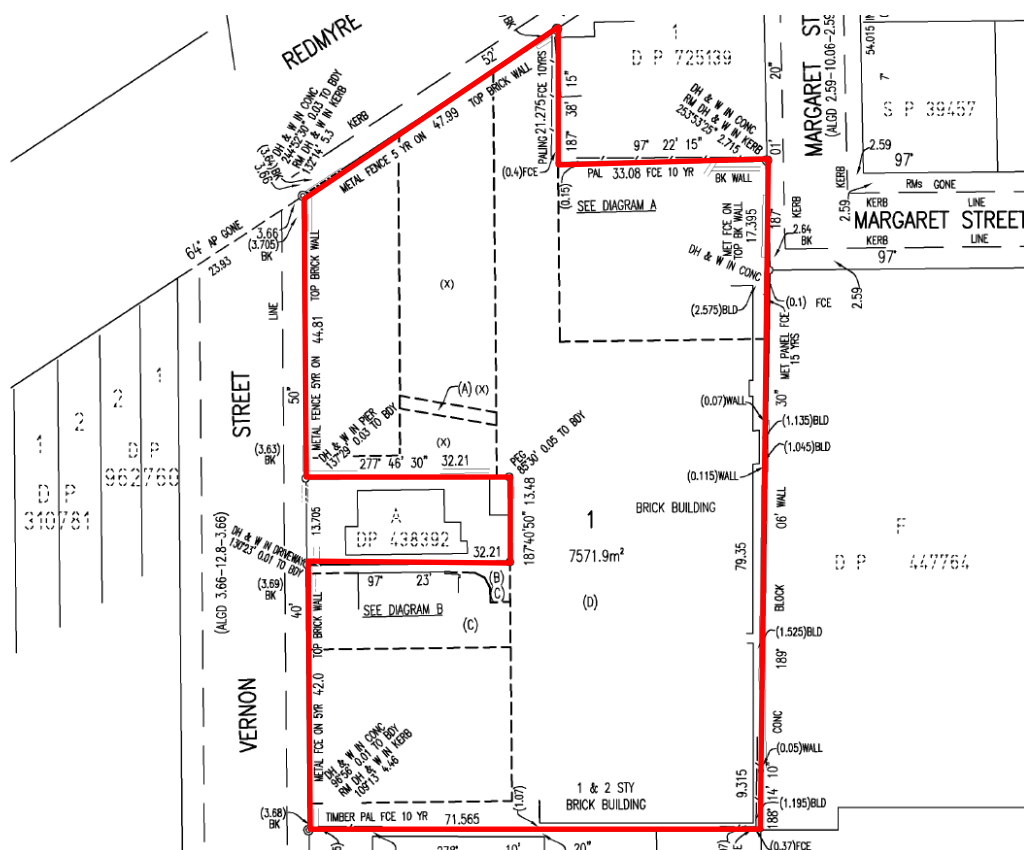
Figure 56 - A. Oldfield, Survey and House Services Branch, M.W.S.D. & B, Strathfield, Detail Sheet 832, 25.3.1952

Source: Sydney Water Archives, DS832

- Pre-2009 Denise Thomas Building (Junior Campus).
- Pre-2009 Junior School Administration Office (Junior Campus).
- 2010 Blackman Auditorium (Junior Campus).
- 2017 The Cottage Uniform Shop and MOOSH facility (Junior Campus).

The current lot boundary was created in through a lot consolidation in July 2018, which created a single lot consolidating the following prior land holdings:

- Lot B, Deposited Plan 438392
- Lot 1, Deposited Plan 9132067
- Lot 1, Deposited Plan 938039
- Lot 2, Deposited Plan 961363
- Lot 1, Deposited Plan 176689
- Lot 1, Deposited Plan 448299
- Lot 1, Deposited Plan 725138
- Lot 1, Deposited Plan 916135



Source: SAI Global, Deposited Plan 1244199

## 4. ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1. 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 the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. ESTABLISHED STATEMENTS OF SIGNIFICANCE – THE SUBJECT SITE

#### 4.2.1. Senior School Campus – Heritage Item

The following Statement of Significance for *Meriden School* has been sourced from the NSW State Heritage Inventory listing for the place:<sup>39</sup>

*In 1897 Mrs. Monkton established a school in her home in Agnes St. The house was called Meriden. When her husband died she moved to a small cottage in Woodward Ave, in 1907. In 1908 Miss Bertha Turner purchased the school and established it as the Meriden Private School for Girls. It was later moved to a site on The Boulevarde and finally to Redmyre Road. She bought the property next door and in 1926 she returned to England and the school was purchased by Strathfield citizens headed by Mr. Maitland Brown. In 1929 it was taken over by the Church of England. The main building is a two storey symmetrical brick school that is the focal point of the vista along Raw Square. It has a slate roof, arched fanlights to ground floor windows, projecting brick bays to either end, iron gates and hedge to Redmyre Road. Meriden School is of local significance for its social and historical associations in the development of Strathfield.*

Urbis agrees with the above assessment of significance, and we have had regard to this assessment in the discussion of potential heritage impact in this report.

#### 4.2.2. Lingwood Prep School – Heritage Item

The following Statement of Significance for *Lingwood - Victorian House and Garden (formerly Branxton)* has been sourced from the NSW State Heritage Inventory listing for the place:<sup>40</sup>

*The remnant garden bed planting and garden details are good examples of past landscaping design elements. The house, now Pre-school Centre is set well back from the street with only glimpses visible of the slate roof and timber verandah detailing.*

The following Statement of Significance for the Lingwood Prep School site has been directly taken from the Heritage Impact Statement for the site prepared by Weir Phillips Heritage in December 2017:

*Lingwood, No. 16 Margaret Street, Strathfield, has local historic and aesthetic significance as a fine and substantially intact example of a Late Victorian period villa that still stands within its original lot boundaries. Erected c. 1884 by James Horace Aldous, it is typical of the type and standard of dwelling- albeit more modest in size than some examples- erected on the large lot re-subdivisions of the Redmire Estate that occurred during the late Victorian period. The villa retains remnants of its once fine Gardenesque Style front garden. The site has a long history of use for education, dating from 1942. It has social significance for its association with two well-known schools, P.L.C. Sydney and Meriden.<sup>41</sup>*

Urbis agrees with the above assessments of significance, and we have had regard to these assessments in the discussion of potential heritage impact in this report.

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<sup>39</sup> NSW State Heritage Inventory, Meriden School, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450122>

<sup>40</sup> NSW State Heritage Inventory, Lingwood - Victorian House and Garden (formerly Branxton), accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450110>

<sup>41</sup> P.55

### 4.2.3. Junior School – Heritage Conservation Areas

The eastern half of the Junior School campus is partially located with two Heritage Conservation Areas (HCAs), being the C14 Redmyre Road Conservation Area and the C16 Vernon Street Conservation Area, under the Strathfield Local Environmental Plan 2012.

#### 4.2.3.1. C14 Redmyre Road Conservation Area

The Strathfield Consolidated Development Control Plan 2005 contains the following statement of significance for the C14 Redmyre Road Conservation Area:

*Redmyre Road is of significance for its historical and architectural qualities. This Conservation Area displays a full range of housing that is dominated by early twentieth century architecture. It features a unified streetscape with predominantly single storey, well-maintained houses. The housing types include Victorian Italianate, Late Victorian/Early Federation and Federation/bungalow. Also featured is the Council Chambers. The central planting of Jacarandas in a grassed median strip and side planting of Brush Box form an important landscape feature to the street.<sup>42</sup>*

#### 4.2.3.2. C16 Vernon Street Conservation Area

The Strathfield Consolidated Development Control Plan 2005 contains the following statement of significance for the C16 Vernon Street Conservation Area:

*This Conservation Area contains many buildings from the late Nineteenth Century. It is of local significance as the villas retain their form and scale and they combine to provide an attractive streetscape. The villas are predominantly single storey with asymmetrical facades and projecting bays.<sup>43</sup>*

## 4.3. ESTABLISHED STATEMENTS OF SIGNIFICANCE – VICINITY HERITAGE ITEMS

### 4.3.1. Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield

The following Statement of Significance for *Uniting Church Strathfield* has been sourced from the NSW State Heritage Inventory listing for the place:<sup>44</sup>

*Situated on the 1867 Redmyre Estate the former Methodist Church is of local significance for its architectural qualities and as representative of suburban development in Strathfield. Constructed of brick it has a steeply pitched slate roof, an entry tower, circular motifs to the gables, rendered labels, large stained glass windows with stone tracery and rendered coping to the gables.*

### 4.3.2. Item 202, “Lauriston”—Federation house, Santa Maria Del Monte School at 49 The Boulevard, Strathfield

The following Statement of Significance for *Lauriston - Federation House, Santa Maria Del Monte School* has been sourced from the NSW State Heritage Inventory listing for the place:<sup>45</sup>

*Situated on the corner of Margaret Street, Lauriston was built in 1907 for renowned philatelist Amy Alfreda Vickery. The house was used as a school from 1943 and in 1951 it was taken over by the church of England and used by Trinity Grammar. In 1968 the Dominican Sisters acquired the building and it is now part of Santa Maria Del Monte School. A two storey brick building, it has a formal facade facing The Boulevard return verandah has masonry columns on brick supports. Margaret Street facade features a square tower with arched entry and a gable. A slate hip roof has a centrally located roof dormer. Large entry doors feature stained glass fan and side lights. Formal*

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<sup>42</sup> Strathfield Development Control Plan 2005, Part P, p.34, accessed at <https://www.strathfield.nsw.gov.au/assets/Planning/Part-P-Heritage.pdf>

<sup>43</sup> Ibid

<sup>44</sup> NSW State Heritage Inventory, Uniting Church Strathfield, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450048>

<sup>45</sup> NSW State Heritage Inventory, Lauriston - Federation House, Santa Maria Del Monte School, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450137>



brick gateposts, iron gates and brick and timber fence are important features. Lauriston is of local significance for its architectural qualities and historic association.

### 4.3.3. Item 203, “Brunyarra”—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevarde, Strathfield

The following Statement of Significance for *Lauriston - Federation House, Santa Maria Del Monte School* has been sourced from the NSW State Heritage Inventory listing for the place:<sup>46</sup>

*Brunyarra, located on the corner of Carrington Avenue was built in 1880 for John Spencer Brunton. It was a private home until 1928 when it became a reception/catering establishment. In 1955 the Sisters of St.Dominic purchased the building and established Santa Maria Del Monte Convent. A Victorian Italianate building constructed of rendered brick, it has a projecting two storey bay and a return verandah. Features include arched top windows, rendered labels with keystones, rendered eave brackets, rendered chimneys and large masonry columns to the verandah. An unsympathetic fence to The Boulevarde detracts from the streetscape value. Brunyarra is of local significance for its architectural qualities that contribute to the overall streetscape of The Boulevarde.*

## 4.4. SIGNIFICANCE ASSESSMENT – 4 VERNON STREET

### 4.4.1. Significance Assessment

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ guides.

Table 3 – Assessment of heritage significance

Criteria	Significance Assessment
<b>A – Historical Significance</b>  <i>An item is important in the course or pattern of the local area’s cultural or natural history.</i>	<p>The subject site at 4 Vernon Street is a typical Federation dwelling of no particular historic value. The building or property is not associated with any historic events, people or practices of significance. The building itself is a modified example of its typology and is not an intact representative example.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>

<sup>46</sup> NSW State Heritage Inventory, Brunyarra - Victorian Italianate Villa, Santa Maria Del Monte School, accessed online at <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2450138>

Criteria	Significance Assessment
<b>B – Associative Significance</b>  <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>The subject property at 4 Vernon Street has no known significant associations with people or communities of importance.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human occupation <input type="checkbox"/></li> <li>is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events <input type="checkbox"/></li> <li>provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<b>C – Aesthetic Significance</b>  <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<p>The subject dwelling at 4 Vernon Street is a modified example of its type and while it still retains a small number of original features, the integrity and intactness of the building detracts from its aesthetic significance. The building is typical of the period and style and does not demonstrate technical excellence or achievement architecturally or creatively. The building is not a major work by a significant architect or builder.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>is aesthetically distinctive <input type="checkbox"/></li> <li>has landmark qualities <input type="checkbox"/></li> <li>exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>has lost its design or technical integrity <input checked="" type="checkbox"/></li> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<b>D – Social Significance</b>  <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	<p>The subject property at 4 Vernon Street has no known significant social associations</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input type="checkbox"/></li> <li>is important to a community's sense of place <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input checked="" type="checkbox"/></li> </ul>
<p><b>E – Research Potential</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The building is typical of the period and style and does not demonstrate technical excellence or achievement architecturally or creatively.</p> <p>The subject property is not an identified archaeological item. The site has limited historic archaeological potential. There is no evidence that earlier structures were located on the subject site. Notwithstanding the above, it is beyond the scope of this report to conduct a detailed historic archaeological assessment of the property.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></li> <li>has little archaeological or research potential <input type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The subject building is a typical, modified examples of its typology, and is a common form and design for the period. Federation period dwellings are common throughout the Strathfield LGA and the broader Sydney region, with more intact and representative examples extant elsewhere.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>

Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>• demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>• shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>• is the only example of its type <input type="checkbox"/></li> <li>• demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>• shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• is not rare <input checked="" type="checkbox"/></li> <li>• is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li>• <i>cultural or natural places; or</i></li> <li>• <i>cultural or natural environments.</i></li> </ul>	<p>The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the immediate Heritage Conservation Area.</p> <p>The immediate Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its 'many buildings from the late Nineteenth Century'.</p> <p>The subject dwelling has some representative value as a typical example of a Federation dwelling, but its contributory value within the context of the immediate Heritage Conservation Area is limited.</p> <p>The subject site at 4 Vernon Street does not meet the requisite threshold for heritage listing under this criterion.</p>



Criteria	Significance Assessment
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>• is a fine example of its type <input type="checkbox"/></li> <li>• has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>• has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>• is a significant variation to a class of items <input type="checkbox"/></li> <li>• is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>• is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>• is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>• is a poor example of its type <input type="checkbox"/></li> <li>• does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>• does not represent well the characteristics that make up a significant variation of a type <input type="checkbox"/></li> </ul>

#### 4.4.2. Proposed Statement of Significance – 4 Vernon Street

The subject site at 4 Vernon Street, Strathfield is not considered to meet the threshold for heritage listing when assessed against the criteria set out by the Heritage Council of New South Wales.

The dwelling is a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the immediate Heritage Conservation Area.

While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and does not demonstrate technical excellence. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.

## 5. THE PROPOSAL

This SSDA seeks development consent for the alterations and additions to all three campuses of Strathfield Meriden School. The proposed works can be summarised as follows:

### Senior School Campus – New Centre for Music and Drama

- Demolition of the existing music building located towards the south-western corner of the Senior School Campus.
- Construction of a new 4-storey building incorporating a new music academy, drama facilities, music teaching rooms and staff facilities.

### Junior School – New Landscaped Playground

- Demolition of the existing residential dwelling at 4 Vernon Street.
- Construction of a new landscaped playground area.

### Lingwood Prep School – New Teaching and Administration Building

- Demolition of the existing single storey Business Office.
- Construction of a new two-storey building, designed with maximum flexibility to accommodate a wide range of uses, and to adapt with the demands of the school.



Figure 58 – Proposal structure plan

Source: AJ+C Architects

Further detail regarding the proposal is included hereunder.

## 5.1. SENIOR SCHOOL CAMPUS

It is proposed to demolish the existing music building and existing staff room building to the south west of the site, opposite the Lingwood Prep School on Margaret Street, and construct a new multi-level Centre for Music and Drama building. The following architectural plans have been provided by Allen Jack + Cottier (AJ+C) Architects dated 23 April 2019, and have been relied on in this report:

DA0000	COVER SHEET	N/A
DA1000	SITE PLAN	1:500@A1
DA1001	SITE ANALYSIS PLAN	1:500@A1
DA1100	DEMOLITION PLAN	1:100@A1
DA2000	FLOOR PLAN - LEVEL -2 (BASEMENT)	1:100@A1
DA2001	FLOOR PLAN - LEVEL -1 (BASEMENT)	1:100@A1
DA2100	FLOOR PLAN - LEVEL 0 (GROUND)	1:100@A1
DA2101	FLOOR PLAN - LEVEL 1	1:100@A1
DA2102	FLOOR PLAN - LEVEL 2	1:100@A1
DA2103	ROOF/PLANT PLAN - LEVEL 3	1:100@A1
DA3100	ELEVATION - NORTH / EAST	1:100@A1
DA3101	ELEVATION - SOUTH / WEST	1:100@A1
DA3200	SECTIONS	1:100@A1
DA3201	SECTIONS	1:100@A1
DA5100	SHADOW DIAGRAMS - SUMMER	1:1000@A1
DA5101	SHADOW DIAGRAMS - WINTER	1:1000@A1
DA6100	WALL DETAIL	Varies
DA6101	WALL DETAIL	Varies
DA9600	PHOTOMONTAGE	N/A
DA9700	MATERIALS BOARD	N/A

The following plans provide detail regarding the buildings to be demolished and the proposed new building.



Figure 59 – Aerial view of the Senior School Campus showing location of the buildings to be demolished in blue

Source: SIX Maps 2019



Figure 60 – Photo of the two buildings to be demolished

Source: Urbis







Figure 63 - Proposed Centre for Music & Drama Facing North-East from Margaret Street

Source: AJ+C Architects

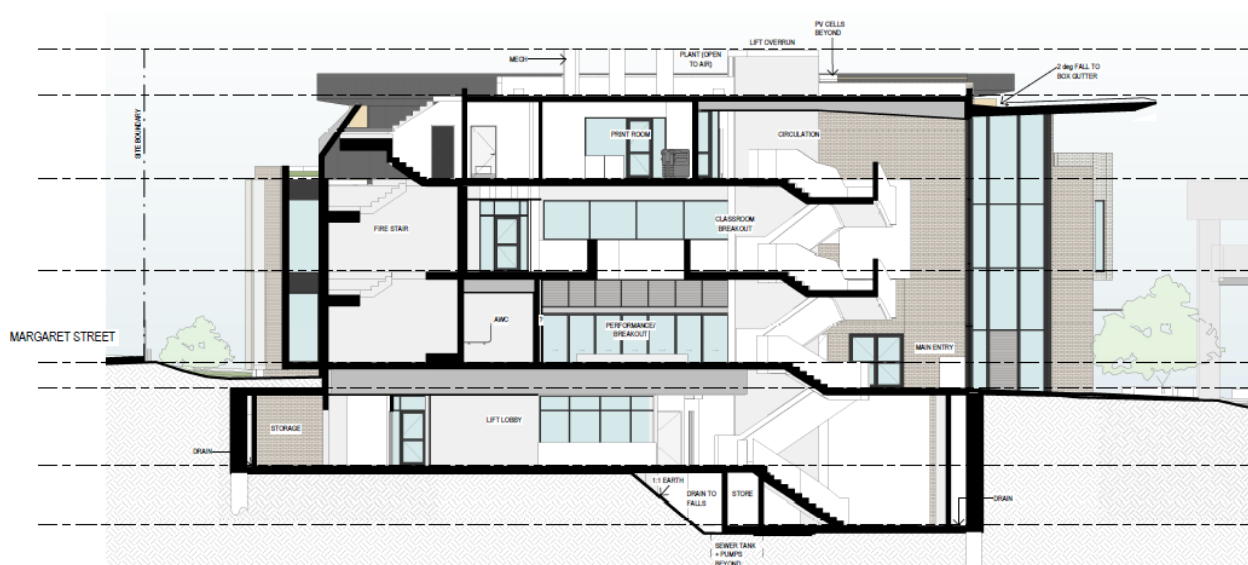


Figure 64 – Proposed north-south section (with Margaret Street to the left)

Source: AJ+C Architects

## 5.2. LINGWOOD PREP SCHOOL

It is proposed to demolish the existing administration building on the site, and construct a new two-storey administration and student centre with associated landscaping for the students. The following architectural plans have been provided by Allen Jack + Cottier (AJ+C) Architects dated 23 April 2019, and have been relied on in this report:

### DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION
DA0000	COVER SHEET	A
DA1000	SITE PLAN	A
DA1001	SITE ANALYSIS	A
DA1100	DEMOLITION PLAN	A
DA2100	GROUND FLOOR PLAN	A
DA2101	LEVEL 1 PLAN	A
DA2102	ROOF PLAN	A
DA3100	ELEVATIONS	A
DA3200	SECTIONS	A
DA3201	SECTIONS	A
DA3300	MATERIAL BOARD	A
DA4100	DETAILED WALL SECTIONS	A
DA5100	SHADOW DIAGRAMS - 09am	A
DA5101	SHADOW DIAGRAMS - 12pm	A
DA5102	SHADOW DIAGRAMS - 03pm	A
DA5103	VERNON SHADOW DIAGRAMS - 09am	A
DA5105	VERNON SHADOW DIAGRAMS - 03pm	A
DA5106	VERNON SHADOW DIAGRAMS - 12pm	A
DA9600	PHOTOMONTAGE	A

The following plans provide detail regarding the buildings to be demolished and the proposed new building.



Figure 65 – Aerial view of the Lingwood Prep School showing location of the building to be demolished in blue

Source: SIX Maps 2019



Figure 66 – Photo of the building to be demolished

Source: Urbis

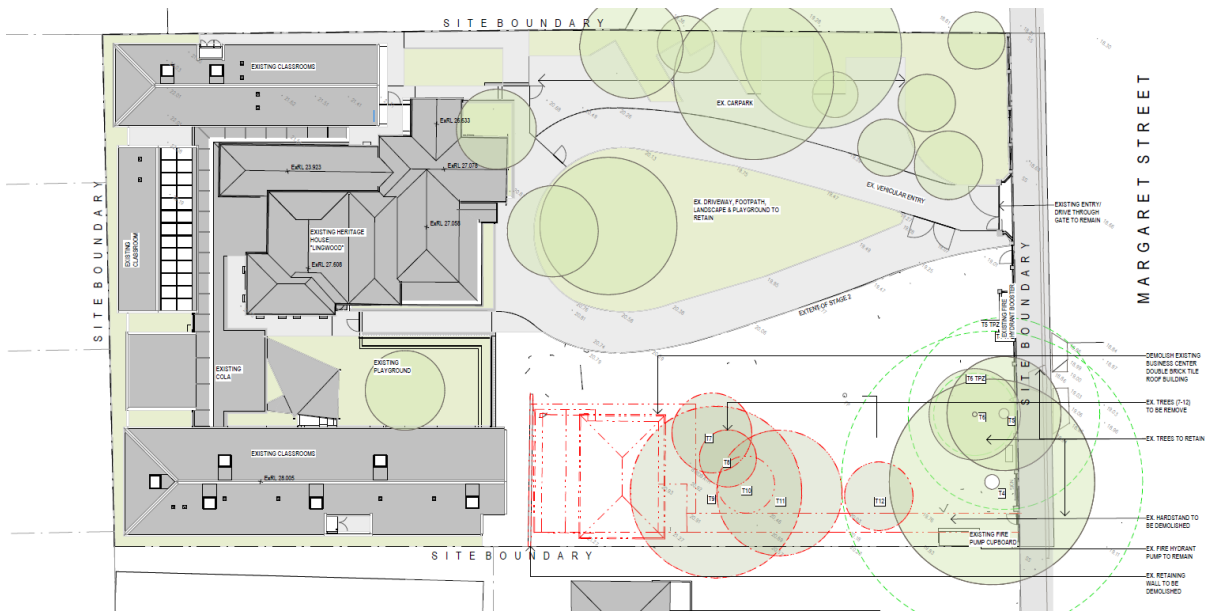


Figure 67 – Proposed demolition plan

Source: AJ+C Architects

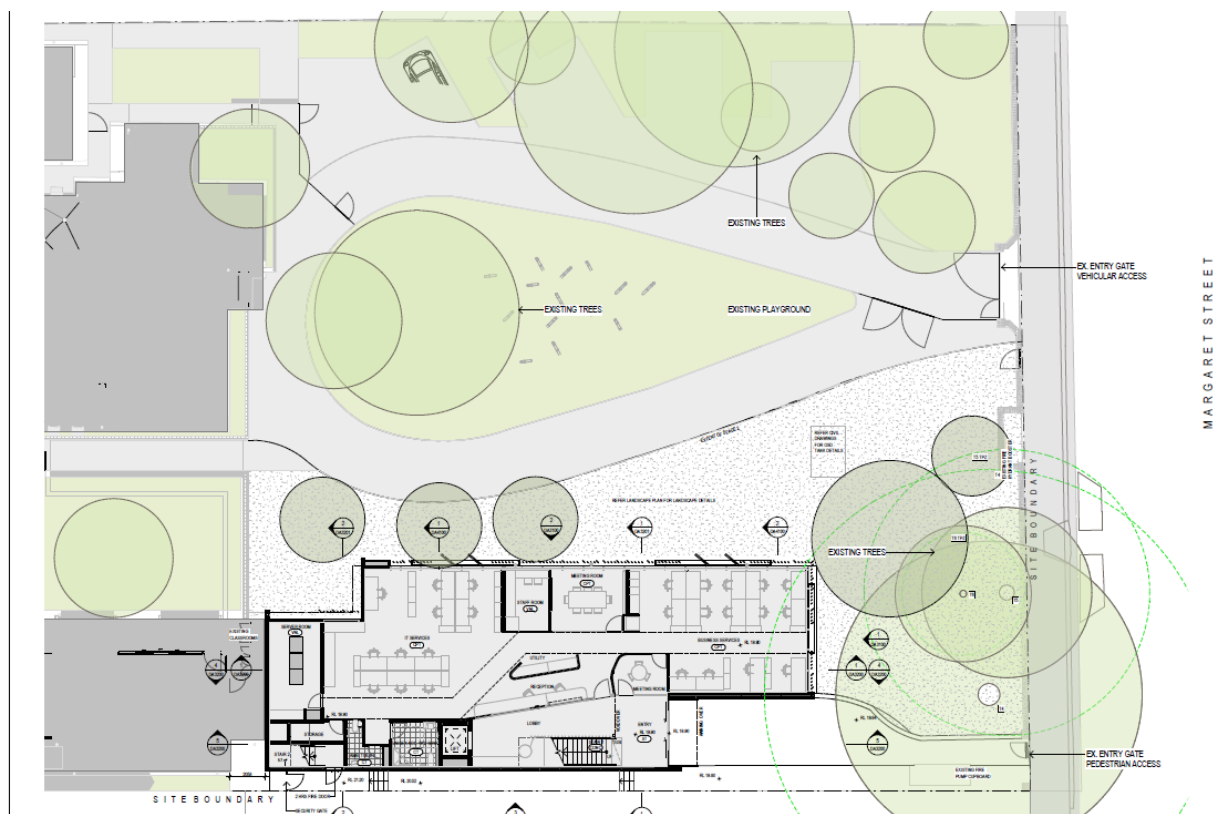


Figure 68 – Proposed ground floor plan

Source: AJ+C Architects

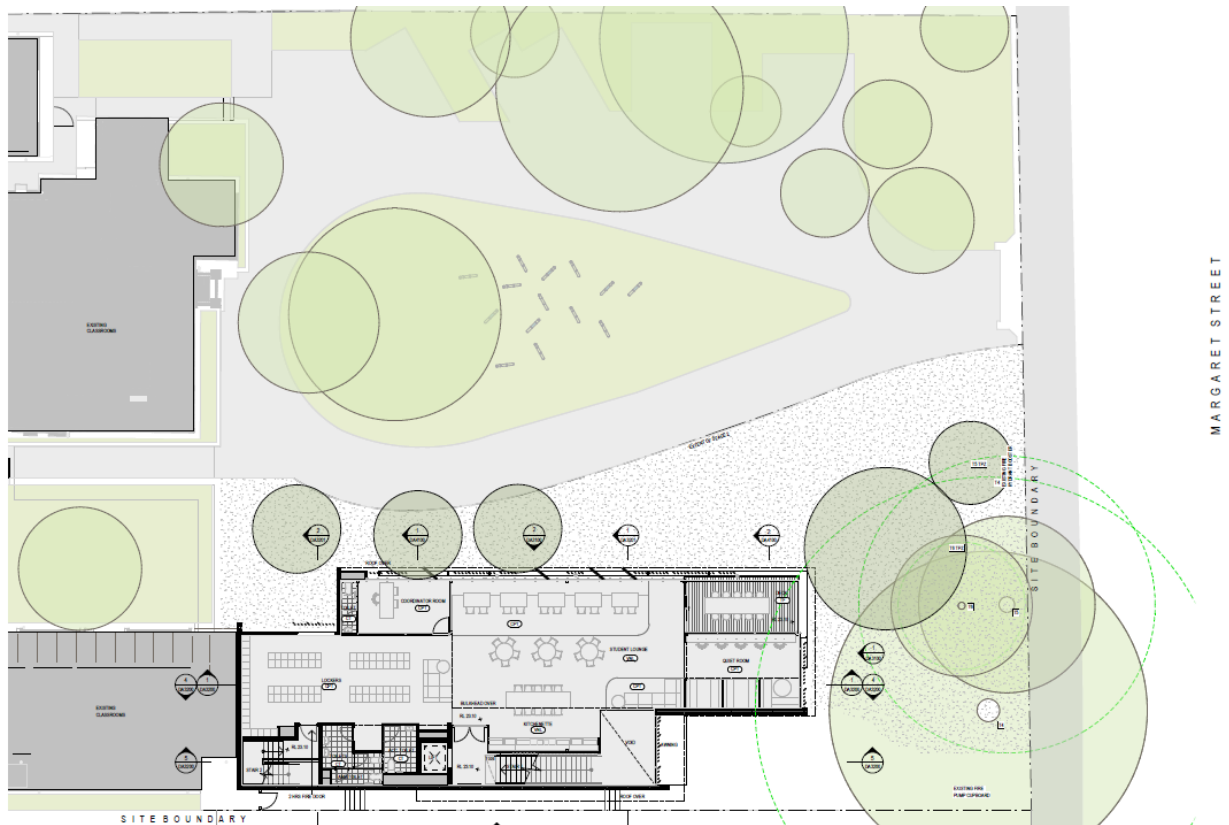


Figure 69 – Proposed first floor plan

Source: AJ+C Architects

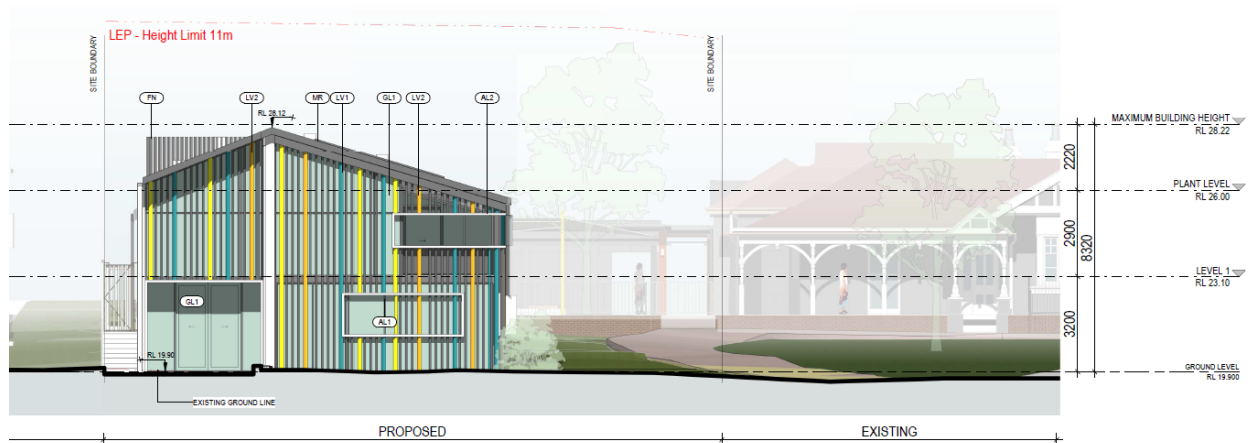


Figure 70 – Proposed view from Margaret Street

Source: AJ+C Architects



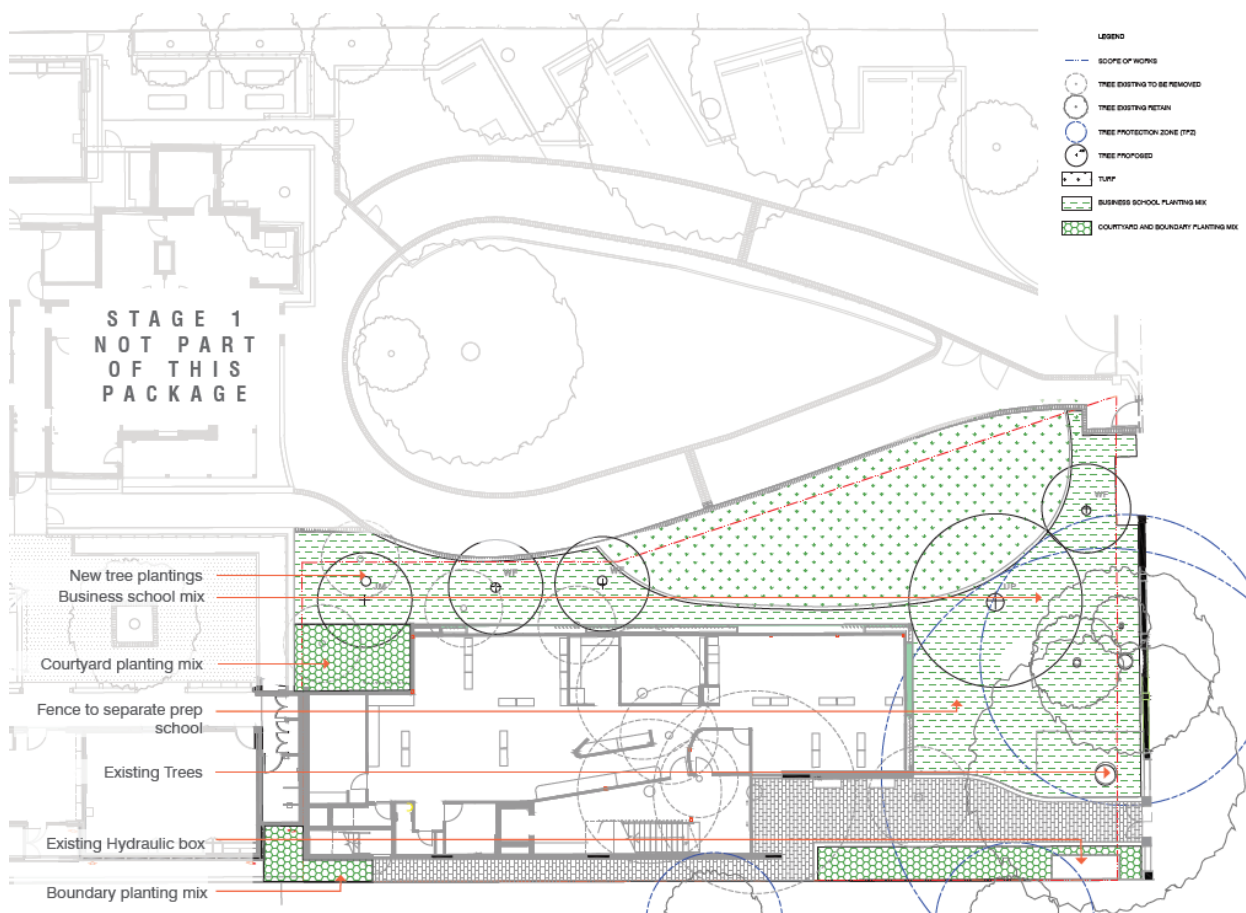


Figure 71 – Proposed landscaping plan

Source: AJ+C Architects

The following photomontage has been undertaken by the architects and demonstrates that the proposed new building and landscaping works have been carefully designed to be recessive in the existing landscape, nestled behind the mature trees along the northern boundary of the site. The significant view lines to the former Lingwood homestead will not be impacted, and the landscaped forecourt of the dwelling, including its tear-shaped driveway, will be retained.



Figure 72 – Existing photo towards the former Lingwood homestead (with current approved construction works visible)

Source: AJ+C Architects



Figure 73 – Proposed development outcome photomontage looking towards the former Lingwood homestead (showing proposed new building nestled behind existing mature vegetation and proposed sympathetic landscaping to the forecourt of Lingwood)

Source: AJ+C Architects



### 5.3. JUNIOR SCHOOL

It is proposed to demolish the existing dwelling on the site, and create a new outdoor play area for the students of the Junior School. We have been provided with a landscape design package by Oculus Landscape Architecture which have been relied on in this report. The following plans provide detail regarding the buildings to be demolished and the proposed outdoor play area.



Figure 74 – Aerial view of the Lingwood Prep School showing location of the building to be demolished in blue

Source: SIX Maps 2019



Figure 75 – Photo of the building to be demolished

Source: Urbis

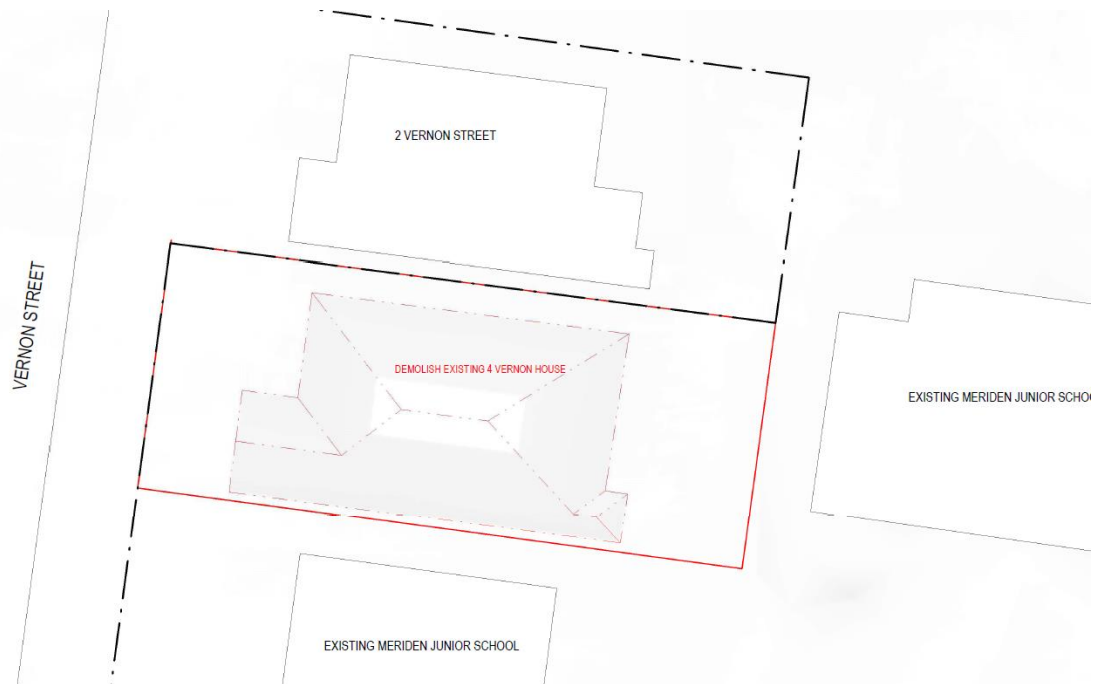


Figure 76 – Proposed demolition plan

Source: AJ+C Architects



Figure 77 – Proposed landscape plan

Source: Oculus

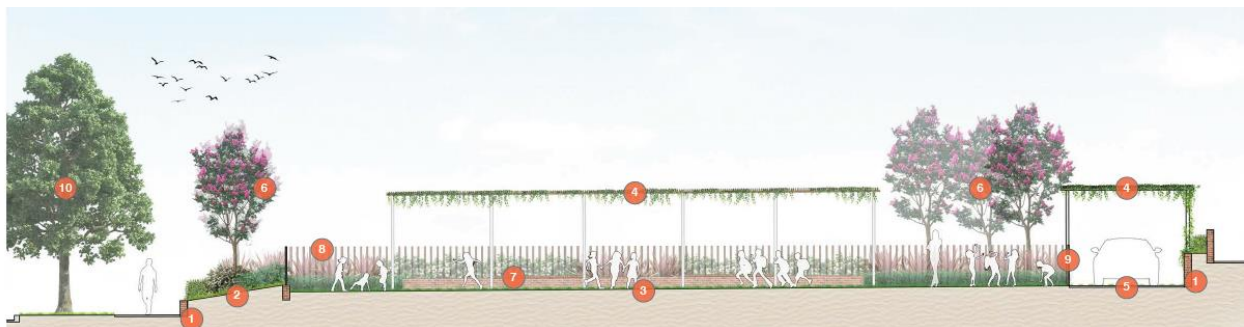


Figure 78 – Proposed landscape plan section

Source: Oculus



## 6. IMPACT ASSESSMENT

### 6.1. STATUTORY CONTROLS

#### 6.1.1. Strathfield Local Environmental Plan 2012

The proposed works are addressed in the table below in relation to the relevant clauses in the LEP.

Table 4 – Strathfield Local Environmental Plan 2012 – Heritage Impact Assessment

Clause	Discussion
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(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):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(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,</p> <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>Each of the three campuses has its own heritage context, as detailed at Section 1.5. In summary, both the Senior School Campus and Lingwood Prep School are listed as individual heritage items under the Strathfield Local Environmental Plan (LEP) 2012 (Items 187 and 176 respectively), and parts of the Junior School are located within two adjoining Heritage Conservation Areas (HCAs).</p> <p>The SSDA seeks development consent for the alterations and additions to all three campuses of Strathfield Meriden School (the subject site). The proposed works can be summarised as follows:</p> <p><u><i>Senior School Campus – New Centre for Music and Drama</i></u></p> <ul style="list-style-type: none"> <li>• Demolition of the existing music building located towards the south-western corner of the Senior School Campus.</li> <li>• Construction of a new 4-storey building incorporating a new music academy, drama facilities, music teaching rooms and staff facilities.</li> </ul> <p><u><i>Junior School – New Landscaped Playground</i></u></p> <ul style="list-style-type: none"> <li>• Demolition of the existing residential dwelling at 4 Vernon Street.</li> <li>• Construction of a new landscaped playground area.</li> </ul> <p><u><i>Lingwood Prep School – New Teaching and Administration Building</i></u></p> <ul style="list-style-type: none"> <li>• Demolition of the existing single storey Business Office.</li> <li>• Construction of a new two-storey building, designed with maximum flexibility to accommodate a wide range of uses, and to adapt with the demands of the school.</li> </ul> <p>An expanded discussion of the proposed works is included at Section 5 of this report.</p> <p>Accordingly consent for the proposal is required under this clause.</p>

Clause	Discussion
<p><b>(4) Effect of proposed development on heritage significance</b></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>A detailed impact assessment is included hereunder in Sections 6.1.2 and 6.2.</p> <p>Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality.</p>
<p><b>(5) Heritage assessment</b></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),</p> <p>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 Heritage Impact Statement has been prepared to assess the potential heritage impacts of the proposal “<i>on the heritage significance of the heritage items on the site</i>”, in accordance with <i>Part 9 Heritage</i> of the SEARs.</p> <p>This Heritage Impact Statement satisfies this clause.</p>
<p><b>(6) Heritage conservation management plans</b></p> <p>The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.</p>	<p>There are no Conservation Management Plans for the subject site that need to be referred to in this assessment. Further, the proposal will not have the degree of impact on significant fabric to warrant the preparation of a Conservation Management Plan.</p>

Clause	Discussion
<p><b>(7) Archaeological sites</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>The subject property is not an identified archaeological item. The sites have limited historic archaeological potential. Earlier known structures across all three of the subject campuses are restricted to residential dwellings constructed in the late nineteenth century or early twentieth century, which were typical of existing development found in the immediate vicinity of the subject site and the broader Strathfield locality. Subsurface deposits (if there are any) are unlikely to be of heritage significance and are unlikely to yield new or significant information. All three sites are highly disturbed as a result of building works associated with the school over the last 100 years.</p> <p>Notwithstanding the above, the provisions of the <i>Heritage Act 1977</i> prevail in relation to unexpected finds. Should a detailed historical archaeological assessment be required, this can be prepared as a separate stand-alone assessment. The remainder of the impact assessment in this report focuses on the potential built heritage impacts of the proposal.</p>
<p><b>(8) Aboriginal places of heritage significance</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The subject property is not identified as a place of Aboriginal heritage significance. Reference should be made to the Aboriginal Cultural Heritage Assessment Report prepared for the place in accordance with the SEARs by Ecological.</p>

## 6.1.2. Strathfield Consolidated Development Control Plan 2005

The proposed works are addressed in the table below in relation to the relevant provisions in the DCP.

Table 5 – Strathfield Consolidated Development Control Plan 2005 – Heritage Impact Assessment

Clause	Discussion
<b>PART P - HERITAGE</b>	
<b>2 Development of Heritage Items</b>	
2.2 Setting	(i) <u>Senior School Campus</u>
Controls	No original elements which contribute to the heritage significance of the Meriden School heritage item are proposed to be removed or altered. The principal elements of significance within the broader heritage listed property are generally confined to the Redmyre Road frontage to the north, including the Wallis Hall building. The buildings to be demolished at the Margaret Street frontage of the heritage listed property are typical mid-twentieth-century school buildings and are not required to be retained on heritage grounds. No important or significant landscape features of the place will be removed or altered, and the works are confined to the south-western corner of the site, away from the principal Redmyre Road frontage.
(i) Original elements that contribute to the setting of a heritage item such as landscaping, fences and gates, driveways, seawalls etc. should not be removed and, traditional garden designs should be reinstated where possible.	<p><u>Lingwood Prep School</u></p> <p>The proposal for the Lingwood Prep School necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a medium timeframe.</i></p> <p><i>Trees 8 and 10 proposed for removal were identified as Jacaranda mimosifolia (Jacaranda) and Brachyciton acerifolius (Illawarra Flame Tree) respectively and are located adjacent to the eastern site boundary. The trees are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a short timeframe.</i></p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in</p>



Clause	Discussion
	<p>close proximity to this location. Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p>No other landscape elements are required to be removed as part of the subject proposal. The existing administration building is a later and highly modified building and is not required to be retained on heritage grounds as it does not contribute to the significance of the Lingwood heritage item.</p> <p><u>Junior School</u></p> <p>N/A – the proposal does not affect any listed heritage items.</p>
<p>(ii) New structures on land on which a heritage item is located such as swimming pools and outbuildings should be located so that they do not adversely impact on the significance of the heritage item.</p>	<p>The subject property campuses are unique with regard to this provision, as both the Senior School Campus and the Lingwood Prep School sites are heritage listed in their entirety, and both contain a number of school buildings of varying degrees of significance and contribution value.</p> <p><u>Senior School Campus</u></p> <p>The Senior School Campus site is wholly heritage listed as Meriden School, and contains a number of buildings ranging from early twentieth century buildings to modern post-2000s buildings. The proposed new Centre for Music and Drama building will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The proposed new administration and student centre will be constructed along the eastern boundary of the Lingwood heritage item property, replacing the existing later / modified administration centre. The new building will be larger in area than the existing to accommodate a range of necessary functions for the school, and provide a higher level of amenity for students and staff members. While the new building will be located within the curtilage of the Lingwood heritage item, and forward of the existing Lingwood building line, the nature of the Meriden School in this urbanised location means that new development to accommodate the growing and</p>

Clause	Discussion
	<p>changing needs of the school, needs to be located in the heritage curtilage as this is the only space available.</p> <p>The overall form of the building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the place. Potential heritage impacts of the proposed new building have been mitigated through the following design:</p> <ul style="list-style-type: none"> <li>• The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.</li> <li>• The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.</li> <li>• The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.</li> <li>• This building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</li> </ul> <p>Overall the proposed new building on the Lingwood Prep School will have a degree of heritage impact, however this is considered acceptable given the constrained nature of the overall Meriden School property, the need for improved facilities for the students and staff, and the numerous design</p>

Clause	Discussion
	<p>approaches which have sought to minimise the visual impact of the new building on the identified heritage significance of the Lingwood heritage item.</p> <p><u>Junior School</u></p> <p>N/A – the proposal does not affect any listed heritage items.</p>
<p>(iii) The natural landform and character of the area within which a Heritage Item is located, should be maintained, avoiding any cut and fill to land when constructing new buildings and landscaping grounds.</p> <p>(iv) Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application.</p> <p>(v) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.</p>	<p><u>Senior School Campus</u></p> <p>The proposed Centre of Music and Drama building on the Senior School Campus fronting Margaret Street has been designed to respond to the dominant building heights, form and scale of adjacent development along this street alignment, by providing for part of the building to be sunken into the ground, providing two partial basement levels below ground. This design reduces the overall bulk and scale of the new building, and while not being in close proximity to any of the principal significant buildings on the site, these basement levels allow for a more consistent scale along Margaret Street in conjunction with the adjoining twentieth and twenty-first century school and apartment buildings. These new partial basement levels will not have any impact on the significant elements on the Meriden School heritage item. The basement levels will not detract from the presentation of the new building to the street, or affect the streetscape.</p> <p><u>Lingwood Prep School</u></p> <p>The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor. The new building on this site does not propose any basement levels.</p> <p><u>Junior School</u></p> <p>N/A – the proposal does not affect any listed heritage items.</p>
<p>2.3 Scale</p> <p>Controls</p> <p>(i) Development on the site of a heritage item must not dominate the item or detract from its significance.</p> <p>(ii) Development shall not obstruct significant views to and from the item of significance.</p>	<p><u>Senior School Campus</u></p> <p>The proposed additions to the Senior School Campus are located fronting Margaret Street to the southern boundary of the site, and are located a substantial distance from the principal elements of heritage significance, being the Wallis Hall building along Redmyre Road. The proposed additions will not dominate the significant buildings on the site, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>The proposed new Centre for Music and Drama building will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is</p>

Clause	Discussion
	<p>substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><u>Lingwood Prep School</u></p> <p>As discussed above, the overall form of the building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the place. Potential heritage impacts of the proposed new building have been mitigated through the following design:</p> <ul style="list-style-type: none"> <li>• The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.</li> <li>• The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.</li> <li>• The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.</li> <li>• This building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</li> </ul> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the building will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be</p>



Clause	Discussion
	<p>visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained. The following photomontage demonstrates the recessive location and form of the proposed new building.</p>  <p>Overall the proposed new building on the Lingwood Prep School will have a degree of heritage impact, however this is considered acceptable given the constrained nature of the overall Meriden School property, the need for improved facilities for the students and staff, and the numerous design approaches which have sought to minimise the visual impact of the new building on the identified heritage significance of the Lingwood heritage item.</p> <p><u>Junior School</u></p> <p>N/A – the proposal does not affect any listed heritage items.</p>
<p><b>2.4 Form</b></p> <p><b>Controls</b></p> <p>(i) Important elements of the form of a heritage item such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.</p> <p>(ii) Development of a heritage item must seek to reconstruct missing architectural detailing of a Heritage Item where possible, including gables, finial trims, front verandahs or bays.</p> <p>(iii) Verandahs on the front and sides of a heritage item should not be filled in.</p> <p>(iv) Additions and alterations to a heritage item should not detract from</p>	<p>The subject property campuses are unique with regard to this provision, as both the Senior School Campus and the Lingwood Prep School sites are heritage listed in their entirety, and both contain a number of school buildings of varying degrees of significance and contribution value.</p> <p>None of the proposed works seek to make alterations to the significant buildings which form part of the heritage items 'Meriden School' and 'Lingwood'. The principal built elements of heritage significance are the Wallis Hall building fronting Redmyre Road on the Meriden School heritage item, and the former homestead on the Lingwood heritage item. Both of these buildings will be retained as existing with no proposed alterations to any of the fabric.</p>

Clause	Discussion
<p>important aspects of the form of the heritage item.</p> <p>(v) The original shape of the roof of a Heritage Item should not be altered.</p>	
<p><i>2.5 Materials and colours</i></p> <p>Controls</p> <p>(i) The original wall treatment of a Heritage Item must be retained where possible. Unpainted brick or stone on a Heritage Item should not be painted or rendered.</p> <p>(ii) Original materials of heritage items should not be replaced with different materials or materials of different colour.</p> <p>(iii) Non-original materials of heritage items that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.</p> <p>(iv) Painting, rendering or bagging of original face brickwork and/or stonework is not permitted.</p> <p>(v) The texture of original rendered finishes should not be changed.</p> <p>(vi) Materials for additions and alterations to heritage items should be compatible with the original materials of the heritage item.</p> <p>(vii) Colour schemes for heritage items should have a hue and tonal relationship with traditional colour schemes for the period and style of the heritage item.</p> <p>(viii) The use of fluorescent paint on heritage items is not permitted.</p> <p>(ix) The façade of a heritage item is not to be painted in a corporate colour scheme.</p> <p>(x) The use of modern finishes including stencilled concrete for driveways associated with heritage items is not permitted.</p>	<p>As discussed above, none of the proposed works seek to make alterations to the significant buildings which form part of the heritage items 'Meriden School' and 'Lingwood'. The principal built elements of heritage significance are the Wallis Hall building fronting Redmyre Road on the Meriden School heritage item, and the former homestead on the Lingwood heritage item. Both of these buildings will be retained as existing with no proposed alterations to any of the fabric.</p>

Clause	Discussion
<p>(xi) The original roof cladding of a heritage item (slate, tiles or corrugated iron) should not be changed if it is in good repair.</p> <p>(xii) Sandblasting to remove paint from brick or stone should not be undertaken on a heritage item as it exposes it to weathering and may change its appearance.</p>	
<p><i>2.6 Alterations and additions</i></p> <p>Controls</p> <p>(i) Alterations and additions must not adversely impact the significance of a heritage item.</p> <p>(ii) Any alterations and additions must be consistent with the scale, form, proportion, details and materials of the heritage item.</p> <p>(iii) Alterations and additions to heritage items must be located so as to minimise their visibility and prominence from the street or adjoining streets, and the height must not be seen above the main ridgeline of the building.</p> <p>(iv) Ancillary buildings on the same site as a heritage item must be located so as to not obscure the significant elements of the Item.</p>	<p>(i) – (iii) As discussed above, none of the proposed works seek to make alterations to the significant buildings which form part of the heritage items 'Meriden School' and 'Lingwood'. The principal built elements of heritage significance are the Wallis Hall building fronting Redmyre Road on the Meriden School heritage item, and the former homestead on the Lingwood heritage item. Both of these buildings will be retained as existing with no proposed alterations to any of the fabric.</p> <p>The new additions are confined to be buildings being constructed as new and distinctly separate elements within the broader heritage curtilage of the items.</p> <p>(iv) The proposed new buildings are ancillary buildings to the principal heritage buildings on the heritage items, and are required to provide much needed space and facilities for the school's students and staff members. As already discussed in detail above, the proposed new buildings have been designed to be as sympathetic and recessive as possible in comparison to the principal heritage values of the heritage items. The proposed new buildings (being the Centre for Music and Drama on the Meriden School heritage item site and the Admin and Student Centre on the Lingwood heritage item) will not obscure the principal significant elements of the heritage items.</p> <p>The proposed new building on the Senior School Campus will not dominate the significant buildings on the heritage item, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the proposed new building on the Lingwood Prep School will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.</p>
<p><i>2.7 Doors and windows</i></p> <p>Controls</p> <p>(i) Original window and door openings in a heritage item should be retained. If the</p>	<p>As discussed above, none of the proposed works seek to make alterations to the significant buildings which form part of the heritage items 'Meriden School' and 'Lingwood'. The principal built elements of heritage significance are the Wallis Hall building fronting Redmyre Road on the Meriden School heritage item, and the former homestead on the Lingwood heritage item.</p>


Clause	Discussion
<p>original doors or windows have been lost, they are to be replaced with one of similar size, type and material for the age and style of the Item.</p> <p>(ii) Where original windows and doors in a heritage item have been removed and replacement of the new joinery is proposed, the form and detailing of the original windows and/or doors should be reconstructed.</p> <p>(iii) New dormer and roof windows of a house should preferably be located on rear roof slopes in preference to roof slopes visible from the street.</p> <p>(iv) New dormer windows visible from the street must be located to complement the design of the building with proportions and details which do not detract from the significance of the building.</p> <p>(v) Extensive areas of glazing visible from the Public Domain are not permitted unless this was a feature of the original design of the building.</p> <p>(vi) New skylights are not permitted in roof slopes visible from the Public Domain.</p> <p>(vii) New skylights that involve the removal of significant fabric (e.g. decorative plaster ceilings) are generally not supported.</p>	<p>Both of these buildings will be retained as existing with no proposed alterations to any of the fabric.</p>
<p><i>2.8 Car parking</i></p> <p>Controls</p> <p>(i) Garages and carports must be located behind the front building line.</p> <p>(ii) Garages should not be incorporated into the front façade of a heritage item.</p> <p>(iii) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.</p>	<p><u>Senior School Campus</u></p> <p>Not applicable, no vehicular provisions are included in the proposal and the proposal will not affect any existing access ways to the site.</p> <p><u>Lingwood Prep School</u></p> <p>Not applicable, no vehicular provisions are included in the proposal and the proposal will not affect any existing access ways to the site.</p> <p><u>Junior School</u></p> <p>Notwithstanding that the Junior School campus does not contain any heritage items, a brief assessment of the proposed car parking works have</p>




Clause	Discussion
<p>(iv) Applications that propose basement additions are required to provide a Structural Report from a practicing structural and geotechnical engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building as part of the development application.</p> <p>(v) The placement of the basement entrance should not detract from the street presentation of the item of the streetscape. Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.</p> <p>(vi) Refer to the Controls for Garages and Carports in the Residential section of this Development Control Plan for general provisions regarding garages and carports.</p>	<p>been included hereunder as this is only campus to which car parking works are proposed.</p> <p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.</p>
<p><i>2.9 Fencing</i></p> <p>Controls</p> <p>(i) Original fencing styles and materials on a heritage item should be repaired and retained where possible.</p> <p>(ii) New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.</p> <p>(iii) Unless evidence is provided to establish a greater height, solid fencing (i.e. brickwork/stone) forward of the building line should not be greater than 1m in height above the adjacent public footpath level.</p> <p>(iv) Unless evidence is provided to establish a greater height, fencing forward of the building line, constructed of material such as timber pickets, metal pickets or wrought metal panels or a combination of masonry and one of the above materials, should not be greater</p>	<p>No changes to the existing fences and fence alignments of the two heritage item properties are proposed (Meriden School heritage item on the Senior School Campus and the Lingwood heritage item).</p> <p><u>Lingwood Prep School</u></p> <p>The new building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</p>

Clause	Discussion
<p>than 1.5m in height above the adjacent public footpath level.</p> <p>(v) Original face brick or sandstone fencing to a heritage item should not be painted.</p> <p>(vi) For front boundaries where there is no existing front fence or the existing fence is not contemporary with the Heritage Item, a new low fence should be constructed. Materials used for front fencing of Heritage Items should be similar to those of the building or those for which there is historical evidence.</p> <p>(vii) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing.</p>	<p>See above.</p>
<p><i>2.10 Landscape elements including paving and driveways</i></p> <p>Controls</p> <p>(i) Original driveways and footpath crossings that relate to a heritage item should not be relocated.</p> <p>(ii) Double driveways and footpath crossings will generally not be permitted for houses listed as heritage items.</p> <p>(iii) Original or early garden layouts that contribute to the significance of the heritage item should not be altered.</p> <p>(iv) Established trees and shrubs that contribute to the significance of the heritage item should not be removed unless it can be established by an arborist that the health of the tree or shrub is such that it must be removed.</p> <p>(v) Proposals involving substantial works should consider landscaping the front setback in a manner appropriate to the age and style of the dwelling.</p>	<p><u>Senior School Campus</u></p> <p>No early, original or significant landscape elements will be removed or altered on the Senior School Campus as part of the proposal.</p> <p><u>Lingwood Prep School</u></p> <p>As already discussed above, the proposal for the Lingwood Prep School necessitates the removal of a small number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a medium timeframe.</i></p> <p><i>Trees 8 and 10 proposed for removal were identified as Jacaranda mimosifolia (Jacaranda) and Brachyciton acerifolius (Illawarra Flame Tree) respectively and are located adjacent to the eastern site boundary. The trees are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a short timeframe.</i></p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However,</p>

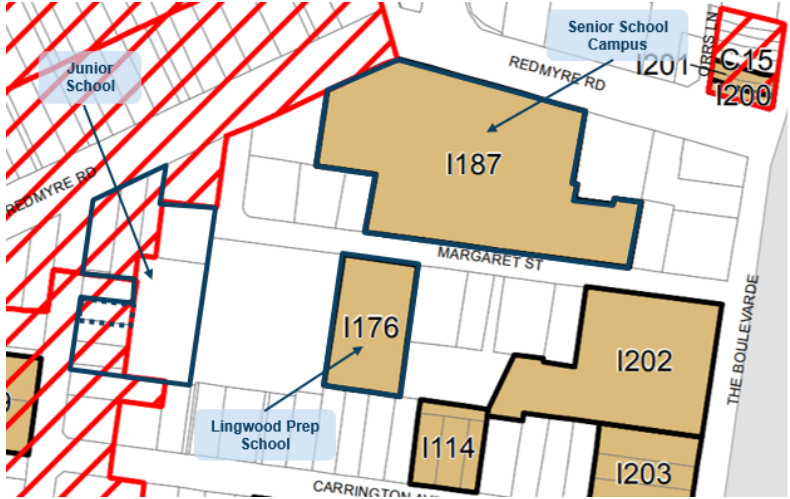
Clause	Discussion
	<p>these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.</p> <p>Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p>No other landscape elements are required to be removed as part of the subject proposal.</p> <p>The new building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</p> <p><u>Junior School</u></p> <p>As already discussed above, and notwithstanding that the Junior School campus does not contain any heritage items, a brief assessment of the proposed car parking works have been included hereunder as this is only campus to which car parking works are proposed.</p> <p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.</p>
<p><i>2.12 Modern technologies</i></p> <p>Controls</p> <p>(i) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof planes facing the rear yard of heritage items and in a position to</p>	<p>Both of the proposed new buildings (being the Centre for Music and Drama on the Meriden School heritage item site and the Admin and Student Centre on the Lingwood heritage item) are proposed to have photovoltaic panels on the roof. These panels will therefore be fixed to the new roof surfaces only and will not result in any adverse impacts to significant fabric on the heritage items.</p>

Clause	Discussion
<p>ensure they are not visible from the Public Domain.</p> <p>(ii) Modern technologies should not be higher than the main ridge line of a building that is or is part of a heritage item and shall be located so that they are not visible from the Public Domain.</p>	
<p><i>2.13 Demolition</i></p> <p>Controls</p> <p>(i) Buildings that are listed as heritage items or contribute to the significance of a heritage item shall not be demolished.</p> <p>(ii) Applications for the demolition of a heritage item must be accompanied by a Demolition Report. The report is to provide details of the heritage significance of the heritage item and is to address the applicable matters within this Part of the DCP. Plans of the replacement development are to be submitted with any application for demolition.</p> <p>Note: Submitting the documentation to seek approval to demolish a heritage item or contributory item does not imply that approval will be granted. Council may seek independent advice on aspects of any application for demolition.</p> <p>(iii) Partial demolition of heritage items may be possible subject to the merits of the proposal. Partial demolition of a heritage item may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the heritage item.</p> <p>(iv) Outbuildings associated with heritage items can only be demolished where a Statement of Heritage Impact has established that the outbuilding does not contribute to the heritage significance of the place and the</p>	<p>The buildings proposed to be demolished on the heritage items are not principal elements of significance on the sites, as discussed below. No aspects of the principal significant buildings on the sites will be demolished.</p> <p><u>Senior School Campus</u></p> <p>It is proposed to demolish the existing music building and existing staff room building to the south west of the Senior School Campus site, opposite the Lingwood Prep School on Margaret Street. These two buildings are typical examples of mid century education buildings and are not required to be retained on heritage grounds. The buildings are of a typical education building design for the period, are not formative examples of their typology and do not contribute to the significance of the heritage item. Their removal will have no impact on the significance or setting of the principal significant elements on the site, for example, the main Wallis Hall building along Redmyre Road to the north. The demolition of these two buildings is therefore considered acceptable and will have no adverse heritage impacts.</p>  <p><u>Lingwood Prep School</u></p> <p>The existing administration building on the site will be demolished to provide for the new building. The existing building presents as a mid century building of no particular architectural distinction. The building is potentially an earlier outbuilding which has been substantially reconstructed, and this is evident in the earlier bricks and timber roof struts. However, the original form and design of the building has been lost and the existing building does not contribute to the significance or understanding of the Lingwood heritage item, and is therefore no required to be retained on heritage grounds.</p>



Clause	Discussion
<p>demolition does not impact on the significance of the heritage item.</p> <p>(v) Where demolition is allowed, a photographic record of the building must be prepared for the site and submitted to Council prior to the commencement of the demolition works.</p>	
<p><i>2.14 Subdivision</i></p> <p>Controls</p> <p>(i) Subdivision of an allotment that includes a heritage item will not be approved unless it can be demonstrated in a Statement of Heritage Impact that an adequate curtilage of the heritage item is retained.</p> <p>(ii) Subdivision of land that includes a heritage item will not be allowed unless it can be established in a Statement of Heritage Impact that proposed or future development on the created allotments will not impact on important views to or from the heritage item.</p>	<p>No subdivision of the existing land holdings is proposed as part of this SSDA package.</p>
<p><i>2.15 Signage</i></p> <p>Controls</p> <p>(i) Signage on commercial buildings is to be confined to:</p> <ul style="list-style-type: none"> <li>– an under-awning sign of appropriate size;</li> <li>– a window sign in the ground floor shopfront of appropriate design; or</li> <li>– a first floor sign contained within a purpose designed panel on the building façade.</li> </ul> <p>(ii) The architectural details of a building are not to be obscured or damaged by commercial signage.</p> <p>(iii) Signage for the use of residential buildings for professional rooms or</p>	<p>No signage is proposed to form part of this SSDA package.</p>

Clause	Discussion
<p>commercial purposes is to be designed to have minimal impact on the significance of the heritage item.</p> <p>(iv) Backlight signs and neon signs should only be allowed for under-awning signs on commercial buildings.</p> <p>(v) Advertising structures are not permitted.</p>	
<p><i>2.16 Adaptive reuse</i></p> <p>Controls</p> <p>i) Alterations and additions to a building as part of adaptive reuse must be designed by a suitably qualified heritage architect to respect the original architectural qualities of the building such as building form, façade articulation, fenestration pattern, parapet profile and detail, materials and colours.</p> <p>ii) Adaptive reuse of a heritage item is to involve minimal change to the significant fabric of the place.</p> <p>iii) Adaptive reuse of a heritage item must respect significant associations and meanings of the place.</p> <p>iv) Retention of only the façades of the building is discouraged.</p> <p>v) New work necessary in the adaptive reuse of a heritage item should be distinguishable from original work and designed by a suitably qualified heritage architect.</p> <p>vi) Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet “deemed to comply” provisions of the Building Code of Australia. Proposals involving “alternative solutions” must be accompanied by a report from an appropriately qualified and experienced specialist confirming the proposal achieves the applicable performance requirements.</p>	<p>No adaptive re use of existing significant buildings on the heritage items is proposed as part of this SSDA package.</p>

Clause	Discussion
<p>vii) Access to heritage buildings must be provided in accordance with the requirements of the Disability (Access to Premises - buildings) Standards 2010. Accessibility solutions must be designed by a suitably qualified heritage architect and respond to the heritage significance of the site.</p>	
<b>3 Development in the Vicinity of Heritage Items</b>	
<p><b>3.2 Setting</b></p> <p>Controls</p> <p>1) Development in the vicinity of a heritage item should not be of such bulk or height that it visually dominates or overshadows the heritage item.</p> <p>2) Views to or from a heritage item should not be obscured by new development.</p> <p>3) Where a heritage item is part of a streetscape of buildings of consistent style, form and materials, development in the vicinity of the heritage item should incorporate elements of the dominant style, form and materials in the streetscape.</p> <p>4) Where trees are integral to the significance of a heritage item, development should not be allowed beneath the drip zone of the trees. An arborist report may be required to establish the development will not impact upon trees on nearby heritage items.</p>	<p><u>Vicinity Heritage Items</u></p> <p>There are a number of heritage items located within close proximity to the three Meriden School campuses, as outlined below.</p> <ul style="list-style-type: none"> <li>Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield.</li> <li>Item 202, "Lauriston"—Federation house, Santa Maria Del Monte School at 49 The Boulevarde, Strathfield.</li> <li>Item 203, "Brunyarra"—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevarde, Strathfield.</li> <li>Item 209, Russian Orthodox Church at 3–5 Vernon Street, Strathfield.</li> </ul> <p>All of the above heritage items are substantially distanced from the subject property campuses and there will not be any adverse heritage impact on any of the above vicinity heritage items as a result of the proposed works.</p>  <p>Items 202 and 203 form part of the adjacent Santa Maria Del Monte School grounds, and are eastward facing towards The Boulevarde, and Item 114 is southward facing on Carrington Avenue. The subject proposed works will have no physical or visual impact on these heritage items, and will not be visible in significant views towards these heritage items. There is no impact on the settings of any of these vicinity heritage items as a result of the proposal.</p>

Clause	Discussion
	<p>Item 209 is located on Vernon Street to the south of the Junior School campus on the opposite side of the road. The proposed works to the Junior School, comprising the demolition of the existing dwelling and construction of a new playground area, will have no impact on the adjacent heritage-listed church. The subject site has no known connection with the adjacent heritage-listed church and does not contribute to its setting or significance.</p> <p><u>Subject Heritage Items (Meriden School &amp; Lingwood)</u></p> <p>As discussed in detail already above, the proposed new buildings on the Senior School Campus and Lingwood Prep School sites have been designed to respond to their immediate contexts and are cognisant of the significance, setting and character of the respective heritage items.</p> <p>The proposed new buildings (being the Centre for Music and Drama on the Meriden School heritage item site and the Admin and Student Centre on the Lingwood heritage item) will not obscure the principal significant elements of the heritage items and will not detrimentally alter the settings of the items.</p> <p><i>Senior School Campus</i></p> <p>The existing setting of the principal significant elements within the Meriden School heritage item will not be affected by the proposed works. The proposed new building on the Senior School Campus will not dominate the significant buildings on the heritage item, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>The proposed new Centre for Music and Drama building will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><i>Lingwood Prep School</i></p> <p>The proposal for the Lingwood Prep School necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using</i></p>



Clause	Discussion
	<p><i>healthy, advanced-size specimens could replace the loss of amenity from tree removal within a medium timeframe.</i></p> <p><i>Trees 8 and 10 proposed for removal were identified as Jacaranda mimosifolia (Jacaranda) and Brachyciton acerifolius (Illawarra Flame Tree) respectively and are located adjacent to the eastern site boundary. The trees are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a short timeframe.</i></p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.</p> <p>Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p>No other landscape elements are required to be removed as part of the subject proposal.</p> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the proposed new building on the Lingwood Prep School will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.</p>
<p><b>3.3 Scale</b></p> <p><b>Controls</b></p> <p>(i) The scale of new development in the vicinity of a built heritage item should not be substantially greater than that of the heritage item.</p> <p>(ii) New development that obscures important views of a heritage item is not permitted.</p>	<p><u>Senior School Campus</u></p> <p>The proposed Centre of Music and Drama building on the Senior School Campus fronting Margaret Street has been designed to respond to the dominant building heights, form and scale of adjacent development along this street alignment, by providing for part of the building to be sunken into the ground, providing two partial basement levels below ground. This design reduces the overall bulk and scale of the new building, and while not being in close proximity to any of the principal significant buildings on the site, these basement levels allow for a more consistent scale along Margaret Street in conjunction with the adjoining twentieth and twenty-first century school and apartment buildings. These new partial basement levels will not</p>

Clause	Discussion
	<p>have any impact on the significant elements on the Meriden School heritage item. The basement levels will not detract from the presentation of the new building to the street, or affect the streetscape.</p> <p>The existing setting of the principal significant elements within the Meriden School heritage item will not be affected by the proposed works. The proposed new building on the Senior School Campus will not dominate the significant buildings on the heritage item, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>The proposed new Centre for Music and Drama building will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.</p> <p>The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.</p> <p>The natural topography of the site together with the proposed construction of the new building into the land, means that the new building on the Lingwood Prep School will be generally at the same height as the former Lingwood homestead building.</p> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the proposed new building on the Lingwood Prep School will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.</p> <p><u>Junior School</u></p> <p>The proposed works to the Junior School, comprising the demolition of the existing dwelling and construction of a new playground area, will have no</p>

Clause	Discussion
	<p>impact on the adjacent heritage-listed church. The subject site has no known connection with the adjacent heritage-listed church and does not contribute to its setting or significance.</p>
<p><i>3.4 Siting</i></p> <p>Controls</p> <p>(i) The siting and setback of new development (including alterations and additions) in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted on.</p> <p>(ii) The siting and setback of new development in the vicinity of a heritage item should ensure that landscape elements associated with or listed as a heritage item are not adversely affected by the development.</p>	<p>As already discussed in detail above:</p> <p><u>Senior School Campus</u></p> <p>The existing setting of the principal significant elements within the Meriden School heritage item will not be affected by the proposed works. The proposed new building on the Senior School Campus will not dominate the significant buildings on the heritage item, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>The proposed new Centre for Music and Drama building will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The proposal for the Lingwood Prep School necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a medium timeframe.</i></p> <p><i>Trees 8 and 10 proposed for removal were identified as Jacaranda mimosifolia (Jacaranda) and Brachyciton acerifolius (Illawarra Flame Tree) respectively and are located adjacent to the eastern site boundary. The trees are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a short timeframe.</i></p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing</p>

Clause	Discussion
	<p>the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.</p> <p>Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p>No other landscape elements are required to be removed as part of the subject proposal.</p> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the proposed new building on the Lingwood Prep School will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.</p>
<p><i>3.5 Materials and colours</i></p> <p>Control</p> <p>(i) Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast with the adjacent development where this would result in the visual importance and significance of the heritage item being reduced.</p>	<p><u>Senior School Campus</u></p> <p>The proposed building on the Senior School Campus has been designed with a dominant two-storey exposed brick façade, which references the masonry heavy development evident throughout the Meriden School heritage item site, and which responds directly to the adjacent Hope Turner Building on Margaret Street. The additional storey above presents as contemporary asymmetrical form with high proportions of glazing and a floating roof form. The design and materiality of this new building is considered appropriate as it will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of</p>



Clause	Discussion
	<p>the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.</p>
<p><i>3.6 Excavation</i></p> <p>Control</p> <p>(i) Applications involving excavation adjacent to a heritage item must demonstrate that the proposed excavation will not compromise the structural integrity of the heritage item and will not detract from its setting.</p>	<p><u>Senior School Campus</u></p> <p>The proposed Centre of Music and Drama building on the Senior School Campus fronting Margaret Street has been designed to respond to the dominant building heights, form and scale of adjacent development along this street alignment, by providing for part of the building to be sunken into the ground, providing two partial basement levels below ground. This design reduces the overall bulk and scale of the new building, and while not being in close proximity to any of the principal significant buildings on the site, these basement levels allow for a more consistent scale along Margaret Street in conjunction with the adjoining twentieth and twenty-first century school and apartment buildings. These new partial basement levels will not have any impact on the significant elements on the Meriden School heritage item. The basement levels will not detract from the presentation of the new building to the street, or affect the streetscape.</p> <p><u>Lingwood Prep School</u></p> <p>The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor. Excavation will be minor and will not impact on the adjacent former Lingwood homestead.</p>
<b>4 Development in Conservation Areas</b>	
<p><i>4.1 Setting</i></p> <p>Controls</p> <p>(i) The side and front setbacks of new development in a Conservation Area should be typical of the spacing of existing buildings in the vicinity of the proposed development in that Conservation Area, such that the rhythm of buildings in the streetscape is retained.</p>	<p>The proposed works to 4 Vernon Street, being the demolition of the existing building and construction of a new outdoor playground area, are located within the Vernon Street Heritage Conservation Area. The proposed works are difficult to assess against the majority of the following DCP provisions, as the proposal seeks to remove all built structures from the site, and retain as an outdoor play area instead of building a new dwelling or school building on the site.</p> <p>(i) Not applicable, new development will not comprise any new buildings on the site or any substantial structures.</p>

Clause	Discussion
<p>(ii) No new structures should be built forward of the established street building line.</p> <p>(iii) The established landscape character of the locality including the height of canopy and density of boundary landscape plantings should be retained in any new development.</p> <p>(iv) Driveways must be placed having regard to street trees that contribute to the character of Heritage Conservation Area. An arborist report may be required for any development in the vicinity of significant street trees.</p>	<p>(ii) Not applicable, new development will not comprise any new buildings on the site or any substantial structures.</p> <p>(iii) New plantings will retain a sense of boundary plantings to Vernon Street and along the side boundaries. No significant vegetation is proposed for removal.</p> <p>(iv) No new driveways are proposed, the existing driveway will be retained as existing as this is a shared driveway with the immediate neighbour to the north.</p>
<p><b>4.2 Scale</b></p> <p>Controls</p> <p>(i) The scale of new development adjacent to or within a Conservation Area should relate to the scale of the adjacent or nearest contributory elements of the Conservation Area.</p> <p>(ii) Development of a larger scale is allowable only if it can be demonstrated that the new development will not adversely impact the identifiable character of the Conservation Area.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures.</p>
<p><b>4.3 Form</b></p> <p>Controls</p> <p>(i) Important elements of the form of a contributory building in a Conservation Area such as main roof forms, chimneys, parapet walls, verandahs etc. should not be demolished or obscured by alterations and additions.</p> <p>(ii) New development in a Conservation Area is to complement existing nearby buildings that contribute to the Conservation Area.</p> <p>(iii) Chimneys and roof features such as ventilation gables should not be removed from contributory buildings in a Conservation Area.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. The proposed new development is for a landscaped playground area and is recessive to the significant and contributory items throughout the conservation area.</p>

Clause	Discussion
<p>(iv) Dormer windows should generally be confined to rear or side roof slopes to minimize visibility in the streetscape.</p> <p>(v) Additions and alterations to existing buildings that contribute to the character of a Conservation Area should not detract from the original form of the existing building as viewed from the Public Domain.</p> <p>(vi) The treatment of the street façade of new development in a Conservation Area should relate to existing nearby buildings that contribute to the Conservation Area.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures.</p>
<p><b>4.4 Siting</b></p> <p><b>Controls</b></p> <p>(i) The front setback of new development (including alterations and additions) in Conservation Areas should match that of adjacent contributory development. Where adjacent developments have different setbacks, new development should align with the greater setback.</p> <p>(ii) For Conservation Areas where first floor additions are appropriate, the first floor must be located behind the main roof form in a manner that does not detract from the streetscape character of the Conservation Area. (Refer to Figure 3)</p> <p>(iii) Side setbacks of new development (including alterations and additions) in Conservation Areas should match the pattern of adjacent and/or nearby contributory development. This will often include a greater setback on one side of the development to provide vehicular access at the side of a property.</p> <p>(iv) The orientation of new development should follow the established pattern of development in the Conservation Area.</p> <p>(v) Where trees are important to a Conservation Area, new buildings should</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures.</p>

Clause	Discussion
be sited away from the drip line of the trees.	
<p><i>4.5 Materials and colours</i></p> <p>Controls</p> <p>(i) Original materials of contributory buildings in Conservation Areas should not be replaced with different materials or with materials of different colours.</p> <p>(ii) Non-original materials of existing contributory buildings in Conservation Areas that are being replaced shall, if possible, be replaced with material that matches the original material as closely as possible.</p> <p>(iii) Painting, rendering or bagging of face brickwork and sandstone is not permitted.</p> <p>(iv) The texture of original rendered finishes should not be changed.</p> <p>(v) Colour schemes for existing and new development in Conservation Areas should have a hue and tonal relationship with traditional colour schemes for the dominant style of development found in the Conservation Area</p> <p>(vi) The use of fluorescent paint on buildings in Conservation Areas is not permitted.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. The proposed new development is for a landscaped playground area and is recessive to the significant and contributory items throughout the conservation area. The only structures will be fencing and play equipment of a sympathetic colour and scale.</p>
<p><i>4.6 Doors and windows</i></p> <p>Controls</p> <p>(i) Extensive areas of glazing are not permitted for doors and windows visible from the Public Domain on buildings within a Conservation Area.</p> <p>(ii) Original door and window joinery visible from the Public Domain on contributory buildings in a Conservation Area should be conserved.</p> <p>(iii) New door and window openings to contributory buildings in a Conservation Area that are visible from the Public</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures.</p>

Clause	Discussion
<p>Domain should be of proportions and details that relate to existing door and window openings.</p> <p>(iv) Roof structures (i.e. skylights) should be located on roof slopes where they will not be visible from the Public Domain.</p>	
<p><i>4.7 Car parking</i></p> <p>Controls</p> <p>(i) Garages and carports must be located as far behind the front building line as possible.</p> <p>(ii) Garages should not be incorporated into the front façade of a building in a Conservation Area.</p> <p>(iii) Where a new garage or carport is on the same side of a building as a front verandah, the garage or carport must be located entirely behind the verandah.</p> <p>(iv) Carports will only be allowed in front of the front building alignment where there is no possibility for side or rear access for car parking. Any such carports shall be limited to a single carport.</p> <p>(v) Applications that propose basement additions may be required to provide a Structural Report from a practicing structural engineer with experience in heritage buildings to confirm that the proposed excavation will not adversely affect the building or adjoining properties. This report should be provided as part of the development application. The placement of the basement entrance should not detract from the street presentation of the item of the streetscape.</p> <p>(vi) Placement of basement entries toward the rear of the property and parallel to the side boundary is encouraged.</p> <p>(vii) Refer to the Controls for Garages and Carports in the Residential section</p>	<p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible, and will have no impact on the heritage conservation area as the form, size and detailing of the driveway and carport will be generally maintained as is.</p>



Clause	Discussion
<p>of this Development Control Plan for general provisions regarding garages and carports.</p>	
<p><b>4.8 Fencing</b></p> <p>Controls</p> <p>(i) Fencing and gates that are constructed at the same time as the contributory building should not be demolished.</p> <p>(ii) New fencing and gates to contributory housing in a Conservation Area should be designed to complement the style of the house.</p> <p>(iii) New fencing and gates to infill development in a Conservation Area should be in keeping with the dominant character of the Conservation Area.</p> <p>(iv) Unless evidence is provided to establish a greater height, fencing constructed of solid material such as masonry forward of the building line should not be greater than 1m in height above the adjacent public footpath level. In all cases, the height of fencing should relate to the style of the house and width of the allotment.</p> <p>(v) Original face brick or sandstone fencing in a Conservation Area should not be painted.</p> <p>(vi) Refer to the Controls for Fencing in the Residential section of this Development Control Plan for general provisions regarding fencing (Note: this section prevails in the event of any inconsistency).</p>	<p>The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective. No significant original fencing will be impacted.</p>
<p><b>4.9 Landscape elements including paving and driveways</b></p> <p>Controls</p> <p>(i) Street trees in Conservation Areas should not be removed to allow for new development. New and relocated driveways should be located to</p>	<p>No alterations to street trees are proposed. The existing driveway to the north of the site will be retained as part of the proposal for the Junior School.</p>

Clause	Discussion
<p>accommodate existing street tree. An arborist report may be required for works in the vicinity of street trees.</p> <p>(ii) Existing driveways and footpath crossings that relate to original development in a Conservation Area should not be relocated.</p> <p>(iii) Double driveways and footpath crossings will not be permitted in Conservation Areas.</p>	
<p><i>4.11 Modern technologies</i></p> <p>Controls</p> <p>(i) Modern technologies such as solar electricity collectors, television aerials and satellite dishes are to be located on roof slopes facing the rear of a property in Conservation Areas.</p> <p>(ii) Modern technologies should not be higher than the main ridge line of a building and shall be located so that they are not visible from the Public Domain in a Conservation Area.</p>	Not applicable.
<p><i>4.12 Demolition</i></p> <p>Controls</p> <p>(i) Contributory buildings within a Conservation Area must not be demolished.</p> <p>(ii) Partial demolition of contributory items within a Conservation Area may only be allowed when it can be established in a Statement of Heritage Impact that the partial demolition will not have an impact on the significance of the contribution of the item to the Conservation Area.</p> <p>(iii) Demolition of rear outbuildings in Conservation Areas may be acceptable. For places listed as heritage items, additional restrictions might apply.</p>	<p>It is proposed to demolish the existing dwelling at 4 Vernon Street to facilitate the proposed outdoor playground development, to meet Meriden School's growing need to provide a larger area and higher level of amenity of outdoor play space for their students.</p> <p>The dwelling at 4 Vernon Street is located within the Vernon Street Heritage Conservation Area. While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits for the following reasons:</p> <ul style="list-style-type: none"> <li>While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and is not an exemplar example. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.</li> </ul> <p>The building is typical of the period and does not contain any fabric or features which are not evident in other examples of the typology throughout the Strathfield LGA and throughout other more intact heritage conservation areas. The dwelling does not warrant retention on heritage</p>

Clause	Discussion
	<p>grounds on the basis of its individual architectural merit, its intactness or its integrity.</p> <ul style="list-style-type: none"> <li>The contributory value of the existing dwelling to the Vernon Street Heritage Conservation Area is questionable when the quality and integrity of the northern portion of the Heritage Conservation Area is considered. The Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its '<i>many buildings from the late Nineteenth Century</i>'.</li> </ul> <p>However, there are a range of other periods and styles existing. This is the most evident north of Carrington Avenue, where the Heritage Conservation Area comprises the subject property (a later Federation period dwelling), 2 Vernon Street (a typical later interwar bungalow), a Russian Orthodox Church and adjoining modern building, a contemporary school auditorium building, and two separately isolated Federation dwellings. This portion of the Heritage Conservation Area is compromised, and does not include any Victorian period properties – the formative period which defines the significance of the Heritage Conservation Area.</p> <p>The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.</p> <p>Overall, the proposed demolition of the existing dwelling at 4 Vernon Street is considered to have an acceptable heritage impact, as the building does not warrant retention on its individual merit and its removal will not adversely affect the Heritage Conservation Area's identified significance. We consider that an archival recording would be sufficient to mitigate any potential heritage impact of the building's removal.</p>
<p><i>4.13 Subdivision</i></p> <p>Controls</p> <p>(i) Consolidation of allotments of an early subdivision within a Conservation Area is not permitted unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.</p>	<p>No subdivision of the existing land holdings is proposed as part of this SSDA package.</p>

Clause	Discussion
<p>(ii) Subdivision of allotments of an early subdivision within a Conservation Area will not be supported unless it can be demonstrated that the original pattern of development in that part of the Conservation Area will be maintained.</p> <p>(iii) New subdivision within a Heritage Conservation Area should reinforce the original pattern of development within the Heritage Conservation Area.</p>	
<b>5 Additional controls for development within the Residential Conservation Areas</b>	
<p><b>5.2 Siting and Garden Area</b></p> <p>(i) The historical pattern of development of individual buildings on separate allotments of land separated by garden space, which characterise each of the Residential Conservation Areas, should be maintained.</p> <p>(ii) Front garden areas, lawns and associated pathways as traditional garden settings for houses should be maintained in any development proposal within a Residential Conservation Area.</p> <p>(iii) Views around and between buildings collectively forming a Residential Conservation Area are to be retained in any development proposal.</p> <p>(iv) Existing side boundary setbacks should be maintained. A lesser setback may be considered for additions where it can be demonstrated that the resulting development does not detract from the character of the Conservation Area.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. The proposed outdoor playground will not impact any significant landscaping or views.</p>
<p><b>5.3 Building Form</b></p> <p>(i) Any proposed development should retain the particular building character of each Residential Conservation Area as identified in the particular Statement of Significance for the Conservation Area.</p> <p>(ii) Extensions should be sited to the rear of a dwelling within a Conservation Area, and are to be consistent with and complement the existing dwelling.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. Demolition of the existing building is discussed in detail above.</p>

Clause	Discussion
<p>Alterations to the original main part of a building (other than a non-conforming building), including front and side facades, verandahs and roof forms, are discouraged.</p> <p>(iii) Where a building, other than a non-conforming building has undergone limited change, restoration/reinstatement and repair of the original front of the building is encouraged</p>	
<p><b>5.4 Roof Forms</b></p> <p>(i) Roof extensions on buildings within a Residential Conservation Area are to relate sympathetically and subordinately to the original roof in shape, pitch, proportion and materials.</p> <p>(ii) New buildings are to have roofs that reflect the size, mass, shape of original roofs in the vicinity, particularly of the adjoining roofs.</p> <p>(iii) Replacement roof materials are to match original materials or are to use approved alternative materials.</p> <p>(iv) Roof details such as finials, ridge capping, are to be maintained, repaired and reinstated where possible.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. Demolition of the existing building is discussed in detail above.</p>
<p><b>5.5 Walls, chimneys, doors and windows</b></p> <p>(i) The original shape and materials of the front and side walls of buildings within a Residential Conservation Area shall not be altered.</p> <p>(ii) Chimneys on buildings within a Residential Conservation Area should not be demolished, unless they are structurally unsound and only when accompanied by 31 plans for immediate reconstruction in the original design. Reconstruction of original chimneys where there is evidence of previously removed chimneys is encouraged.</p> <p>(iii) Original doors and windows of dwellings within a Conservation Area,</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. Demolition of the existing building is discussed in detail above.</p>



Clause	Discussion
<p>are to be kept, maintained and repaired when necessary.</p> <p>(iv) New doors and windows of dwellings within a Conservation Area are to reflect the proportion, location, size, sill heights, header treatment, materials, detailing and glazing pattern of the original doors and windows on the house to which they belong.</p>	
<p><i>5.6 Verandahs</i></p> <p>(i) Existing original verandahs at the front of contributory dwellings within a Residential Conservation Area are to be kept and repaired or reinstated where possible.</p>	<p>Not applicable. As discussed above, the new development will not comprise any new buildings on the site or any substantial structures. Demolition of the existing building is discussed in detail above.</p>
<p><i>5.7 Garages and Carports</i></p> <p>(i) New garages and carports are to be located at the back or at the side of the house.</p> <p>(ii) Carports, but not garages, forward of the building line may be permitted only in circumstances where access is not available to the rear and only where the design and materials are considered acceptable within the streetscape.</p> <p>(iii) Driveways consisting of wheel tracks with central grass/planting are preferred to fully paved driveway spaces.</p>	<p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.</p>
<p><i>5.8 Fences &amp; Gates</i></p> <p>(i) Original front fences and gates are to be kept and repaired where possible.</p> <p>(ii) Where replacement is necessary, replace side and rear fences with a timber paling fence of same height to the original, or a fence of unobtrusive lightweight materials such as timber or wire mesh with covering plants. Replacement fences must be in keeping with the character of the Conservation Area.</p>	<p>The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective. No significant original fencing will be impacted.</p>

Clause	Discussion
(iii) Privacy walls higher than 1m of brick, timber or brush are not permitted on the street frontage.	
<b>5.9 Statement of Significance and additional controls for each Conservation Area</b>	
<p><b>5.9.12 Redmyre Road Conservation Area (C14)</b></p> <p>Additional Controls</p> <p>(i) The characteristic pattern of grass verges, footpaths and street tree planting comprising Jacarandas within the grassed median strip, and Brush Box on the verges, must be retained.</p> <p>(ii) New trees using mature Jacarandas on the median strip and Brush Box on the verges, should be planted where there are gaps in the street tree planting.</p>	<p>No works are proposed to the Redmyre Road Conservation Area portion of the Junior School part of Meriden School. Therefore, there are no impacts to this Conservation Area as a result of the proposal.</p>
<p><b>5.9.13 Vernon Street Conservation Area (C16)</b></p> <p>Additional Control</p> <p>(i) Existing original projecting bays characteristic of dwellings in this Conservation Area are to be kept and repaired where possible or reinstated.</p>	<p>Not applicable. Demolition of the existing building is discussed in detail above.</p> <p>The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.</p>

## 6.2. HERITAGE DIVISION GUIDELINES

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

Table 6 – Heritage Division Guidelines – Heritage Impact Assessment

Question	Discussion
The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:	<p>Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality. The proposal's responses to the heritage values of the place are outlined below.</p> <p><u>Vicinity Heritage Items</u></p> <p>There are a number of heritage items located within close proximity to the three Meriden School campuses, as outlined below.</p> <ul style="list-style-type: none"> <li>• Item 114, Uniting Church Strathfield at 13 Carrington Avenue, Strathfield.</li> <li>• Item 202, "Lauriston"—Federation house, Santa Maria Del Monte School at 49 The Boulevarde, Strathfield.</li> <li>• Item 203, "Brunyarra"—Victorian Italianate villa, Santa Maria Del Monte School at 59–63 The Boulevarde, Strathfield.</li> <li>• Item 209, Russian Orthodox Church at 3–5 Vernon Street, Strathfield.</li> </ul> <p>All of the above heritage items are substantially distanced from the subject property campuses and there will not be any adverse heritage impact on any of the above vicinity heritage items as a result of the proposed works.</p> <p>Items 202 and 203 form part of the adjacent Santa Maria Del Monte School grounds, and are eastward facing towards The Boulevarde, and Item 114 is southward facing on Carrington Avenue. The subject proposed works will have no physical or visual impact on these heritage items, and will not be visible in significant views towards these heritage items. There is no impact on the settings of any of these vicinity heritage items as a result of the proposal.</p> <p>Item 209 is located on Vernon Street to the south of the Junior School campus on the opposite side of the road. The proposed works to the Junior School, comprising the demolition of the existing dwelling and construction of a new playground area, will have no impact on the adjacent heritage-listed church. The subject site has no known connection with the adjacent heritage-listed church and does not contribute to its setting or significance.</p> <p><u>Senior School Campus</u></p> <p>The principal elements of significance within the broader heritage listed property are generally confined to the Redmyre Road frontage to the north, including the Wallis Hall building. No elements which contribute to</p>

Question	Discussion
	<p>the heritage significance of the Meriden School heritage item are proposed to be removed or altered. No important or significant landscape features of the place will be removed or altered, and the works are confined to the south-western corner of the site, away from the principal Redmyre Road frontage.</p> <p>The proposed new Centre for Music and Drama building will front Margaret Street to the southern boundary of the site, and will be located a substantial distance from the principal elements of heritage significance of the heritage item, being the Wallis Hall building along Redmyre Road. The building will not dominate the existing significant school buildings on the site, and will not be visible in any significant views towards the principal buildings from Redmyre Road.</p> <p>The proposed building on the Senior School Campus has been designed with a dominant two-storey exposed brick façade, which references the masonry heavy development evident throughout the Meriden School heritage item site, and which responds directly to the adjacent Hope Turner Building on Margaret Street. The additional storey above presents as contemporary asymmetrical form with high proportions of glazing and a floating roof form.</p> <p>The design and materiality of this new building is considered appropriate as it will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.</p> <p>The proposed landscaping works around the new Centre for Music and Drama building are minimal and provide for new low scale plantings. The overall design of the landscaping however opens up view lines from the Senior School Campus towards the south, towards Lingwood, by providing an open tree-lined corridor to the immediate west of the building, essentially providing a 'green corridor' connection between the two Meriden School campuses, crossing Margaret Street. This is a positive heritage outcome as it promotes a connection between the two places and provides for a new highly-trafficable corridor from which to view and appreciate the Lingwood heritage item, and its historic connection with the original Meriden School property to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The principal elements of heritage significance on the Lingwood heritage item will be retained as existing and conserved, including the former Lingwood homestead, the majority of the existing landscape and existing views to the site.</p>

Question	Discussion
	<p>The overall form of the proposed new Admin + Student Centre building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the property.</p> <p>Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the building will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.</p> <p>The new building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</p> <p><u>Junior School</u></p> <p>The proposed new landscaped playground area will be recessive to the other buildings within the conservation area, and will provide a much needed addition to the open space play areas for the school. The proposed playground will provide for additional vegetation and planting without requiring the removal of any significant vegetation on the site.</p> <p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.</p> <p>The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>The subject property comprising of all three Meriden School campuses presents as a highly constrained heritage property. The proposed works have been designed to be as respectful and responsive as possible with regard to the inherent heritage values of the place. The following discussion details the mitigation measures applied to reduce the potential heritage impact of the works, while ensuring that the school can achieve the additional floor space and outdoor play area it needs for its students and staff.</p>



Question	Discussion
	<p><u>Senior School Campus</u></p> <p>It is proposed to demolish the existing music building and existing staff room building to the south west of the Senior School Campus site, opposite the Lingwood Prep School on Margaret Street. These two buildings are typical examples of mid century education buildings and are not required to be retained on heritage grounds. The buildings are of a typical education building design for the period, are not formative examples of their typology and do not contribute to the significance of the heritage item. Their removal will have no impact on the significance or setting of the principal significant elements on the site, for example, the main Wallis Hall building along Redmyre Road to the north. The demolition of these two buildings is therefore considered acceptable and will have no adverse heritage impacts.</p> <p><u>Lingwood Prep School</u></p> <p>The existing administration building on the site will be demolished to provide for the new building. The existing building presents as a mid century building of no particular architectural distinction. The building is potentially an earlier outbuilding which has been substantially reconstructed, and this is evident in the earlier bricks and timber roof struts. However, the original form and design of the building has been lost and the existing building does not contribute to the significance or understanding of the Lingwood heritage item, and is therefore not required to be retained on heritage grounds.</p> <p>The proposed new administration and student centre will be constructed along the eastern boundary of the Lingwood heritage item property, replacing the existing later / modified administration centre. The new building will be larger in area than the existing to accommodate a range of necessary functions for the school, and provide a higher level of amenity for students and staff members. While the new building will be located within the curtilage of the Lingwood heritage item, and forward of the existing Lingwood building line, the nature of the Meriden School in this urbanised location means that new development to accommodate the growing and changing needs of the school, needs to be located in the heritage curtilage as this is the only space available.</p> <p>The overall form of the building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the place. Potential heritage impacts of the proposed new building have been mitigated through the following design:</p> <ul style="list-style-type: none"> <li>• The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the</li> </ul>

Question	Discussion
	<p>slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.</p> <ul style="list-style-type: none"> <li>• The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.</li> <li>• The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.</li> <li>• This building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.</li> </ul> <p>Overall the proposed new building on the Lingwood Prep School will have a degree of heritage impact, however this is considered acceptable given the constrained nature of the overall Meriden School property, the need for improved facilities for the students and staff, and the numerous design approaches which have sought to minimise the visual impact of the new building on the identified heritage significance of the Lingwood heritage item.</p> <p>The proposal for the Lingwood Prep School also necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building.</p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for</p>

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	<p>this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.</p> <p>Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p><u>Junior School</u></p> <p>It is proposed to demolish the existing dwelling at 4 Vernon Street to facilitate the proposed outdoor playground development, to meet Meriden School's growing need to provide a larger area and higher level of amenity of outdoor play space for their students.</p> <p>The dwelling at 4 Vernon Street is located within the Vernon Street Heritage Conservation Area. While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits for the following reasons:</p> <ul style="list-style-type: none"> <li>• While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and is not an exemplar example. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.</li> </ul> <p>The building is typical of the period and does not contain any fabric or features which are not evident in other examples of the typology throughout the Strathfield LGA and throughout other more intact heritage conservation areas. The dwelling does not warrant retention on heritage grounds on the basis of its individual architectural merit, its intactness or its integrity.</p> <ul style="list-style-type: none"> <li>• The contributory value of the existing dwelling to the Vernon Street Heritage Conservation Area is questionable when the quality and integrity of the northern portion of the Heritage Conservation Area is considered. The Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its '<i>many buildings from the late Nineteenth Century</i>'.</li> </ul> <p>However, there are a range of other periods and styles existing. This is the most evident north of Carrington Avenue, where the Heritage</p>

Question	Discussion
	<p>Conservation Area comprises the subject property (a later Federation period dwelling), 2 Vernon Street (a typical later interwar bungalow), a Russian Orthodox Church and adjoining modern building, a contemporary school auditorium building, and two separately isolated Federation dwellings. This portion of the Heritage Conservation Area is compromised, and does not include any Victorian period properties – the formative period which defines the significance of the Heritage Conservation Area.</p> <p>The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.</p> <p>Overall, the proposed demolition of the existing dwelling at 4 Vernon Street is considered to have an acceptable heritage impact, as the building does not warrant retention on its individual merit and its removal will not adversely affect the Heritage Conservation Area's identified significance. We consider that an archival recording would be sufficient to mitigate any potential heritage impact of the building's removal.</p>
<p><b>Demolition of a building or structure</b></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>	<p><u>Senior School Campus</u></p> <p>It is proposed to demolish the existing music building and existing staff room building to the south west of the Senior School Campus site, opposite the Lingwood Prep School on Margaret Street. These two buildings are typical examples of mid century education buildings and are not required to be retained on heritage grounds. The buildings are of a typical education building design for the period, are not formative examples of their typology and do not contribute to the significance of the heritage item. Their removal will have no impact on the significance or setting of the principal significant elements on the site, for example, the main Wallis Hall building along Redmyre Road to the north. The demolition of these two buildings is therefore considered acceptable and will have no adverse heritage impacts.</p> <p><u>Lingwood Prep School</u></p> <p>The existing administration building on the site will be demolished to provide for the new building. The existing building presents as a mid century building of no particular architectural distinction. The building is potentially an earlier outbuilding which has been substantially reconstructed, and this is evident in the earlier bricks and timber roof struts. However, the original form and design of the building has been lost and the existing building does not contribute to the significance or</p>

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	<p>understanding of the Lingwood heritage item, and is therefore not required to be retained on heritage grounds.</p> <p><u>Junior School</u></p> <p>It is proposed to demolish the existing dwelling at 4 Vernon Street to facilitate the proposed outdoor playground development, to meet Meriden School's growing need to provide a larger area and higher level of amenity of outdoor play space for their students.</p> <p>The dwelling at 4 Vernon Street is located within the Vernon Street Heritage Conservation Area. While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits for the following reasons:</p> <ul style="list-style-type: none"> <li>• While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and is not an exemplar example. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.</li> </ul> <p>The building is typical of the period and does not contain any fabric or features which are not evident in other examples of the typology throughout the Strathfield LGA and throughout other more intact heritage conservation areas. The dwelling does not warrant retention on heritage grounds on the basis of its individual architectural merit, its intactness or its integrity.</p> <ul style="list-style-type: none"> <li>• The contributory value of the existing dwelling to the Vernon Street Heritage Conservation Area is questionable when the quality and integrity of the northern portion of the Heritage Conservation Area is considered. The Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its '<i>many buildings from the late Nineteenth Century</i>'.</li> </ul> <p>However, there are a range of other periods and styles existing. This is the most evident north of Carrington Avenue, where the Heritage Conservation Area comprises the subject property (a later Federation period dwelling), 2 Vernon Street (a typical later interwar bungalow), a Russian Orthodox Church and adjoining modern building, a contemporary school auditorium building, and two separately isolated Federation dwellings. This portion of the Heritage Conservation Area is compromised, and does not include any Victorian period properties – the formative period which defines the significance of the Heritage Conservation Area.</p>



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	<p>The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.</p> <p>Overall, the proposed demolition of the existing dwelling at 4 Vernon Street is considered to have an acceptable heritage impact, as the building does not warrant retention on its individual merit and its removal will not adversely affect the Heritage Conservation Area's identified significance. We consider that an archival recording would be sufficient to mitigate any potential heritage impact of the building's removal.</p>
<p><b>New development adjacent to a heritage item</b></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>This has been discussed in detail throughout this report. Please refer to the above discussion regarding the assessment of the proposal in relation to the subject heritage items, the subject heritage conservation areas and the vicinity heritage items in the broader locality.</p>

Question	Discussion
<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>	
<p><b>New landscape works (including car parking and fences)</b></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>	<p><u>Senior School Campus</u></p> <p>The proposed landscaping works around the new Centre for Music and Drama building are minimal and provide for new low scale plantings. The overall design of the landscaping however opens up view lines from the Senior School Campus towards the south, towards Lingwood, by providing an open tree-lined corridor to the immediate west of the building, essentially providing a 'green corridor' connection between the two Meriden School campuses, crossing Margaret Street. This is a positive heritage outcome as it promotes a connection between the two places and provides for a new highly-trafficable corridor from which to view and appreciate the Lingwood heritage item, and its historic connection with the original Meriden School property to the north.</p> <p><u>Lingwood Prep School</u></p> <p>The proposal for the Lingwood Prep School necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a medium timeframe.</i></p> <p><i>Trees 8 and 10 proposed for removal were identified as Jacaranda mimosifolia (Jacaranda) and Brachyciton acerifolius (Illawarra Flame Tree) respectively and are located adjacent to the eastern site boundary. The trees are of low Landscape Significance and have been allocated a Retention Value of Consider for Removal. Replacement planting using healthy, advanced-size specimens could replace the loss of amenity from tree removal within a short timeframe.</i></p> <p>The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.</p>

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	<p>Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site. The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.</p> <p>No other landscape elements are required to be removed as part of the subject proposal. The existing administration building is a later and highly modified building and is not required to be retained on heritage grounds as it does not contribute to the significance of the Lingwood heritage item.</p> <p><u>Junior School</u></p> <p>The proposed new landscaped playground area will be recessive to the other buildings within the conservation area, and will provide a much needed addition to the open space play areas for the school. The proposed playground will provide for additional vegetation and planting without requiring the removal of any significant vegetation on the site.</p> <p>The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.</p> <p>The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective. No significant original fencing will be impacted.</p>
<p><b>Tree removal or replacement</b></p> <p>Does the tree contribute to the heritage significance of the item or landscape?</p> <p>Why is the tree being removed?</p> <p>Has the advice of a tree surgeon or horticultural specialist been obtained?</p> <p>Is the tree being replaced? Why? With the same or a different species?</p>	<p>The proposal for the Lingwood Prep School necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building. Please refer to the arborist report prepared by Tree IQ as part of this SSDA package. This report concludes the following:</p> <p><i>Trees 7, 9, 11 and 12 proposed for removal are a mix of species including Jacaranda mimosifolia (Jacaranda), Cinnamomum camphora (Camphor Laurel), Syncarpia glomulifera (Turpentine) and Harpullia pendula (Tulipwood), and are located adjacent to the eastern site boundary. The trees are of moderate Landscape Significance and have been allocated a Retention Value of Consider for Retention. Replacement planting using healthy, advanced-size specimens could</i></p>

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## 7. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment is included hereunder in Sections 6.1.2 and 6.2. Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality. A summary of the full, detailed heritage impact assessment is included hereunder.

### Responses to the Heritage Values of the Place

The proposal's responses to the heritage values of the place are outlined below.

#### Vicinity Heritage Items

All of the vicinity heritage items are substantially distanced from the subject property campuses and there will not be any adverse heritage impact on any of the above vicinity heritage items as a result of the proposed works.

Items 202 and 203 form part of the adjacent Santa Maria Del Monte School grounds, and are eastward facing towards The Boulevarde, and Item 114 is southward facing on Carrington Avenue. The subject proposed works will have no physical or visual impact on these heritage items, and will not be visible in significant views towards these heritage items. There is no impact on the settings of any of these vicinity heritage items as a result of the proposal.

Item 209 is located on Vernon Street to the south of the Junior School campus on the opposite side of the road. The proposed works to the Junior School, comprising the demolition of the existing dwelling and construction of a new playground area, will have no impact on the adjacent heritage-listed church. The subject site has no known connection with the adjacent heritage-listed church and does not contribute to its setting or significance.

#### Senior School Campus

The principal elements of significance within the broader heritage listed property are generally confined to the Redmyre Road frontage to the north, including the Wallis Hall building. No elements which contribute to the heritage significance of the Meriden School heritage item are proposed to be removed or altered. No important or significant landscape features of the place will be removed or altered, and the works are confined to the south-western corner of the site, away from the principal Redmyre Road frontage.

The proposed new Centre for Music and Drama building will front Margaret Street to the southern boundary of the site, and will be located a substantial distance from the principal elements of heritage significance of the heritage item, being the Wallis Hall building along Redmyre Road. The building will not dominate the existing significant school buildings on the site, and will not be visible in any significant views towards the principal buildings from Redmyre Road.

The proposed building on the Senior School Campus has been designed with a dominant two-storey exposed brick façade, which references the masonry heavy development evident throughout the Meriden School heritage item site, and which responds directly to the adjacent Hope Turner Building on Margaret Street. The additional storey above presents as contemporary asymmetrical form with high proportions of glazing and a floating roof form.

The design and materiality of this new building is considered appropriate as it will be located at the Margaret Street frontage, and will contribute to a varied built form streetscape comprising contemporary apartment buildings to the west and multi-level schools buildings to the east dating to the mid twentieth century and the post-2000s period. The new building has been designed as a contemporary insertion into this varied streetscape, and will not have any adverse impacts on the heritage significance of the heritage item, as it is substantially physically and visually separated from the principal elements of significance along Redmyre Road to the north.

The proposed landscaping works around the new Centre for Music and Drama building are minimal and provide for new low scale plantings. The overall design of the landscaping however opens up view lines from the Senior School Campus towards the south, towards Lingwood, by providing an open tree-lined corridor to the immediate west of the building, essentially providing a 'green corridor' connection between the two Meriden School campuses, crossing Margaret Street. This is a positive heritage outcome as it promotes a connection between the two places and provides for a new highly-trafficable corridor from which to view and



appreciate the Lingwood heritage item, and its historic connection with the original Meriden School property to the north.

### **Lingwood Prep School**

The principal elements of heritage significance on the Lingwood heritage item will be retained as existing and conserved, including the former Lingwood homestead, the majority of the existing landscape and existing views to the site.

The overall form of the proposed new Admin + Student Centre building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the property.

Significant views of the former Lingwood homestead building will still be available from Margaret Street, and the building will still present in its original landscaped setting including mature trees along the fence line, and the significant tear-drop carriage loop. The new building will undoubtedly be visible in views towards the site, however the building will be substantially screened behind the mature trees along Margaret Street which are to be retained.

The new building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.

### **Junior School**

The proposed new landscaped playground area will be recessive to the other buildings within the conservation area, and will provide a much needed addition to the open space play areas for the school. The proposed playground will provide for additional vegetation and planting without requiring the removal of any significant vegetation on the site.

The existing driveway to the north of the site will be retained as part of the proposal for the Junior School. This is a shared driveway with the adjoining owner at 2 Vernon Street, and is accessed under shared right of way agreements. The proposal includes minor work to the existing car port to replace the existing structure with a new unobtrusive light weight structure. The proposed car parking works have been designed to be as minimally disruptive to the existing shared driveway as possible.

The site at 4 Vernon Street will be fenced with a part brick and part timber fence. These materials are complementary to the character of the heritage conservation area and are appropriate from a heritage perspective.

## **Potential Heritage Impacts & Mitigation Measures**

The subject property comprising of all three Meriden School campuses presents as a highly constrained heritage property. The proposed works have been designed to be as respectful and responsive as possible with regard to the inherent heritage values of the place. The following discussion details the mitigation measures applied to reduce the potential heritage impact of the works, while ensuring that the school can achieve the additional floor space and outdoor play area it needs for its students and staff.

### **Senior School Campus**

It is proposed to demolish the existing music building and existing staff room building to the south west of the Senior School Campus site, opposite the Lingwood Prep School on Margaret Street. These two buildings are typical examples of mid century education buildings and are not required to be retained on heritage grounds. The buildings are of a typical education building design for the period, are not formative examples of their typology and do not contribute to the significance of the heritage item. Their removal will have no impact on the significance or setting of the principal significant elements on the site, for example, the main Wallis Hall building along Redmyre Road to the north. The demolition of these two buildings is therefore considered acceptable and will have no adverse heritage impacts.

### **Lingwood Prep School**

The existing administration building on the site will be demolished to provide for the new building. The existing building presents as a mid century building of no particular architectural distinction. The building is

potentially an earlier outbuilding which has been substantially reconstructed, and this is evident in the earlier bricks and timber roof struts. However, the original form and design of the building has been lost and the existing building does not contribute to the significance or understanding of the Lingwood heritage item, and is therefore not required to be retained on heritage grounds.

The proposed new Admin + Student Centre building will be constructed along the eastern boundary of the Lingwood heritage item property, replacing the existing later / modified administration centre. The new building will be larger in area than the existing to accommodate a range of necessary functions for the school, and provide a higher level of amenity for students and staff members. While the new building will be located within the curtilage of the Lingwood heritage item, and forward of the existing Lingwood building line, the nature of the Meriden School in this urbanised location means that new development to accommodate the growing and changing needs of the school, needs to be located in the heritage curtilage as this is the only space available.

The overall form of the building has been designed to have the least amount of visual or physical impact to the Lingwood heritage item as possible, and presents an extension to the recently constructed classroom buildings located along the eastern and southern boundaries of the place. Potential heritage impacts of the proposed new building have been mitigated through the following design:

- The potential visual impact of the overall height of the new two storey building has been mitigated by setting the form of the building into the natural topography of the site as much as possible, meaning that the rear (south) of the ground floor of the new building sits down into the slope of the site and this reduces the overall appearance of bulk, and negates the need to lift the building in order to achieve a level floor.
- The north-south aligned ridge of the proposed hipped roof form of the new building has been pushed to the eastern portion of the building, resulting in an asymmetrical form. This allows for the maximum height of the new roof form to be pushed as far away from the Lingwood homestead building as possible, to mitigate potential visual impacts of the proposal, and provide the homestead with breathing space.
- The design of the new building provides for a generally recessive colour palette of greys and neutral tones for the building materiality including roof and walls. This colour palette allows for the building to be recessive in terms of details and design in comparison with the ornate and traditional form and detailing of the Lingwood homestead. The use of the new building as part of the Meriden School complex, and as part of the Lingwood Prep School campus, requires that the building provides some embellishments and variation to those frontages facing playground areas. Multi-coloured louvres have been applied to the northern and western facades of the new building, facing those areas of the garden which will be used or accessed by students. While this design is starkly contemporary, it provides some variation and articulation to the building form and responds to the education use of the site.
- This building will not be accessed via the main central garden and playground area, and will instead be accessed only from Margaret Street, through an existing fence opening to the north east corner of the property. This separate access allows the new building to demonstrate a separateness and distinctness from the significant built fabric and landscape of the Lingwood heritage item, and prevents additional intervention into the Lingwood forecourt area.

Overall the proposed new building on the Lingwood Prep School will have a degree of heritage impact, however this is considered acceptable given the constrained nature of the overall Meriden School property, the need for improved facilities for the students and staff, and the numerous design approaches which have sought to minimise the visual impact of the new building on the identified heritage significance of the Lingwood heritage item.

The proposal for the Lingwood Prep School also necessitates the removal of a number of mature trees along the eastern boundary of the site, in front of the existing administration building.

The removal of the above mature trees will have an acknowledged impact on the existing landscape setting of the Lingwood heritage item. However, these trees are located in an already modified section of the site (containing the existing administration building) and have not been identified as having a high retention value. The impact of tree removal for this small number of trees can be mitigated over time through the selective replanting of trees in close proximity to this location.

Notwithstanding the above, the significant landscape setting of the Lingwood homestead building will be generally retained and conserved through the retention and interpretation of the tear-drop carriage loop, and the retention of the mature trees along the Margaret Street frontage and along the western portion of the site.

The removal of this small number of trees is required to facilitate the proposed building footprint (which is replacing the existing later administration centre), and we consider that the potential heritage impact of this removal can be generally mitigated through a considered replanting scheme.

### **Junior School**

It is proposed to demolish the existing dwelling at 4 Vernon Street to facilitate the proposed outdoor playground development, to meet Meriden School's growing need to provide a larger area and higher level of amenity of outdoor play space for their students.

The dwelling at 4 Vernon Street is located within the Vernon Street Heritage Conservation Area. While it is not usual to demolish buildings within Heritage Conservation Areas, this proposal should be considered on its site-specific merits for the following reasons:

- While retaining some of its original features including internal joinery and plasterwork, the existing dwelling at 4 Vernon Street is a typical example of a dwelling of the period and is not an exemplar example. The building has been substantially altered including later additions and extensions and internal structural reconfiguration. Internally the original ceiling detailing has been replaced in part with later cornicing and the property is not in an original state throughout.

The building is typical of the period and does not contain any fabric or features which are not evident in other examples of the typology throughout the Strathfield LGA and throughout other more intact heritage conservation areas. The dwelling does not warrant retention on heritage grounds on the basis of its individual architectural merit, its intactness or its integrity.

- The contributory value of the existing dwelling to the Vernon Street Heritage Conservation Area is questionable when the quality and integrity of the northern portion of the Heritage Conservation Area is considered. The Heritage Conservation Area is architecturally varied along the whole length of Vernon Street, however the dominant significant typology is Victorian villas. The existing Statement of Significance for this Heritage Conservation Area states that the significance is founded in its 'many buildings from the late Nineteenth Century'.

However, there are a range of other periods and styles existing. This is the most evident north of Carrington Avenue, where the Heritage Conservation Area comprises the subject property (a later Federation period dwelling), 2 Vernon Street (a typical later interwar bungalow), a Russian Orthodox Church and adjoining modern building, a contemporary school auditorium building, and two separately isolated Federation dwellings. This portion of the Heritage Conservation Area is compromised, and does not include any Victorian period properties – the formative period which defines the significance of the Heritage Conservation Area.

The subject dwelling, being a highly modified typical example of a Federation dwelling, does not form part of a significant group or row of buildings, is not located within a streetscape of consistent character buildings, and is not of the formative period of significance for the area. The subject dwelling is isolated from the majority of the Heritage Conservation Area by contemporary development to the immediate south. The loss of the subject dwelling would not have any adverse heritage impact on the subject Heritage Conservation Area as it would not remove a dwelling which contributes to the Victorian villa typology and thus the identified significance of the Heritage Conservation Area.

Overall, the proposed demolition of the existing dwelling at 4 Vernon Street is considered to have an acceptable heritage impact, as the building does not warrant retention on its individual merit and its removal will not adversely affect the Heritage Conservation Area's identified significance. We consider that an archival recording would be sufficient to mitigate any potential heritage impact of the building's removal.

## **HISTORIC ARCHAEOLOGY**

The subject property is not an identified archaeological item. The sites have limited historic archaeological potential. Earlier known structures across all three of the subject campuses are restricted to residential dwellings constructed in the late nineteenth century or early twentieth century, which were typical of existing development found in the immediate vicinity of the subject site and the broader Strathfield locality.

Subsurface deposits (if there are any) are unlikely to be of heritage significance and are unlikely to yield new or significant information. All three sites are highly disturbed as a result of building works associated with the school over the last 100 years. Notwithstanding the above, the provisions of the *Heritage Act 1977* prevail in relation to unexpected finds. Should a detailed historical archaeological assessment be required, this can be

prepared as a separate stand-alone assessment. The remainder of the impact assessment in this report focuses on the potential built heritage impacts of the proposal.

## **CONCLUSION**

Overall the proposed works have been assessed to have an acceptable degree of heritage impact on the subject heritage items, the vicinity heritage items, and the heritage conservation areas across the site and throughout the immediate locality.

Having regard to the long-term benefits of the proposal for students and staff members of Meriden School, and the assessed acceptable degree of heritage impact as outlined herein, the proposal is therefore recommended for approval from a heritage perspective.

Archival recordings of the buildings proposed to be demolished should be undertaken to ensure an accurate record of site development is maintained, and to mitigate potential heritage impacts.

## 8. BIBLIOGRAPHY AND REFERENCES

### 8.1. BIBLIOGRAPHY

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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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