

4 ASSESSMENT OF HERITAGE SIGNIFICANCE

4.1 Introduction

The assessment of significance establishes why Graythwaite is a place of importance to the local and wider community of New South Wales and the relative levels of significance of its components.

Cultural significance is defined in the Burra Charter as aesthetic, historic, scientific, social or spiritual value for past, present and future generations. Cultural significance includes a range of ideas or concepts that come together in a particular place. Significance can be embodied in the actual fabric of a place, the setting and context in which it is found, the fit out and items within it, the use of the place and its history, records of use and the memories and responses which are made to the place by its direct associated users.

The assessment of the heritage significance of the Graythwaite site is established through:

- comparison with other like places to provide a clear understanding of a place's relative cultural heritage significance—see Section 4.2;
- analysis of previous significance assessments for the Graythwaite site—see Section 4.3;
- assessment of the heritage significance of the Graythwaite site using the NSW heritage assessment criteria—see Section 4.4;
- identification of the heritage curtilage for the Graythwaite site—see Section 4.5; and
- identification of the contribution that each component make towards the heritage significance of the Graythwaite site—see Section 4.6.

4.2 Comparative Analysis

The comparison of other like places is important in providing a clear understanding of a place's cultural heritage significance. From 1833, the Graythwaite site has been subject to two main uses, the first as a private residence for key Sydney identities (from 1833 to 1915) and the second as an institution—as a convalescent home and hostel for soldiers returning from war and as a nursing home (1916 to 2008).

4.2.1 Graythwaite—a private domain in North Sydney

The 2000 CMP included a study of the comparative values of Graythwaite as a private residence set on the lower slopes of the North Shore. It identified Sunnyside, Kirribilli House, Rockleigh Grange, Admiralty House, and Elamang as surviving examples with similar heritage values. These residences are relics of a period in the history of the North Shore when it was fashionable to build and maintain large family homes set within expansive landscaped grounds.

This type of residential development appeared elsewhere in Sydney along the foreshores of the harbour and tributaries. Arguably, it was initiated in the late 1820s by the government's subdivision of Woolloomooloo Hill (Potts Point/Darlinghurst) into villa estates made available to a select number of officers of the civil and military establishments. The Woolloomooloo Hill estates were unusual in that the quality of house design and layout of the grounds were strictly controlled by the government. Each of the villas erected along the spine of the hill enjoyed both views of the harbour and also the new government house then being erected in the Domain. On the neighbouring headland of Darling Point similar marine villa development was undertaken over the 1830s, but while the government made available the allotments development was without the constraints of its oversight.

The earliest phase of development at Graythwaite as Euroka was undertaken in the early 1830s. The development was comparable to what was happening at Potts Point and Darling Point as it was a mix of both in that it was private development undertaken by government officials of the Commissariat that in effect formed a private domain of men of like social standing physically removed from Sydney but within view of it. The newspaper account of 1833⁸ suggests Thomas Walker and his neighbour William Millar planned their villa developments by mutual agreement and, by sale notice descriptions, built comparable houses and outhouses with comparable outlooks and landscaped foregrounds. Both Walker's Euroka and Miller's Upton had vanished by the mid 1870s, the former by George Dibbs' transformation of the house into Graythwaite and the latter by Bernard Holtermann's grandiose statement about what money can buy in The Tower (now within Shore School).

What survives at Graythwaite of this pioneering phase of settlement is the sandstone outbuilding that is believed to date from the 1830s. While European settlement in North Sydney was initiated in the 1810s (Billy Blue at Blues Point and James Milson at Milson's Point) and continued in the 1820s (Edward Wollstonecraft's Crows Nest), the oldest standing residence of this era is the timber cottage now known as Don Bank which dates from at least the late 1840s.⁹ The Priory in Waverton is a stone house that has been added to but its core is a c.1840 building, as is Admiralty House, formerly Watonga, built in the early 1840s, and the date of Carabella (33 Peel Street, Kirribilli) requires further investigation. Conrad Marten's Rockleigh Grange of 1844 is widely considered to have been altered beyond recognition.¹⁰

A second wave of harbour side villa developments swept across the North Shore in the 1850s and 1860s resulting from the wealth generated by the discovery of gold and the releasing of building blocks through subdivision of the original crown grants. Graythwaite is representative of this era in the building of the sandstone west wing and kitchen wing by Edwin Sayers in the 1850s. Sayers' development was a piecemeal affair in that he added to Walker's house. While similar development occurred at The Priory, most villas of this era were new; Kirribilli House erected in 1855 for merchant Adolph Feeze is one example, Sunnyside in Holbrook Avenue, Kirribilli was built c1857 for Robert Hunt, Master of the Royal Mint, and Elamang (Loreto) was built in 1851-52 for James Milson junior.

Coming at the tail end of this era of villa development is Graythwaite in its existing configuration, which dates from the alterations and additions undertaken by George Dibbs in the mid 1870s. This development is contemporary to what Bernard Otto Holtermann was undertaking next door. Graythwaite was altered at a time when the estates in North Sydney were being cut up to provide building blocks suitable for suburban housing and this process continued unabated through 1880s. Graythwaite reflects this encroaching suburban development for the house was altered after half of the original estate had been subdivided. By the end of this great land boom Graythwaite, The Tower, Upton Grange, and Rockleigh Grange represented the last vestiges of large land holdings in private ownership in the western part of North Sydney. Their survival into the present age is owing to the ownerships by private schools (The Tower and Upton Grange), the Church (Rockleigh Grange), and charitable institutions (Graythwaite).

The gifting of Graythwaite to the State in 1915 and subsequent custodianship by the Red Cross in effect removed the buildings and grounds from development pressures and consequently both buildings and grounds owing to their relatively high state of integrity provide rare insight into nineteenth century villa estates on the harbour and rivers of Sydney.

⁸ Sydney Gazette of 24 August 1833

⁹ North Sydney History Walk: Land Grant to Subdivision, North Sydney Heritage Centre, Stanton Library, North Sydney

¹⁰ Godden Mackay Logan, 'North Sydney Heritage Study Review,' 1993

4.2.2 Australian Red Cross Society Convalescent Home and Hostel

A First World War Convalescent Home

Graythwaite was opened as an Australian Red Cross Society administered convalescent home for soldiers and sailors in March 1916, the freehold of the property being gifted to the NSW Government in June 1915 by Thomas Dibbs and his wife Tryphena. The role of these convalescent homes was to care for men who were either sick or had been discharged as medically unfit for active service and were recuperating to build up their physical and mental states. The Red Cross undertook this work through its system of local branches and volunteers known as Voluntary Aids.

The Red Cross Convalescent Home phase lasted approximately 2 ½ years, from 1916 until October 1918. The use of the House by the Red Cross is demonstrated principally in the ground floor wards and dining room, and some first floor rooms were used as wards. The administrative functions of the home seem to have been undertaken in the upper floor rooms. In these instances the Red Cross adapted existing fabric to suit their requirements. The Red Cross also undertook additions to suit their needs. This work was designed by Thomas Dibbs' son-in-law architect, Timothy Honnor, and the Red Cross's honorary architect Maurice Halligan of Halligan and Wilton. The additions include:

- The attached lavatory wing in 1915/1916 by Timothy Honnor; and
- The massage room in 1917 by Maurice Halligan.

These buildings have specific historic associations with the local branch of the Red Cross and of course the role of the property as a place of recuperation. Given the discrete nature of the development it is difficult to state if they are representative or unique within the context of other Red Cross administered properties in NSW.

The Red Cross system of convalescent homes seems to have begun in mid 1915 around the time of Dibbs' gift. In the main, the convalescent homes were operated within premises loaned for the duration of the war by their owners and in this context Graythwaite was unique. By the beginning of 1916, the Red Cross homes included:¹¹ Rose Hall, Forbes Street, Darlinghurst – 32 beds; The Octagon, Darling Point – 20 beds; Woolwich - 20 bed; Professor David's home at Woodford – 20 beds; Turramurra - 15 beds; Mr and Mrs JW Smith's home at Burradoo 10 beds; Miss Rosa Piper's cottage at Cronulla – 10 beds; and Broughton Hall in Leichhardt. Around the time of the opening of Graythwaite in March 1916 additional homes were loaned to the Society inclusive of Ellerslie at Moree – 50 beds; Mrs Young's home at Katoomba – 30 beds; Mr WE Webb's Hathrop at Bathurst; Miss Davey's Rathmore at Neutral Bay for invalided officers; and Ardenbraught at Point Piper – 53 beds.¹² There were others operated on a smaller scale and for a shorter duration that evidently opened in response to the experience of the returning soldiers.¹³

Rose Hall was officially opened on 22nd October 1915 and was the first of the principal convalescent homes for the use of returned wounded or sick soldiers operated in NSW by the Red Cross.¹⁴ It was lent to the Red Cross by the Mutual Life and Citizens Assurance Co. and furnished and managed by donations. As with Graythwaite, the wards were associated with particular benefactors, in this instance local artists, the NSW Fire Brigade, etc., and recreational facilities were also provided in the form of a billiard room, reading rooms, etc.¹⁵ Rose Hall was the Society's central clearing house for returning men and continued in this operation into 1919 and was retained by the Society into the 1920s. Another home of note was Broughton Hall in Balmain Road, Rozelle, which was lent by the

¹¹ SMH 25/1/1916, p12

¹² SMH 6/3/1916,p5, SMH 1/3/1916,p18, SMH 9/9/1916, p18, SMH 27/7/1916,p4

¹³ SMH 12/10/1915, p 8

¹⁴ SMH 14/10/1915, p 8

¹⁵ SMH 23/10/1915, p18

firm Langdon and Langdon to the Red Cross for the accommodation and treatment of men suffering nervous complaints. It was fully equipped by the Red Cross and was opened on 22nd October 1915.¹⁶

The Red Cross also maintained convalescent homes outside of Sydney. Woodlands in Church Street, Newcastle was in operation by October 1916 with 35 beds,¹⁷ and the South Coast Convalescent Home at Bomaderry, a former tourist hotel lent by H & H McKenzie, was opened in August 1918.¹⁸ The Society also tried to maintain a home in Moree for treatment of men suffering from rheumatism in the medicinal mud baths; by late 1915 the Glendalough Private Hospital served this role.¹⁹

In addition to these temporary homes, the Red Cross acquired a number of properties in its own right. The first was Bodington at 4 Bodington Drive, Wentworth Falls, which was opened in June 1916 and treated tuberculosis patients.²⁰ A home at Exeter was opened in December 1918 to treat returned soldiers suffering shell-shock.²¹ It was initially lent to the Red Cross but as it was still in its portfolio of homes in the mid 1930s some permanent arrangement seems to have entered into.²²

The Red Cross as a national organization operated convalescent homes throughout Australia. Historically, the most significant of these was the Rest Home for returned soldiers at Wirth's Park, Melbourne, which was officially opened by the Governor in mid October 1915. This was a large convalescent home that was funded, built and administered by the Red Cross Society in Victoria. Located near Victoria Barracks on St Kilda Road, it was purpose designed to house 150 returned wounded. It was built by volunteers utilising donated materials, within the grounds of grounds of Wirth's Circus. The Rest Home also served as a training centre for Volunteer Aides (VAs).²³ This Rest Home seems to have become redundant quite early in the war and was then used for vocational training. The Red Cross in Victoria operated four other convalescent homes—at Ballarat, Bendigo, Healesville and Sassafras. The Red Cross was also associated with the Repatriation Hospital at Caulfield (accommodating more than 300 patients), a tuberculosis hospital at Macleod, as well as Kamesburgh discussed below.

A First World War Anzac Hostel

In October 1918 Graythwaite opened as an Anzac Hostel, owned in trust by the NSW Government administered by the Red Cross, and funded in part by the Commonwealth Department of Repatriation. It was the first such hostel opened in Australia. The change in use is principally demonstrated by the freestanding new ward, recreation room and lavatory block built by the Red Cross in 1918/19. These structures were designed by honorary architect Maurice Halligan.

The ward (know initially as the Hut and then the Pavilion) is the most distinctive of these developments and evidently has similarities to the timber ward at Shafston House, Brisbane (discussed below). A similar structure was also installed at the No. 4 Military Hospital (Randwick) in 1916 by the Red Cross and again designed by Halligan. This recreation hall was 120ft by 40ft (the ward at Graythwaite was 168ft by 44ft when built) with 10ft deep verandahs.²⁴ It is possible these timber buildings were/are army surplus but the association with Halligan suggests otherwise.

16 SMH 21/10/1915

17 SMH 5/10/1916, p10

18 SMH 26/8/1918, p 6

19 SMH 22/9/1915, p11

20 SMH 10/6/1916, p8

21 SMH 13/12/1918, p8

22 SMH 5/12/1934, p20

23 *Argus* 18/10/1915,p7 and Notes attached to Australia War Museum (AWM) Photograph P05891.003

24 SMH 19/7/1916, p12

Graythwaite was one of two homes in Sydney for the seriously or permanently incapacitated soldiers, the other being Canonbury at Darling Point. Canonbury was acquired by the Australian Jockey Club (AJC) in 1919. Formerly the home of property developer extraordinaire Harry Rickard, the AJC spent £25,000 in purchasing, altering and equipping the home. The home was opened by the Governor on 23rd January 1920, and was administered by the AJC. It could accommodate 25 men.²⁵

Canonbury was a short-lived venture as it closed in 1925.²⁶ Only the fence, gates and foundation remains of Canonbury, located within McKell Park at 159 Darling Point Road, Darling Point.

The second Anzac Hostel opened in Australia was Kamesburgh in North Road, Brighton, Victoria, which was officially opened by Senator Millen on 5th July 1919. This property was acquired by the Commonwealth in November 1918 from ME McBryde at a cost of £17,000. The purchase money however was drawn from a donation of £25,000 from the Baillieu brothers; William Lawrence (1859-1918) and Norman Horace (1878-1955), and Captain Maurice Howard Lawrence (1883-1961), all prominent Melbourne businessmen. The hostel was administered by the Red Cross on behalf of the Commonwealth. This massive house, built in the mid 1870s, was altered to accommodate between 50 and 60 patients over its two floors by means of a lift service and was set within twelve acres of landscaped garden.²⁷ The Red Cross continued to administer the hostel until it officially closed in June 1995. The building is now used as a school. A new Anzac Hostel was built within the grounds and was officially opened in July 1998.²⁸

The Anzac Hostel for Queensland was Shafston House located at 23 Castlebar Street, Kangaroo Point on Brisbane River. The original house dates from 1883 and is the work of the architect FDG Stanley. This house replaces another of 1851. The hostel was opened on 21st July 1920 under the administration of the Red Cross, but owned by the Commonwealth Government. It could care for 25 patients. The operations at this hostel seem to have been familiar to that undertaken at Graythwaite; that is the ground floor of the main building had wards and the patient dining room, but the main activities were undertaken in a purpose built two-ward building connected by a covered way to the main house. Each ward was 36ft by 23ft and housed eight patients. The verandah offered extensive views across the river.²⁹ Some parts of the property were subsequently subdivided and sold by the Commonwealth in the inter-war era leaving the property as it now stand retaining much of its original curtilage and some features of the Victorian garden which surrounded the house and sloped towards the Brisbane River in a series of grassed terraces. The ward survives and the positioning of this building reflects sensitivity to the existing house and its frontage to the river. Other extant buildings of this period are the garage (c1919) and male staff quarters (1928) (this type of development also occurred at Graythwaite). The Anzac Hostel ceased operation around 1969. It is one of only two remaining former First World War hospitals in Queensland, the other being Rosemount at Windsor.³⁰

25 SMH 24/1/1920, p13

26 SMH 20/8/1925

27 Argus 7/7/1919, p6; *Repatriation*, March 1919

28 Notes attached to AWM P00158.039

29 *Brisbane Courier* 16/6/1920, p7

30 Queensland Heritage Register

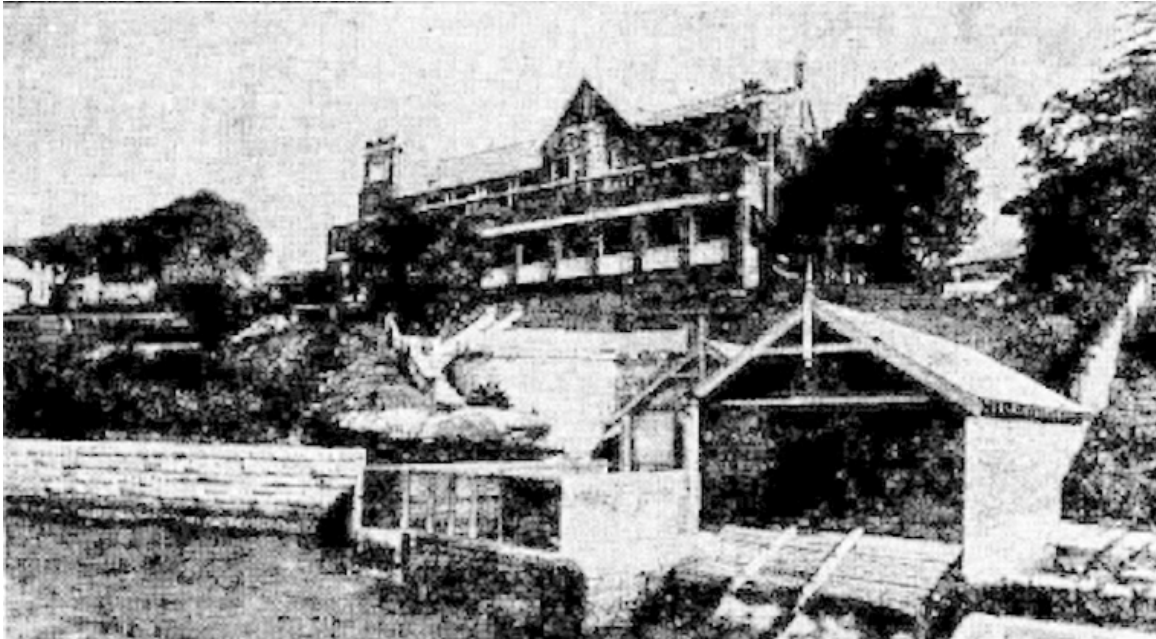


Figure 4.1 The now demolished Canonbury in Darling Point.
Source: Sydney Morning Herald, 28 January 1920, p12.



Figure 4.2 The day of the official opening for Kamesburgh, the Anzac Hostel for Victoria.
Source: Australian War Memorial (Photograph P00158.039).



Figure 4.3 Shafston House in Kangaroo Point—the Anzac Hostel for Queensland.
Source: Australian Heritage Commission (Photograph 50864).

4.3 Previous heritage significance assessments

4.3.1 The 2000 Conservation Plan

A CMP for Graythwaite was prepared for the NSW Department of Health in 1993 by Graham Edds & Associates. The CMP was updated in 1998 and then again in 2000, at which time it was endorsed by the Heritage Council of New South Wales. The endorsement expired in August 2005.

The 2000 CMP included a comprehensive analysis of the documentary and physical evidence available up until that time. It therefore does not take into account changes in use or fabric and the sale that have occurred over the last ten years. The assessment of significance was also prepared using an earlier set of criteria and is therefore no longer consistent with current assessment guidelines.

The Statement of Significance in the endorsed CMP is:

Graythwaite is an early example of a prominent North Shore residence which has been altered extensively over its life to reflect the social standing and status of its changing ownership. The early development of the property is associated with Thomas Walker, Deputy Commissary General. His substantial two storey residence 'Euroka' built in the mid 1830's is encapsulated within 'Graythwaite' and together with the detached stables are arguably the earliest remaining fabric of the early settlement of North Sydney. The sandstone stables are the oldest examples of stables outbuilding in North Sydney and provides evidence of the importance of the horse for transport.

The property also has strong associations with the Dibbs family and particularly Thomas Allwright Dibbs, manager of the Commercial Banking Company of Sydney, who was also ex-officio appointee to the Royal Commission on the Public Service of 1887-90.

Its present use as a convalescent home reflects the compassion and generosity of Thomas Allwright Dibbs to provide a caring place for Australian soldiers on their return from the Great War.

The grounds on which Graythwaite is located retains intact its size and configuration of the 1873 subdivision. It retains remnants of the extensive garden curtilage developed from that period and during Dibbs' ownership and retains those magnificent harbour views and vistas to the south and west. This 2.7 hectare property is an unusually large land parcel considering its close proximity to the CBD of North Sydney which retains substantial land terracing reinforced with mature landscaping.

The building's grand Victorian Italianate architectural form located on the highest part of the property reflects a major renovation, within the Victorian period 1880-1885 during Thomas Allwright Dibbs' ownership, to capture outstanding views and vistas of Sydney Harbour and beyond. The landmark qualities of this building is no longer apparent when viewed from its main street frontage, but the outward views and vistas from the building to the south and west are unparalleled and extensive. Building alterations and additions that have occurred since 1936 and 1952 for use as a Red Cross Hospital have compromised historic fabric and the aesthetic significance of the earlier residential building complex.

'Graythwaite' is valued by the surrounding community for its historical significance as an example of North Shore residential for the wealthy. Its significance has also been established socially through its use as a convalescent home, a hostel for long term disablement and then a geriatric hospital. The main building (although altered for hospital use since 1916) retains detailed finishes, fireplaces and hardware from the Victorian period usually lost in buildings of this type in private ownership. It also contains timber floor and ceiling framing of pit sawn origins

with ceilings framing connections using timber pegged tenons, further establishing its early origins and importance of 'Euroka' as one of the earliest surviving structures in the North Sydney area.

The former stables outbuilding with loft is a remnant of early vernacular form and formed part of the original building group on land granted to Thomas Walker in 1832. The residence and stables buildings contain remnants of all phases of the property's development and this is reflected in its high archaeological, educational and research potential. The property has been recognised by others to contain one of the largest and most significant collections of late 19th century cultural plantings in the North Sydney area.

4.3.2 State Heritage Register Listing

Graythwaite was included on the State Heritage Register (SHR) on 1 November 2002 (Listing No. 01617). The SHR listing (last updated on 13 March 2001) repeats the Statement of Significance prepared for the 2000 CMP for the site prepared by Graham Edds & Associates (see above).

4.3.3 North Sydney Local Environmental Plan Listing

Graythwaite is included on Schedule 3 of the North Sydney Local Environmental Plan (LEP) 2003 as a heritage item of both State and local heritage significance. The Statement of Significance provided on the site inventory card is:

Fine example of a Victorian Italianate mansion. Strongly associated with prominent colonial family, the Dibbs, as well as the Sayers, and later as a respected convalescent hospital. Graythwaite is a former c1832 residence which has been altered and has grown during the 19th century to a grand villa c1882, and then undergone adaptation as a convalescent hospital and nursing home after 1916. Relic of the period of mansion development on the North Shore. Part of an area rich in nineteenth century buildings. Associated with 'Kailoa' nearby. Original outbuildings of interest. Graythwaite's grounds contain one of the largest and most significant collections of late 19th century and early 20th century cultural plantings in North Sydney. Moreton Bay and Port Jackson figs dominate an eclectic mix of exotic and Australian rainforest plantings including rare historic and botanic examples.

4.3.4 National Heritage List Nomination

Graythwaite was nominated for inclusion on the National Heritage List (NHL) in February 2005 (Place File No: 1/13/027/0025). The nomination was assessed by the Australian Heritage Council (AHC), which found that:

These values while of some importance at the State level are not outstanding in comparison to other similar places across Australia. Graythwaite's associations with prominent public figures were also found to be important at the local and regional level only. Consequently Graythwaite is not considered to be of outstanding heritage value to the nation.

The nomination has not been accepted by the Minister and the Minister has decided not to include the place in the National Heritage List.

The nomination included the following Summary Statement of Significance:

Graythwaite has local and State significance as an early example of a nineteenth century North Shore residence developed beside Sydney Harbour and planned to take advantage of water views.

Graythwaite is associated with a number of important people including Thomas Walker the Deputy Commissary General and Thomas and George Dibbs. Thomas Dibbs was a prominent public figure who made important contributions in New South Wales in the area of banking and finance. His brother Sir George Dibbs was a significant public figure who made important contributions in the area of Government. He was appointed to the position of Colonial treasurer and was a Premier of NSW. He was also a delegate to the 1891 Federation Convention.

Graythwaite has some local and potentially wider regional social value as a place which was used as a convalescent home for the care of returned soldiers from both the First and Second World Wars.

4.3.5 Register of the National Estate Place Report

Graythwaite was included on the Register of the National Estate (RNE) on 21 March 1978 (Place ID 2909). The RNE Place Report includes an incomplete statement of significance that focuses almost entirely on the site's association with Thomas Walker, Edwin Sayers and George and Thomas Dibbs.

4.3.6 National Trust of Australia (NSW) Listing

Graythwaite was classified by the Historic Buildings Committee of the National Trust on 9th November 1981. The Trust's listing card rates the property as:

A fine house surviving as an example of the (19th Century residential architecture of this area. The site is unusual in that it retains its original large tract of land with garden layout.

4.3.7 Summary Discussion

A review of the exiting significance assessments has found that the following aspects of heritage significance of Graythwaite are well established:

- the rarity of the House as an example of a Victorian Italianate mansion;
- the rarity of the stables building within North Sydney; and
- the rarity of the size of the land holding within the local government area.

The review of the existing heritage significance assessments has also found the following:

- The historic association with Thomas Walker, George Dibbs and Thomas Dibbs is noted, but little emphasis is placed on any associations with Edwin Sayers, and nothing of the Australian Red Cross Society, who have the longest association with Graythwaite.
- The historic association with Thomas Dibbs is emphasised over the contribution of his brother George Dibbs who was actually more responsible for the existing form and fabric of Graythwaite as it is seen today.
- The House itself is appropriately addressed throughout the 2000 CMP and while it is assumed that the Kitchen Wing is included in the assessment of the House, nothing is stated of the other outbuildings including the Stables Building and Massage Room/Doctors Room.
- The belief that the House demonstrates a continuum of development from 1833 to the 1910s, whereas very little of the 1830s house actually remains.
- The role of Graythwaite as a convalescent home is stated, but nothing is said of its role as an Anzac Hostel or the three buildings specifically erected for this use.

- The rarity of the garden and significance of the plantings is stated, but nothing is said of the complex phasing of its development.
- The views from the site are stated, but nothing is said of the importance attached to these views by the patients during the Australian Red Cross Society era (1916-1980).
- The archaeological potential of the House and Stables Building is stated, but nothing is said of other areas such as the rear yard or the area between the House and the Coach House.

4.4 Significance Assessment

4.4.1 Introduction

The following assessment uses the framework for the assessment of heritage significance advocated by the NSW Heritage Office and Department of Urban Affairs and Planning (now the NSW Department of Planning) in the guidelines used in the NSW Heritage Manual. In this framework, places are assessed in accordance with the defined set of criteria set out below:

4.4.2 Assessment against Criteria

Criterion A An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite represents a continuum of historical development in the lower North Shore from the early 1830s. The succession of merchants/businessmen and servants of the State who owned Graythwaite from the 1830s until the 1910s and the scale of the house and grounds they maintained demonstrates the advantageous location, inclusive of views, of the locality to the city and the harbour. This significance is at a local level.
- Graythwaite retains a site area that is around the same as the allotment established in the 1880s by Thomas Dibbs. The subdivision and the land holding, inclusive of the boundaries and garden setting, demonstrate an era in the history of the local area when the grand estates were being cut up for suburban housing in response to demand from increasing population and community affluence. This significance is at a local level.
- Graythwaite is historically associated with the home and hostel managed by the Australian Red Cross Society for convalescing and invalided soldiers from 1916. The facility was one of a number operated by the Society during the First World War and its aftermath. The hostel is historically associated with the Commonwealth government and the system of care administered by the Department of Repatriation. This significance is at a state level.
- For a period of nearly thirty years Graythwaite housed one of the few specialised public facilities providing long stay and short-term respite dementia care on the lower North Shore. This significance is at a local level.

Criterion B An item has strong or special association with the life or works of a person, or group of persons, of importance on NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite is part of the original land grant purchased by Thomas Walker in 1832 and was his home intermittently from 1833 until the mid 1840s. As Deputy Commissary General, Walker played an important role in early nineteenth century colonial society. He was one of the three high-ranking officers of the Commissariat who lived in neighbouring properties (Upton and St Leonard's Lodge being the others). This significance is at a local level.

- Graythwaite was owned by Edwin Mawney Sayers between 1853 and 1873. Sayers was a successful owner of coastal trading vessels and was the first to run a shipping line between Sydney and Melbourne. Sayers is significant at a local level for represented St Leonards in the third Legislative Assembly between 1959 and 1960, was a founder of the North Sydney School of Arts and was Warden of St Thomas' Church of England at St Leonards.
- Sir George Dibbs resided at the site between 1873 and 1882 and was responsible for the building of Graythwaite, around 1874, in the form seen today. Sir George was a merchant before being elected to the Legislative Assembly in 1874, representing the seat of West Sydney until 1877. He was re-elected to the Assembly in 1882 as the member for St Leonards and went on to become Colonial Treasurer, Colonial Secretary and then premier on three occasions. This significance is at a state level.
- Sir Thomas Allwright Dibbs, the brother of Sir George Dibbs, purchased the site in 1873 but did not reside there until his brother moved out in 1882. Sir Thomas was a respected banker, becoming manager of the Commercial Banking Company of Sydney in 1867 and general manager in 1882. He was also ex-officio appointee to the Royal Commission on the Public Service from 1887 to 1890 and was president of the committee of enquiry into public accounts in 1900. He was Commodore of the Royal Sydney Yacht Squadron and an active member of the Church of England diocese. His philanthropic interests included the Sydney Naval Home and the Queen Victoria Home for Consumptives. In June 1915 he donated the Graythwaite site to the NSW Government as a convalescent home for wounded soldiers and sailors. This significance is at a state level.
- The Australian Red Cross Society administered Graythwaite from 1916 until 1980 giving it the longest association with the site. The Society, originally established in 1914, is especially remembered for its provision of 'comforts' to soldiers fighting overseas but also for its role in providing nursing and domestic services in hospitals and convalescent homes. Today the Society continues to serve the Australian community, through the Blood Bank, first aid projects, disaster and emergency services as well as youth support and education. This significance is at a state level.
- The Anglican Deaconess Institution through the Home of Peace Hospitals system administered Graythwaite between 1980 and 2009. The Institution has been caring for the sick, poor and needy since it was first established in 1891 and is responsible for setting up the first Anglican run hospital in Australia in 1907. The Institution continues to provide health care services through Hope Healthcare. This significance is at a local level.

Criterion C An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- Graythwaite retains an ensemble of buildings and landscaped grounds that demonstrate a layered history of development of an upper middle class residence of the Victorian era in Sydney. The House and its service quarters incorporate three building phases of mixed styles that have been consciously forged into the one, Victorian Italianate, entity seen today. The fittings and finishes of the interior date from the remodelling of the 1870s with subsequent redecoration. The design of the House responds to the favourable harbourside setting and the views offered to the south and west by its orientation, the two storey verandah over two elevations, the roof-level observatory, the bay windows, and the large dining room/ballroom with broad glazed French windows. This significance is at a state level.

- The suite of outbuildings demonstrates the range support functions required to maintain an upper middle class house in the Victorian age. The architectural styles of the buildings varies according to their date of construction and differ from the restrained Colonial Georgian simplicity of the stone Coach House to the more picturesque brick Coach House with its cream brickwork and Gothic embellishments. This significance is at a local level.

Criterion D An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- Graythwaite is likely to be held in high esteem by organisations such as the RSL for its historic association with the care of invalid soldiers over generations and multiple conflicts, and in particular the association with Gallipoli and the ANZAC legend. This significance is at a state level.
- Graythwaite represents a remarkable chapter in the history of the Australian Red Cross Society and its story is likely to feature in any future account of the work of the Society. This significance is at a state level.
- Graythwaite is a place of importance to the local community and makes a contribution to the local community's sense of place—as evidenced by the high level of interest shown in the future use and ownership of the site. This significance is at a local level.
- The open space of the lower grounds of Graythwaite (on Union Street) has some significance to the local community as it currently provides de facto recreational opportunities in an area with limited publicly-accessible open space. This significance is at a local level.

Criterion E An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Graythwaite retains evidence of all phases of development from the construction of Euroka Cottage in 1833. Owing to the protracted period of public ownership under the one, Australian Red Cross Society, management, the House retains an intact suite of living rooms and parts of the service wing, and the grounds have a range of cultural plantings, which in other circumstances would have been removed. The place therefore has high archaeological, educational and research potential. This significance is at a local level.

Criterion F An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- Owing to the extent of the land holding and the retention of its garden setting, Graythwaite is one of the largest extant estates dating from the nineteenth century in Sydney. This significance is at a state level.
- In the context of the repatriation system instigated by the Commonwealth Government, the ensemble of buildings erected at the behest of the Red Cross over the period 1916-1919 provide rare insight into the care of invalided veterans of the First World War. This significance is at a state level.

- The House and Kitchen Wing ensemble retain a high degree of integrity that provides evidence for a way of life that has long since vanished. This significance is at a local level.
- In the North Sydney area, the Stables Building is the earliest remaining of its kind and one of the few remaining examples of its type. It is a remnant of one of the first estates established on the lower North Shore and provides rare insight into the pioneering phase of settlement. This significance is at a local level.

Criterion G An item is important in demonstrating the principal characteristics of a class of NSW's (or local area's) cultural or natural places; or cultural or natural environments.

- Graythwaite is representative of a class of estates established in the latter part of the nineteenth century by upper middle class businessmen and professionals. The size of the House with its range of living rooms and copious bedrooms demonstrates the domestic environment of its era while the Kitchen Wing and various outbuildings reveal something of the ancillary services required to run such a household. The grounds are indicative of an era that required a suitable landscaped household setting both for family enjoyment and personal status. This significance is at a state level.

4.5 Summary Statement of Heritage Significance

Graythwaite is a place of outstanding cultural significance to the State for its historic associations with the Dibbs family and the regime of care undertaken by the Australian Red Cross Society of invalided soldiers of the First World War.

The House at Graythwaite and its garden setting demonstrates both the late nineteenth century aesthetic and lifestyle values of Sir Thomas and Sir George Dibbs and the outlook of society in the 1910s in regard to the appropriate setting for convalescence and medical care.

The gifting of Graythwaite to the State by Sir Thomas Dibbs in 1915, as a result of the high human cost of the Gallipoli campaign, undoubtedly reflects broader community concerns about the consequences of the nation's engagement in the First World War. Similarly, the drive of the local branches of the Australian Red Cross Society to fund and maintain over decades a property on the scale of Graythwaite demonstrates inter-war community concern about the long-term welfare of the returned invalided combatants.

Graythwaite is a place of outstanding cultural significance to the local community for its historic associations with an estate that was initially established by Deputy Commissary General Thomas Walker from 1833 as Euroka and developed into the form seen today by Edwin Sayers in the 1850s and George Dibbs in the 1870s. The layers of development of both the House and its garden setting provide the contemporary local community with a focus for understanding the history of the area.

4.6 Relative Significance of Key Elements

4.6.1 Introduction

The key elements of a place make a different relative contribution to the heritage significance of the place. A loss of integrity or condition may diminish significance. Understanding the importance of the contribution that key elements make to the heritage significance of a place assists with determining appropriate future actions for them.

The Heritage Branch, NSW Department of Planning has established gradings of significance to facilitate this process. The table below sets out these gradings, which have been modified to suit Graythwaite. See also Figures 4.4-4.9.

Significance	Justification
Exceptional	<p>Element (or space/component/fabric of an element) that makes a direct and irreplaceable contribution to the overall heritage significance of Graythwaite (or element). It exhibits a high degree of integrity with alterations minor in nature and generally reversible.</p> <p>Its demolition/removal or inappropriate alteration would substantially diminish the heritage significance of Graythwaite (or element).</p>
High	<p>Element (or space/component/fabric of an element) that makes a substantial contribution to the overall heritage significance of Graythwaite (or element). It has alterations that do not detract from its significance.</p> <p>Its demolition/removal or inappropriate alteration would diminish the heritage significance of Graythwaite (or element).</p>
Moderate	<p>Element (or space/component/fabric of an element) that makes a moderate contribution to the overall heritage significance of Graythwaite (or element). It has undergone considerable alteration that detracts from its significance.</p> <p>Its demolition/removal or inappropriate alteration may diminish the heritage significance of Graythwaite (or element).</p>
Little	<p>Element (or space/component/fabric of an element) that makes only a minor contribution to the overall heritage significance of Graythwaite (or element). It has undergone substantial and irreversible alteration and is difficult to interpret.</p> <p>Its demolition/removal would not diminish the heritage significance of Graythwaite (or element).</p>
Intrusive	<p>Element (or space/component/fabric of an element) that adversely impacts the overall heritage significance of Graythwaite (or component) and/or other components (or space/element/fabric of a component) of heritage significance.</p> <p>Its demolition/removal would enhance the heritage significance of Graythwaite (or element) and/or the heritage significance of other elements (or other space/component/fabric of an element).</p>

4.6.2 Natural Heritage Significance

The Heritage Branch, Department of Planning has issued Natural Heritage Principles that includes a definition for natural heritage. With regards to Graythwaite, 'natural heritage' has been limited to significant land resources and diverse animal and plant life. The Graythwaite site has not been identified as having natural heritage significance due to the degree of modification of the site, which has obscured the underlying landform and resulted in the removal of all of the original vegetation.

4.6.3 Aboriginal Heritage Significance

An assessment of the Aboriginal heritage significance of the Graythwaite site was undertaken by Australian Museum Business Services (AMBS) in April 2010. The assessment included a site survey undertaken with Allen Madden of the Metropolitan Aboriginal Land Council (MLALC). It also included a review of the Aboriginal Heritage Information Management Service (AHIMS), which found that no registered Aboriginal heritage sites existed on the site or in its vicinity. A copy of the assessment is included at Appendix C.

The assessment concluded that although the area would have been used by the Cammeraygal people for many thousands of years, no evidence of their occupation appears to remain on the Graythwaite site, which has been extensively modified since European settlement of the area. In particular, the creation of the terraces in the southwest area of the site.

Given the extensive disturbance of the original land surface at the site and the steep topography, it is considered unlikely that there is any archaeological potential to remain intact or substantial Aboriginal heritage deposits on the site. In addition, the MLALC did not identify any contemporary significance to the site, although it was acknowledged that this may change should any additional information or Aboriginal material be uncovered at the site in the future.

4.6.4 Buildings and other Structures

House and Kitchen Wing

The House and Kitchen Wing are of **Exceptional** heritage significance for their:

- architectural merit as a fine example of a substantial sandstone nineteenth century residence;
- its detached form and setting within an expansive landscaped property;
- the largely extant plan form dating from the c1874 remodelling undertaken by George Dibbs;
- the high probability that evidence for painted decorative wall and ceiling finishes can be recovered;
- the historic associations with a succession of nineteenth century owners; and
- the historic association with the occupation by the Red Cross between 1916 and 1980.

Stables Building

The Stables Building is of **Exceptional** heritage significance for:

- its rarity of type and age in the North Sydney area; and
- its historic association with Thomas Walker, who originally constructed the building c1833 and with Edwin Sayers, the Dibbs family and the Australian Red Cross Society.

Coach House

The Coach House is of **High** heritage significance for;

- its historic association with TA Dibbs, who originally constructed it c1888 and then with the Australian Red Cross Society; and
- the rarity of its type in the North Sydney area.

The Former Tom O'Neill Centre

The former Tom O'Neill Centre is of **Moderate** heritage significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980; and
- its historic association with the Australian Red Cross Society.

As with the Ward Building, the Tom O'Neill Centre is of historical and social significance for its association with the convalescent and hospital use of the site. As with the WC annexe to the rear of Graythwaite House, it originally provided an ancillary role in the function of the hospital, and as a utilitarian structure of standard design it has little individual architectural merit or technical significance. Its physical integrity has been adversely affected by the considerable alteration that has occurred since the 1950s, which has removed any evidence of its known former use as a laundry and billiards room. While its overall form remains largely unchanged, later alterations include the subdivision of internal spaces and the modification of external openings.

Massage Room/Doctor's Room

The former Massage Room/Doctors Room is of **Moderate** heritage significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel; and
- its historic association with the Australian Red Cross Society.

Construction of this building included creation of a doorway opening in the west wall of the stables, an element of Exceptional significance. The lack of appropriate roof drainage between the building and the stables may also be contributing to the water damage currently occurring to both structures. The building's integrity has also been affected by the alterations that occurred in the 1980s including the removal of the internal partition to create a single room and the creation of a new door opening in its south wall (as part of the covered link to the house).

Ward Building

The Ward Building and associated recreation room and lavatory/bathroom block are of **Moderate** heritage significance for:

- their contribution to the long-term functioning of Graythwaite as a hostel for invalided former soldiers and then as an aged care facility; and
- their direct and long-term historic association with the Australian Red Cross Society.

The integrity of the Ward Building and recreation room has been adversely affected by the considerable alteration that has occurred since the 1980s, which has removed evidence of its original layout, form (exposed timber framing and walls, open verandahs and wards) and fabric as well as its associations with the Australian Red Cross Society. Its form, in particular the recreation room, impacts significant views of the House and Kitchen Wing from the entrance driveway. Evidence of its earlier use as an Anzac Hostel and for its associations with the Australian Red Cross Society may be retained behind the later wall and ceiling linings.

1916 Lavatory Addition to the House

The lavatory addition to the House is of **Little** significance for:

- its contribution to the function of Graythwaite as a convalescent home and hostel for returned soldiers; and
- its historic association with the Australian Red Cross Society.
- represents the first (1916) major alteration to the House undertaken in relation to its use

This element obscures more significant fabric—the rear verandah and stair hall window. The wing detrimentally impacts the heritage significance of the house as it blocks natural illuminating the stair hall. It is also likely to be exacerbating the water damage evidence in the rear of the House.

Link Structures

The links between the House and Ward Building and between the House and former Massage Room/Doctor's Room are **Intrusive** because although they may have improved the functionality of the place as an aged care facility from the 1980s, they have resulted in damage to the fabric of the House through the creation of new openings and through their physical connections with it. They have also adversely impacted the setting of the House.

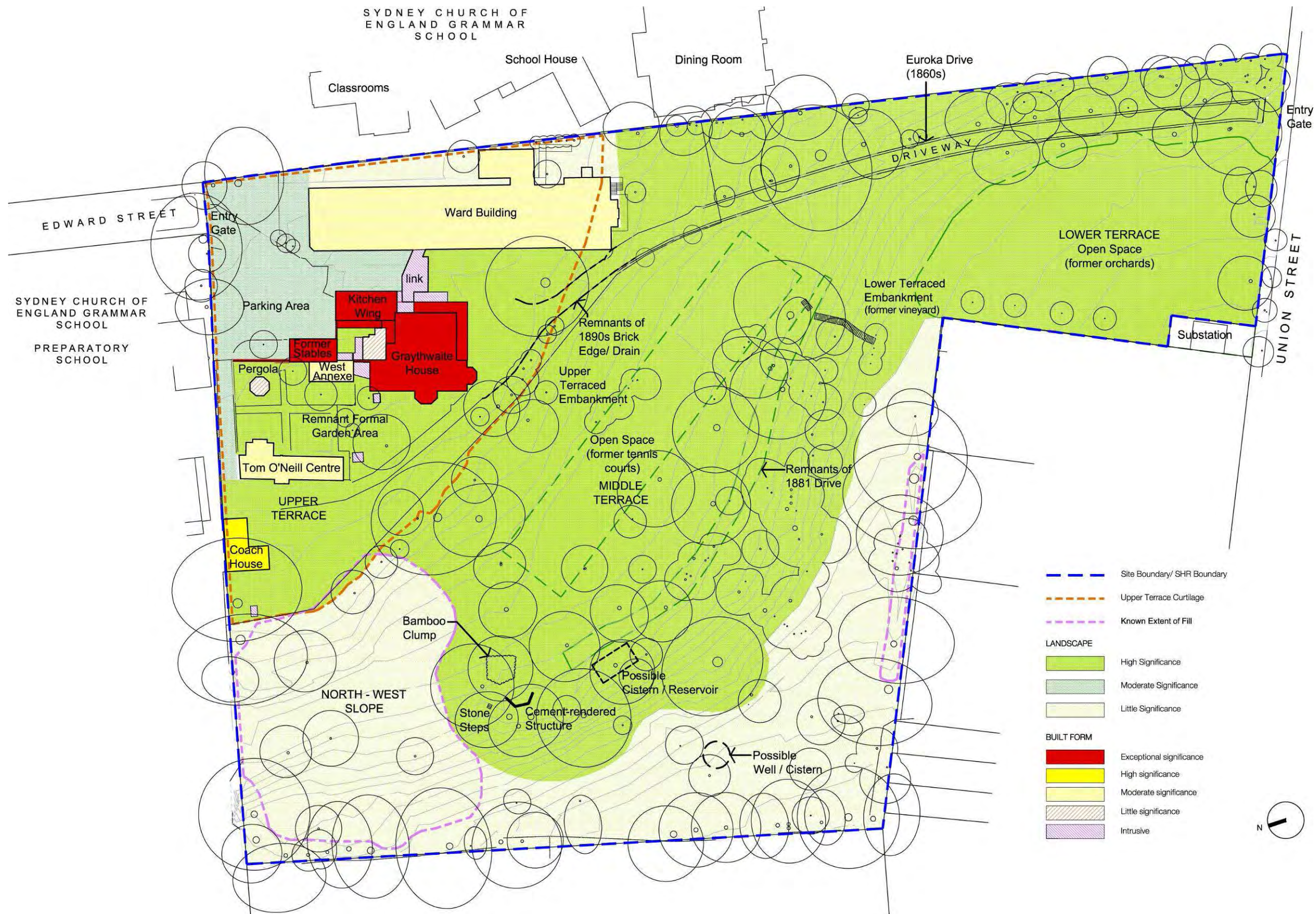


Figure 4.4 Site plan for Graythwaite showing levels of heritage significance for built elements, landscape areas and elements, and potential archaeological features. Not to scale.
Source: Tanner Architects.

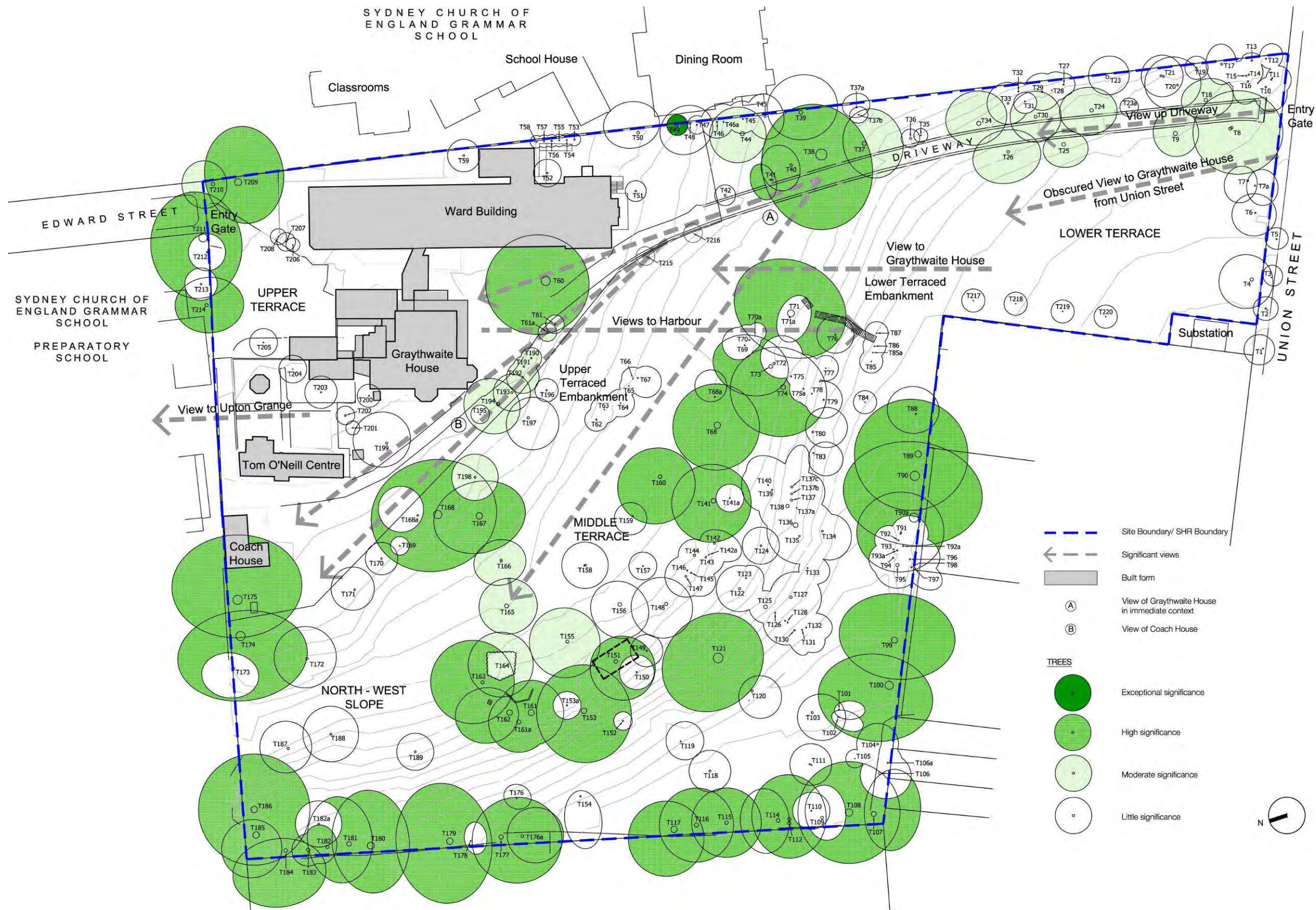


Figure 4.5 Site plan for Graythwaite showing the levels of heritage significance for the trees. Significant views to and from the place are also shown. Not to scale. (Refer also to Tree Schedule at Appendix E.)
Source: Tanner Architects 2010.

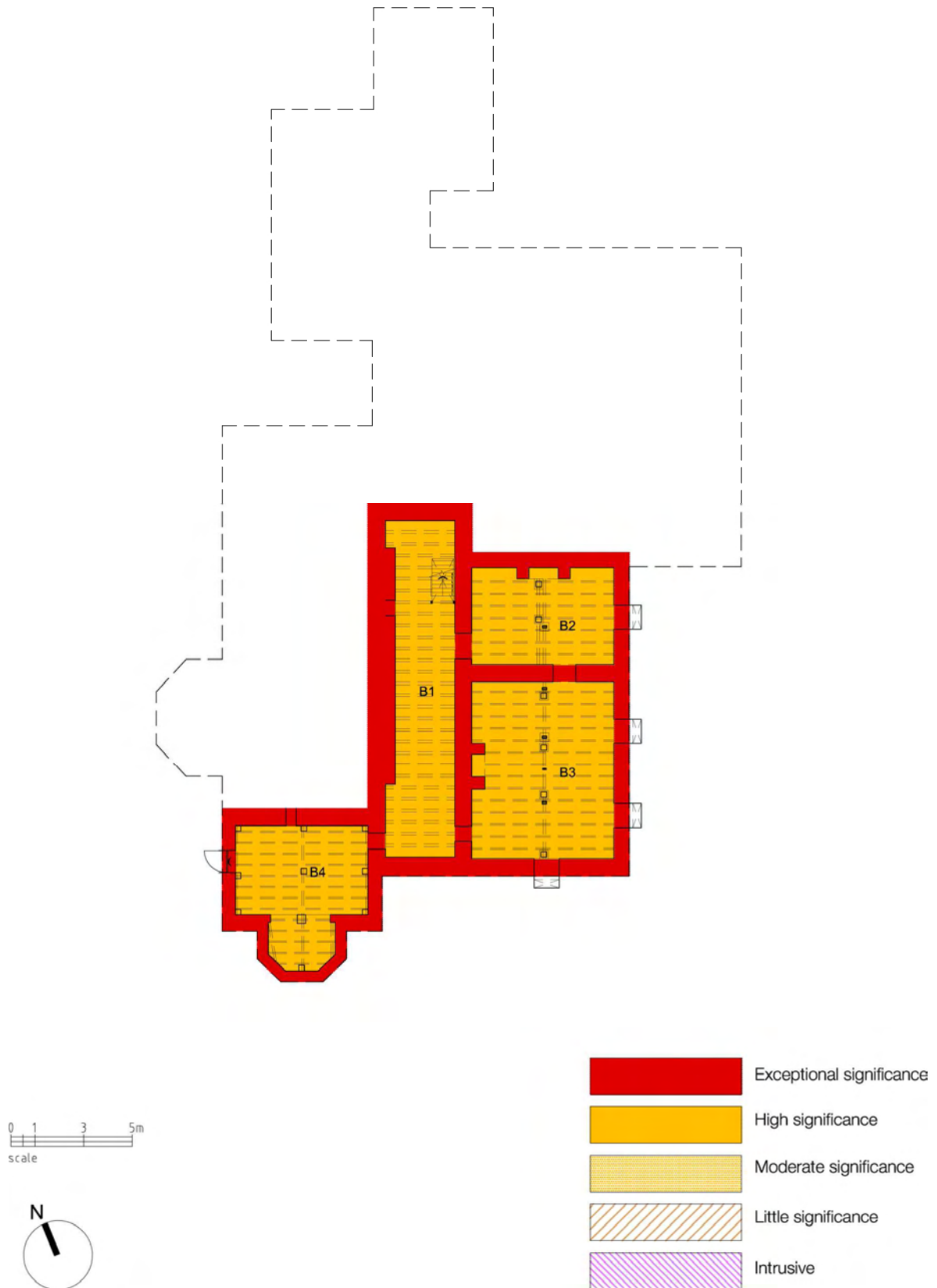


Figure 4.6 Basement floor plan of Graythwaite House, levels of significance. Not to scale.
Source: Tanner Architects 2010

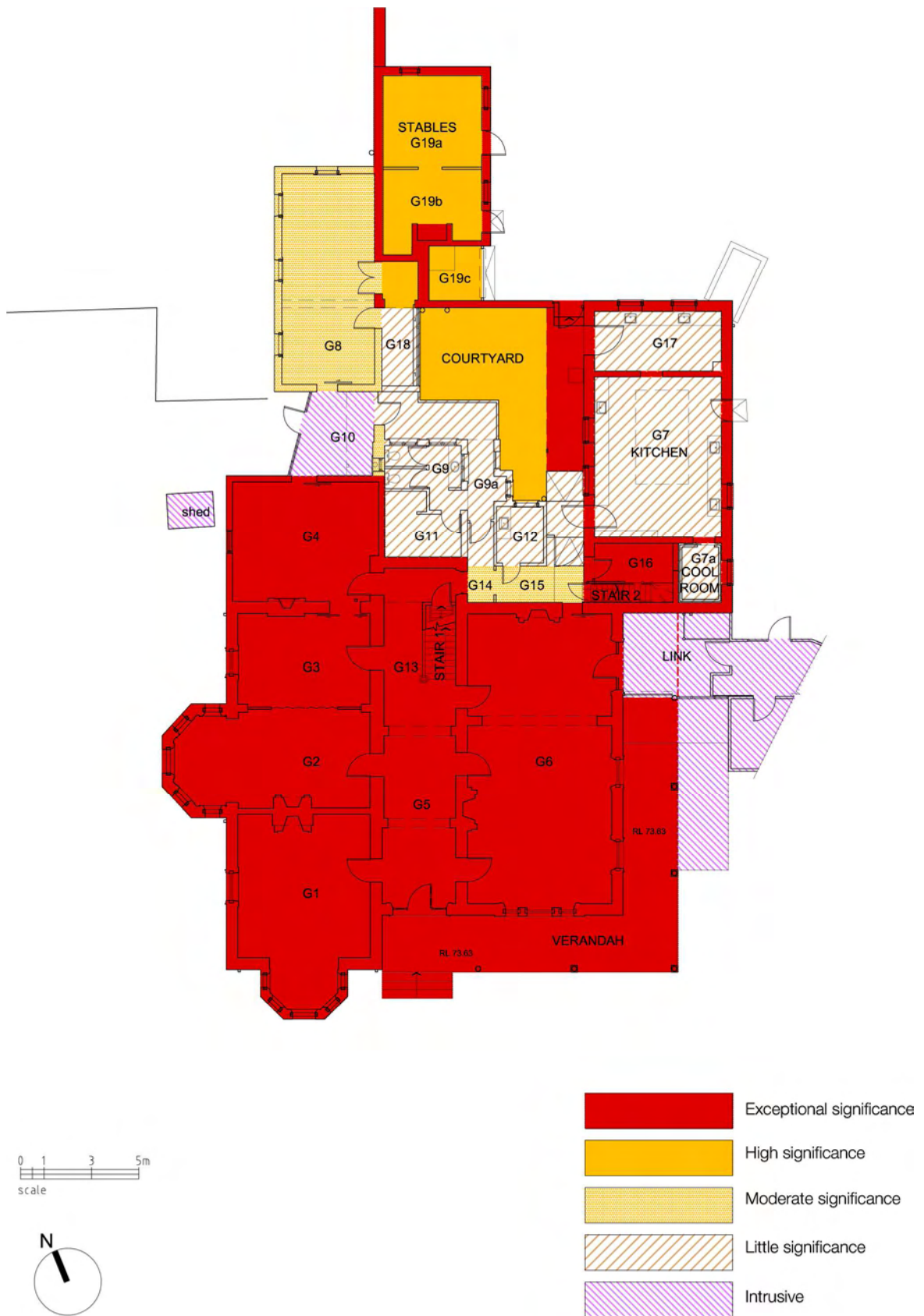


Figure 4.7 Ground floor plan of Graythwaite House, levels of significance. Not to scale.
Source: Tanner Architects 2010

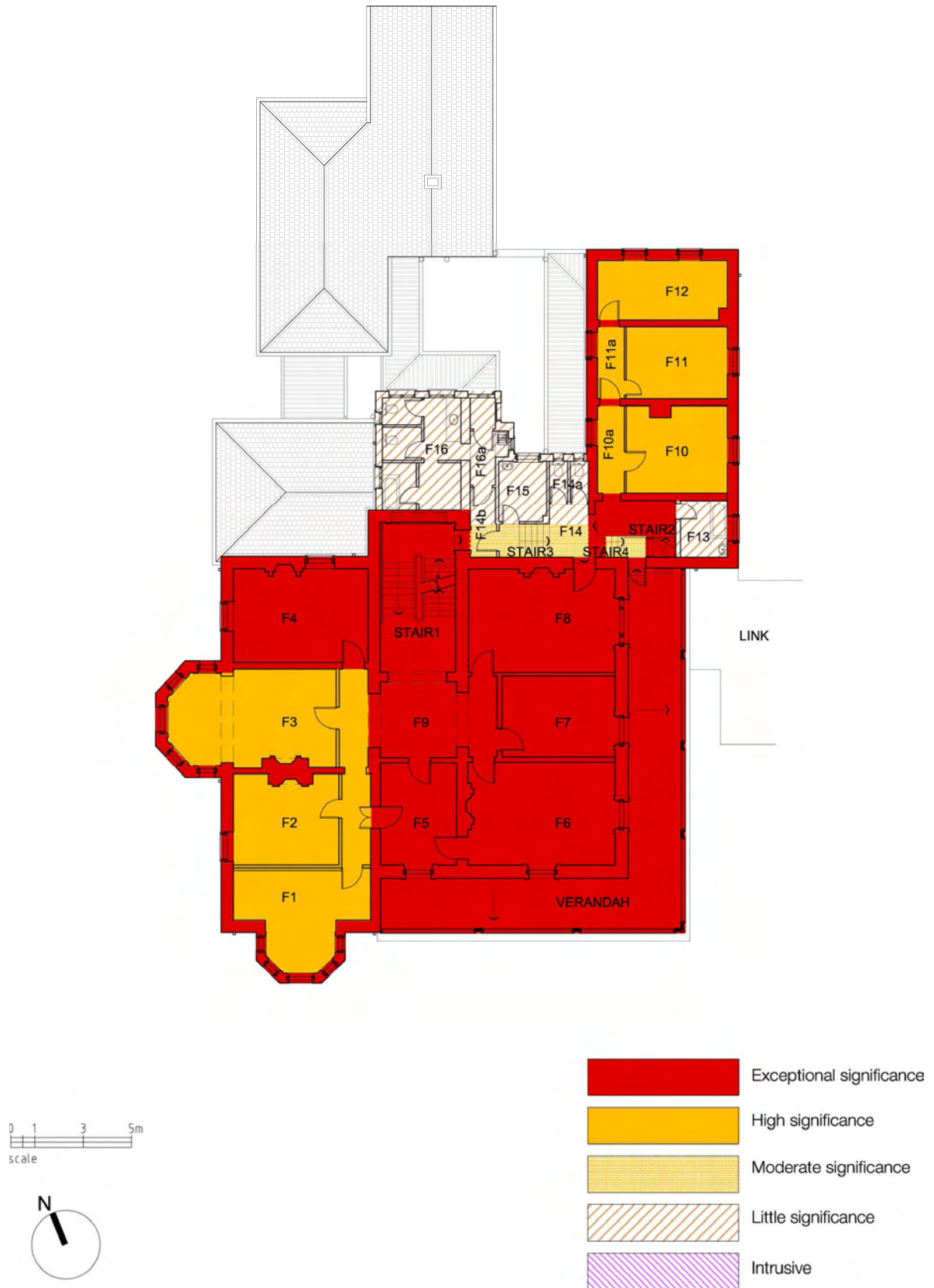


Figure 4.8 First floor plan of Graythwaite House, levels of significance.
Not to scale.

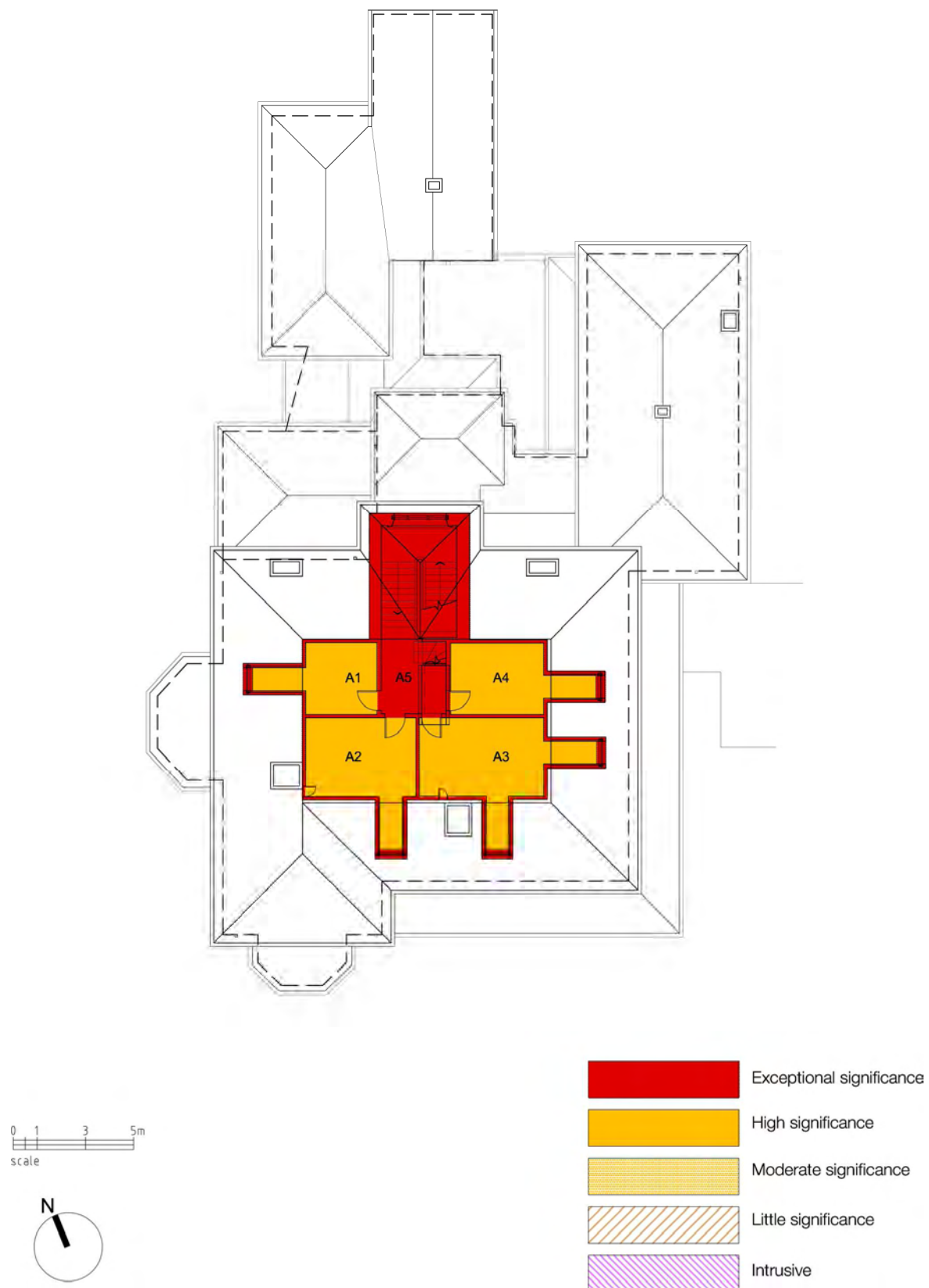


Figure 4.9 Attic floor plan of Graythwaite House, levels of significance.
Not to scale

4.6.5 Cultural Landscape

Introduction

The following assessment of the cultural landscape of the Graythwaite site was undertaken by Mr Craig Burton of CAB Consulting in May 2010. The assessment included site surveys and review of available historical material. The assessment concluded that:

- The site forms part of the territory of the Darug coastal nation and the Gamaragal clan group.
- The site is a remnant of the former land grant to Thomas Walker and the 16 acre former Euroka Cottage allotment. It is during this time when its landform was created as a series of terraces dominated by grass and stepped vineyard.
- The site is associated with further residential development, land subdivision and adaptation in the late Twentieth century under the ownership of EM Sayers and the Dibbs family. It was during this time that the landscape composition of the existing grounds was established in the Federation period by accentuating the landform, boundaries and entrance drive with an umbrageous tree canopy planting character dominated by Fig trees of different species and punctuated by Pines and areas of grassed open space.
- The site is associated with an institutional parkland landscape character as the setting for the Graythwaite Red Cross Convalescent Home and later the Peace Hospital.
- The site contains fabric from all periods of development and is an excellent example of a relatively large nineteenth century residential lot surviving in a now urban North Sydney area.

Significant Areas

The Graythwaite site features the following three main areas of High heritage significance:

- Terraced landforms: associated with building development, horticultural use (vineyard, orchard and gardens) and recreational use (tennis courts) for the level areas (upper, middle and lower terraces) with a corresponding slope or slopes between level terraces (upper and lower terraced embankments) retaining the natural freshwater springs. Strong association with the Colonial and Victorian periods.
- Open space associated with former uses such as tennis courts in the hospital use era (middle terrace) and orchard/paddock (lower terrace) in all periods.
- Garden area adjacent to the House complex to the west and north west (upper terrace), which has been associated with the development of gardens in the Victorian period conserved and adapted up until the present.

The key landscape areas, and the contribution that they make to the heritage significance of the site, are indicated in Figure 4.4.

The upper terrace contains the significant buildings and structures of the Graythwaite site as well as their immediate setting. While the majority of this area has been modified, including later garden beds and surfaces, it continues to make a positive contribution to the immediate setting of the House Complex (the House, Kitchen Wing, Stables Building and former Doctor's Room/Massage Room (West Annex)) and Coach House. The areas to the rear (north) of the House Complex and to the east of the Ward Building make a lesser (moderate) contribution to the setting of the significant buildings and to the site as a whole.

The entry drive, lower terrace and lower terrace embankment, provide evidence of the original and modified landforms that make a high contribution to the overall heritage significance of the site and to the setting of the House Complex, when viewed from Union Street and the lower drive. The area to the east of the main drive has been substantially modified, nevertheless it continues to contribute to the overall setting of the House Complex.

The original landform of the north-west slope has been substantially modified by the introduction of fill, presumed to date from the post-war period. The fill is likely to extend into the upper terrace.

Landscape Elements

The Graythwaite site features the following significant landscape elements:

- c1875 main entrance drive alignment associated with Dibbs family occupation—High.
- Remnants of the c1860s Euroka drive to former Water Reserve alignment associated with Sayers family occupation—High.
- c1890s formed brick drain acting as an edging to drive associated with Dibbs family occupation—High.

Trees

Graythwaite features a large number of trees and other plantings. The following table identifies the key trees of exceptional, high or moderate significance using the tree identification numbers provided by Earthscape Horticultural Services—refer to the tree schedule at Appendix E for a full list. The significant trees are also shown on Figure 4.5.

Exceptional	<ul style="list-style-type: none"> • Specimen of <i>Araucaria columnaris</i> (Cook's Pine) (T49)—associated with the Victorian Period of Graythwaite and adjacent Holtermann's Estate. A landmark tree with North Sydney and Sydney Harbour.
High	<ul style="list-style-type: none"> • Specimens of <i>Ficus macrophylla</i> (Moreton Bay Fig) (T71, T73, T89, T90, T90A, T99, T107, T108, T112, T115, T116, T117, T161A, T174, T175, T176A, T177, T179, T180, T181, T182, T183, T184, T185, T186, T209)—associated with the Dibbs family occupation of the site. • Specimens of <i>Ficus rubiginosa</i> f. <i>glabrescens</i> (Port Jackson Fig) (T163, T168, T209)—associated with the Dibbs family occupation of the site and with the establishment of the Australian Red Cross Society Convalescent Home during the Federation period. • Specimens of <i>Ficus obliqua</i> (Small-leaf Fig) (T60, T68, T74, T167)—associated with the Federation period. • Specimens of <i>Ficus</i> sp. (Small-leaf Fig) (T38, T100, T121, T141, T151, T160, T161, T162)—associated with the Federation period. T38 is an excellent specimen, which is visually conspicuous within the landscape. • Specimen of <i>Stenocarpus sinuatus</i> (Queensland Firewheel tree) (T41)—associated with the Inter-War period Anzac Hostel landscape setting.

Moderate	<ul style="list-style-type: none"> • Specimen of <i>Cryptocarya obovate</i> (Pepperberry Tree) (T44)—an unusual and rare tree. • Specimen of <i>Pinus radiata</i> (Monterey Pine) (T210)—associated with the Dibbs Family occupation and the continuation of similar species planted during the Sayers occupation of Euroka. • Specimens of <i>Lophostemon confertus</i> (Brushbox) (T9, T24, T25, T26, T40, T155, T165, T166, T192, T194, T198)—associated with the planting during the establishment of the Convalescent Home and Anzac Hostel settings during the Federation and Inter-War Periods. • Specimens of <i>Cinnamomum camphora</i> (Camphour Laurel) (T8, T18, T30, T34 and T37)—associated with both the Federation and Inter-War periods and contribute to the umbrageous canopy form of the mass planted treed areas as well as to weed seedlings. • Clump of <i>Dendrocalamas giganteus</i> (Giant bamboo) (T164)—associated with the Convalescent Home and Anzac hostel landscape setting. • Specimens of <i>Washingtonia robusta</i> (Washington Palm) (T61, T61A, T190, T191)—associated with the hospital landscape setting and the Inter-War period.
Little	<ul style="list-style-type: none"> • All other plantings dating from the Australian Red Cross Society occupation of the site.
Intrusive	<ul style="list-style-type: none"> • Identified weed species.

4.6.6 Historical Archaeology

Introduction

The following assessment of the historical archaeological resource of the Graythwaite site was undertaken by Dr Mary Casey of Casey & Lowe Pty Ltd in May 2010. It uses the same criteria used to assess the heritage significance of the overall site and its key built and landscape elements—see Section 4.4.2 of this CMP. It has also been prepared in accordance with the guideline: *Assessing significance for historical archaeological sites and 'Relics'*, prepared in 2009 by the Heritage Branch, Department of Planning (now the Office of Environment and Heritage).

Assessment Against Criteria

Criterion A An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

- The archaeological resource associated with Graythwaite mostly relates to the earlier occupation of the site between c1833 and the 1870s. These represent an initial pattern of occupation of a self-sufficient nature where the residents provided a lot of their own food, growing fruit and vegetables and keeping cows and hens. The archaeological resource associated with this would include remains of 'Euroka's' outbuildings as well as the yard areas and garden activities. This pattern is replaced by the removal of many of these elements following the construction of the mansion where food would have been purchased while flowers were grown. The residents of this house, not always the owners would have used the grounds much more for recreation than food production.

- There is limited potential for archaeological resources associated with the hospital use of Graythwaite due to the different disposal of rubbish at this time, municipal rubbish collection which takes the artefacts off site, but it cannot be completely ruled out.

Criterion B An item has strong or special association with the life or works of a person, or group of persons, of importance on NSW's cultural or natural history (or the cultural or natural history of the local area).

- While the construction and occupation of Graythwaite is associated with the Dibbs brothers, including one who was Premier three times, most of the archaeological resource generally pre-dates this occupation. By the time Dibbs was premier he was residing elsewhere.

Criterion C An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- The archaeological resource is not anticipated to have any aesthetic significance.

Criterion D An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- While the local community has a strong attachment to the house and grounds this attachment is not likely to be related to the archaeological resource although some members of the local community who are interested in their history and heritage will be interested in the archaeological resource.

Criterion E An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

- The identified archaeological remains of the outbuildings, gardens, cisterns and possible wells, rubbish pits and artefacts are most likely to be associated with the early (1830s-1870s) occupation of 'Euroka'. This potential resource has the ability to address research questions relating to:
 - Establishing a self-sustaining residence in the isolation of the north shore, the nature of this evidence and how it evolved over time?
 - What information do the artefacts and structures associated with the occupation will tell us about attitudes and views of the developing middle-class?
 - How does this evidence relate to nearby archaeological sites, such as Greycliff or Kirribilli?
- If evidence associated with the Dibbs family is found it may inform us about:
 - Changing attitudes to Sydney lifestyles. With the North Shore becoming less isolated and the residents obtained greater access to local markets to supply their daily requirements how is this represented in the archaeological resource and material culture found on the site?
 - What information do the artefacts associated with the occupation will tell us about attitudes and views of a developing power elite?
 - What is the nature of the artefacts associated with either phase of occupation and how are they different or similar?

- The hospital use of the site may have some limited archaeological resources such as rubbish pits or dumps though most of it is expected to have been taken away as part of municipal rubbish collection. While there are some standing buildings associated with period they will have limited archaeological resource associated with them.

Criterion F An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

- While the archaeological remains associated with Graythwaite are rare in the local area they are similar to small-scale 19th-century estates in the outer ring of Sydney suburbs. They are not in the same scale of rarity as places such as Elizabeth Farm and Experiment Farm or Old Government House, Parramatta. There are likely to be a number of similar sites surviving in association with standing houses across the Sydney region though less so in the North Shore due to the pressures of urban development and the demolition of earlier houses.

Criterion G An item is important in demonstrating the principal characteristics of a class of NSW's (or local area's) cultural or natural places; or cultural or natural environments.

- The archaeological remains of Graythwaite are considered to be representative of a range of similar house sites with sub-surface remains of outbuildings, yards and archaeological features such as rubbish pits with artefacts.

To be assessed as having heritage significance an item must:

- meet at least one of the above seven significance criteria; and
- retain the integrity of its key attributes.

Items are also ranked according to their heritage significance as having:

- Local Significance; or
- State Significance.

Statement of Heritage Significance for the Archaeological Resource

The archaeological resources within the grounds of Graythwaite are mostly associated with the early occupation of 'Euroka' and consist of sub-surface remains of outbuildings, surfaces, features, artefacts and pits in the northern, eastern and western yard and garden areas. In addition remains of a cistern/reservoir survive as part of the watering system for the vineyard and orchard to the downhill to the north. As most of the structures associated with Graythwaite are extant there is limited potential for archaeological resources within the grounds. The archaeological remains at the site have the ability to address a range of research questions associated with the initial occupation and self-sufficient environment and its evolution into a larger-scale house and grounds. The archaeological remains of Graythwaite are considered to be of local significance.

Ranking of Significance

As discussed under Criterion F above, the archaeological resource of the Graythwaite site has limited potential to contain remains that relate to the reasons why the Graythwaite site is listed on the State Heritage Register. While there is some limited possibility for remains of Euroka Cottage to survive beneath the substantial remains of the existing buildings, any remains would be quite disturbed by the sandstone footings of the current house and kitchen wing, and the basement of the house will most likely have completely removed any remains within its footprint. Therefore, on integrity grounds, these remains are not considered to reach the State significance threshold.

The lack of integrity means that the potential remains of Euroka have limited ability to address substantial archaeological research questions though it is considered that the yard remains have some ability to answer research questions but only at a Local level. The remains are not especially associated with the Graythwaite occupation of the site and there is little likelihood that they are associated with significant individuals, events or groups of historical importance. These remains are unlikely to have aesthetic or technical significance. The remains of the Euroka yard area have some ability to demonstrate the past through archaeological remains but at a representative level, as they are repeated on many similar sites around the ring of Sydney suburbs. The potential remains are not considered to be highly intact.

The only standing building from the Euroka period is part of the State significance of the site and any buried surfaces associated with this would retain the significance of the structure and are not relics under the Heritage Act as they are not 'buried'.

The gazebo and tennis courts, that were located on the middle terrace, are not considered to be 'relics' under the current definition of the *Heritage Act 1977* (NSW). They do not meet the local significance threshold as they do not have research potential and have a poor ability to demonstrate aspects of significance or relevance under the rarity or representativeness criteria.

The Archaeological Zoning Plan at Figure 3.79 shows the areas of the site with potential to contain historical archaeological remains of local or state heritage significance—defined as 'relics' under the *Heritage Act 1977* (NSW).

4.6.7 Moveable Heritage

A preliminary survey of the Graythwaite site found very few items of potential moveable heritage significance. The few items found generally appear to relate to the last phase of occupation and include manuals, some photographs etc. Some significant elements of fabric, such as the now removed wall brackets from the main entry hall, are still stored on the site.

4.7 Heritage Curtilage

4.7.1 Background

Heritage curtilage is defined in the publication *Heritage Curtilages*, prepared by the Heritage Branch, NSW Department of Planning in 1996 as:

The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance.

It can apply to either:

- *land which is integral to the heritage significance of items of the built heritage; or*
- *a precinct which includes buildings, works, relics, trees or places and their setting.*

The term 'heritage curtilage' is also used by the Heritage Council of NSW to describe the area listed on the State Heritage Register (SHR) or on a local environmental plan. Within this context the current heritage curtilage for Graythwaite, and the area subject to the provisions of the *Heritage Act 1977*, is the existing lot boundary—see Figure 5.1 of this CMP.

The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a place including but not limited to:

- historic site boundaries;
- buildings and structures and their settings;
- the functional and visual relationships between buildings and structures;
- important view to and from the place;
- the identified historical archaeological resource;
- items of potential moveable heritage; and
- The spatial relationship between the house and the grounds, which provide both a suitable aesthetic setting and appropriately scaled

The Heritage Branch guidelines describe the following four different types of heritage curtilages:

- Lot Boundary Heritage Curtilage, where the lot would adequately contain the heritage significance of the place, including buildings, gardens, and other significant features such as walls, fences, driveways that contribute to the heritage significance of the place;
- Reduced Heritage Curtilage, where the significance of the place does not necessarily relate to the total lot area, but to a lesser area;
- Expanded Heritage Curtilage, where an area larger than the lot boundary is required to retain the heritage significance of a place, including its landscape setting or visual catchment; and
- Composite heritage curtilage, which applies to conservation areas.

The concept of heritage curtilage recognises that the heritage significance of a place can be adversely affected even if no significant fabric is altered within the place.

4.7.2 Heritage Curtilage for Graythwaite

Discussion

The property is under the one ownership and in the one legal title and managed as one entity. The current boundary is as established by the Government in 1974 and is a close approximation of both the freehold gifted to the State in 1915 and the historic area of Graythwaite from the 1880s, and it is this area that is of outstanding significance. The boundary demonstrates the historic context of the redevelopment of Graythwaite in the mid 1870s which was undertaken in the knowledge that suburban housing would eventuate along Union Street and Bank Street.

The current site boundaries would also adequately contain the significant views from the House and upper terrace to a number of landmarks within the Sydney Harbour precinct including:

- views across Port Jackson to Millers Point and Walsh Bay inclusive of the location of George Dibbs' wharf below present day Munn Street; and
- views to the western foreshore and surrounding suburbs of Port Jackson.

In general terms, these views place Graythwaite within the context of Port Jackson as a working harbour. These views were important not only to the earlier residents of Graythwaite but also to the invalided patients who took in the view and port activity to pass time. This is documented in the written accounts of the Anzac Hostel and also in the surviving photographs of this phase and reinforced by accounts of selective tree clearing to maintain the view.

There are views to the House and outbuildings from the garden and driveway of Graythwaite. In general terms, these views reinforce the concept that Graythwaite as a consciously planned estate where the “experience” of viewing the House was carefully managed through the alignment of the drive, and placement of tree plantings and open lawns. The House is not prominent when viewed from the city and from Sydney Harbour although the landmark trees are visible. It is likely that the House was more visible in the past when the garden had not matured and the surrounding area had not undergone intensive residential development for suburban housing. A photograph from c1900 shows that the House, within its setting was clearly visible from Union Street at that time.

Graythwaite comprises a number of freestanding and attached buildings set within a relatively compact area on the upper terrace in the north-east corner of the site. The visual relationship between the House and the outbuildings of the Dibbs era appear to have been consciously planned to avoid detrimental impact on the outlook of the House and views to the House. This is particularly evident in the setback of the Coach House, and the Kitchen wing where a formal east front has been provided to an otherwise secondary and utilitarian building.

Further, no outbuildings of the Dibbs era impact on view lines of the garden, driveway and harbour from and to the House. This is not the case with the post-Dibbs developments, in particular the Recreation Building attached to the south end of the Ward Building that impacts views of the House from the entrance driveway.

Conclusion

The historical research and assessment of the heritage significance of Graythwaite suggests that the existing heritage curtilage of the place—identified in the State Heritage Register listing as the current lot boundaries would continue to adequately contain the heritage significance of the place and its key elements. In particular the current curtilage would continue to retain:

- Evidence of the original land grant (Union Street), subdivision in 1833 (northern boundary) and the c1873 subdivision of the Eureka Estate (the western and south-western boundaries) and evidence of the later re-location of the original c1833 east boundary in c1886.
- All of the key buildings and structures within their original/early settings, in particular the house and kitchen wing, stables, coach house and former Tom O'Neill Centre.
- The functional and visual relationships between the house and its outbuildings, including the kitchen wing, stables and coach house.
- Significant views from the house and the upper terrace to the harbour.
- Identified historical archaeological resource associated with the site.
- Any items of potential moveable heritage.
- Spatial relationship between the house and the grounds.

5 MANAGEMENT CONTEXT

5.1 Introduction

Conservation policies and recommendations for their implementation are developed from an understanding of:

- the heritage significance of the place and the contribution that key components make to that significance;
- the physical condition and integrity of the various site components;
- the owner's requirements;
- uses for the place which are both feasible and compatible with the retention of major aspects of heritage significance; and
- statutory obligations and other non-statutory considerations.

The opportunities and constraints associated with the above are discussed below.

5.2 Heritage Significance

Graythwaite is a place of State heritage significance requiring that it be managed in accordance with accepted best-practice conservation principles, including *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 1999* and associated guidelines. Refer to Section 4 (Assessment of Heritage Significance) for the summary statement of heritage significance for the place and the relative significance of its components.

A detailed examination of Graythwaite indicates that it is in need of work to:

- remove intrusive alterations and additions;
- find new uses that are consistent with the heritage significance of the place and that ensures it is appropriately maintained into the future;
- interpret its history and heritage significance to the Shore School community and to the local and wider community.

The following opportunities and constraints arise from the heritage significance of Graythwaite:

- Retain, conserve and enhance the heritage significance of the place including spaces, elements and fabric of the cultural landscape, significant buildings and structures, landscape features, archaeological deposits and moveable heritage.
- Remove components considered to be intrusive to the heritage significance of the place.
- Regain and interpret aspects of the place that once contributed to the heritage significance of the place including spaces, elements and fabric.
- Ensure that new works, such as alterations and additions and the construction of new buildings retain the heritage significance of the place.

5.3 Physical Condition and Integrity

5.3.1 Existing Buildings and Structures

Preliminary surveys have found that:

- the ongoing modification of the buildings at Graythwaite to accommodate residential and health care uses has resulted in a varying degree of original fabric integrity;
- the physical condition of the buildings at Graythwaite varies from good to very poor, depending on how long ago they were vacated;
- not all of the buildings are currently meeting the minimum standards of maintenance and repair that befit a place of State heritage significance; and
- the house complex is in most need of immediate works to reverse damage caused by water entering the buildings via damaged roofs and/or rising/lateral damp.

5.3.2 Vegetation

A preliminary assessment of the health and condition of the approximately 230 trees at Graythwaite was undertaken by Earthscape Horticultural Services in April 2010. The assessment also determined the remaining life expectancy of each tree and its suitability for retention.

The assessment concluded that there was a mix of native and exotic species in fair to good health and condition. The assessment also concluded that the grounds have undergone a long period of neglect during which weed species including Pittosporum trees have colonised large areas of the site forming dense thickets. Some other general observations were:

- Fill and rubble along the western and southern boundaries of the Graythwaite site has resulted in some adverse impacts on the Moreton Bay Figs in these locations.
- The central terrace areas and embankments, which retain some of the original figs planted in the late nineteenth century, are overgrown with perennial woody weeds, including Broad-leaf Privet and African Olive and colonising native species such as Pittosporums. These areas also contain a number of seedlings and immature trees of rainforest origin, which appear to have been self-sown but may also have been deliberately planted.
- A number of the Camphor Laurels and Brushbox along the main driveway from Union Street show dieback that appears to have been caused by herbicides. As a result some of the trees are now in a state of decline.
- A number of the larger figs contain extensive basal cavities (T60, T68, T148, T184, T185 and T182), which may be affecting their structural integrity.
- The stability of a Port Jackson Fig (T163) appears to have been compromised by a large in-ground structure (possibly an old sub-surface tank or ornamental pond).

The assessment report included a recommendation to implement tree protection measures as part of any future development at Graythwaite.

5.3.3 Hazardous Materials

A hazardous materials survey of the buildings and structures at Graythwaite was undertaken for the NSW Department of Health by HIBBS & Associates Pty Ltd in June 2009.

The survey found the following:

- Localised areas of bonded asbestos materials within the Ward Building, House and Tom O'Neill Centre as asbestos cement sheet walls, ceiling linings, backing to vinyl floor sheeting, eaves, external boiler flue, balcony and weatherboards.
- Minor sources of synthetic mineral fibre (SMF) containing materials in insulation to ceilings, pipes, ducting and hot water services throughout the Ward Building.
- A large quantity of lead-based paint within all of the buildings, which was generally stable apart from the House, which featured areas of significantly deteriorated paint.

The report recommended that all asbestos materials be removed prior to the commencement of any demolition or refurbishment work. It also recommended that removal of SMF materials or stabilisation/removal of lead paint be done strictly in accordance with applicable codes of practice or Australian Standards.

It should be noted that the survey was limited to a visual inspection of accessible and representative construction materials, finishing materials and building services and the materials suspected of containing hazardous materials. There may therefore be other hazardous materials not yet identified.

Removal of hazardous materials has potential to impact the heritage significance of each building so will need to be carefully designed to avoid, minimise or mitigate adverse heritage impacts.

5.3.4 Soil Contamination

A preliminary environmental assessment of the Graythwaite site was prepared for the NSW Department of Health by HIBBS & Associates Pty Ltd in June 2009. The aim of the assessment was to identify past site activities and activities on immediately adjacent sites that could potentially have resulted in sub-surface soil contamination. The assessment concluded that the risk of widespread site contamination resulting from past site activities is low and that there was no need for further detailed site investigation.

It should be noted that the assessment was based on a site inspection and review of available site history information only and that no soil sampling was conducted. It is apparent from more recent site surveys and historical documentary investigation undertaken in the preparation of this CMP that the HIBBS assessment may not have identified all past contaminating site activities. Of particular note is the dumping of building waste to the west of the Coach House. It is also likely that there will be areas of soil contaminated by hazardous building materials such as bonded asbestos materials, SMF containing materials and lead-based paint.

Remediation of areas of ground contamination has potential to adversely impact the heritage significance of Graythwaite and so will need to be carefully designed to avoid, minimise or mitigate identified impacts.

5.4 Owner's Requirements

The Shore School purchased the Graythwaite site from the State Government in October 2009 with a view to utilising the site to complement and enhance its existing adjoining school facilities. The School's long term vision for the site is:

- to recognise the cultural heritage significance of the property, including its significant buildings and landscape;
- integrate the site as part of the school's grounds while protecting the Graythwaite's unique heritage significance of the site;
- preserve, restore and reconstruct the significant buildings and adapt them to appropriate compatible new uses;
- recognise and interpret Graythwaite's use as a war veteran's hospital;
- conserve and maintain the property and its identified heritage values in the long term.

New uses to be considered for the property include:

- administrative support activities;
- archives/history museum;
- meeting areas;
- new classrooms and learning centres, and
- playing fields and outdoor learning and performance areas.

5.5 New Uses

New uses for Graythwaite that are compatible with its heritage significance would provide opportunities to retain and conserve the place and assist with ensuring that it is appropriately maintained into the future.

Graythwaite, originally a relatively modest residence in the 1830s and 1850s was substantially altered in the 1870s and 1880s to create a stately Victorian Italianate residence. Its use as a convalescent home, Anzac Hostel and then centre for people with dementia over the last 95 years has resulted in further significant modification to accommodate the changing needs of a medical facility.

Due to the nature of the change that has occurred at Graythwaite, it is sometimes difficult to determine the authenticity of the layers of building fabric. In most cases the fabric provides evidence of its various uses for which the buildings and other structures were adapted, such as evidence of the Dibbs family occupation and the subsequent use of the place by the Australian Red Cross Society.

Care will need to be exercised throughout any adaptation works to ensure that significant spaces, elements and fabric are retained and conserved and not obscured or damaged. Removal of intrusive elements such as non-original and obsolete services infrastructure would also provide an opportunity to expose fabric and features from the initial or early phases of development.

5.6 Statutory Heritage Context

5.6.1 Heritage Act 1977 (NSW)

The *Heritage Act 1977* (NSW) aims to conserve the environmental heritage of New South Wales. The Act established the State Heritage Register (SHR) to protect places of State heritage significance with particular importance to the people of New South Wales. Graythwaite was included on the SHR on 1 November 2002 (Place ID No. 01617). The SHR listing comprises the current extent of the site being Lot 2 in DP 5389853—see Figure 5.1.

Under Section 57(1) of the Act, Heritage Council approval is required to undertake any works at Graythwaite.

Listing on the SHR grants owners access to heritage grants and loans through both the Heritage Council and local councils. Listing on the SHR also enables owners to enter into heritage agreements, which can attract land tax, stamp duty and local rate concessions.

Management of Archaeology under the Heritage Act

The Heritage Act also has provisions to protect historical archaeological relics. The Act defines a 'relic' as any deposit, artefact, object or material evidence that:

- a) *relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- b) *is of State or local heritage significance.*

Archaeological remains that do not meet the threshold for local or state significance are not considered to be relics under the Act.

Under Section 57(1) of the Act, Heritage Council approval is required to excavate or disturb land included on the SHR and where there is reasonable knowledge or likelihood of relics being disturbed. The Graythwaite site has been identified as having potential to contain historical archaeological relics of local heritage significance—see Section 4.6.6 of this CMP.

Standard and Site Specific Exemptions

As noted above, any major works to heritage items included on the SHR need to be assessed and approved by the Heritage Council to ensure that the heritage significance of the place will not be adversely affected. A number of exemptions, however, have been established under Section 57(2) of the Act, to allow certain activities that are minor in nature and would have minimal impact on the heritage significance of the place. There are two-types of exemptions:

- Standard exemptions for all items on the SHR. Typical activities that are exempted include building maintenance, minor repairs, alterations to certain interiors or areas or change of use.
- Site specific exemptions for a particular heritage item that can be approved by the Minister on the recommendation of the Heritage Council.

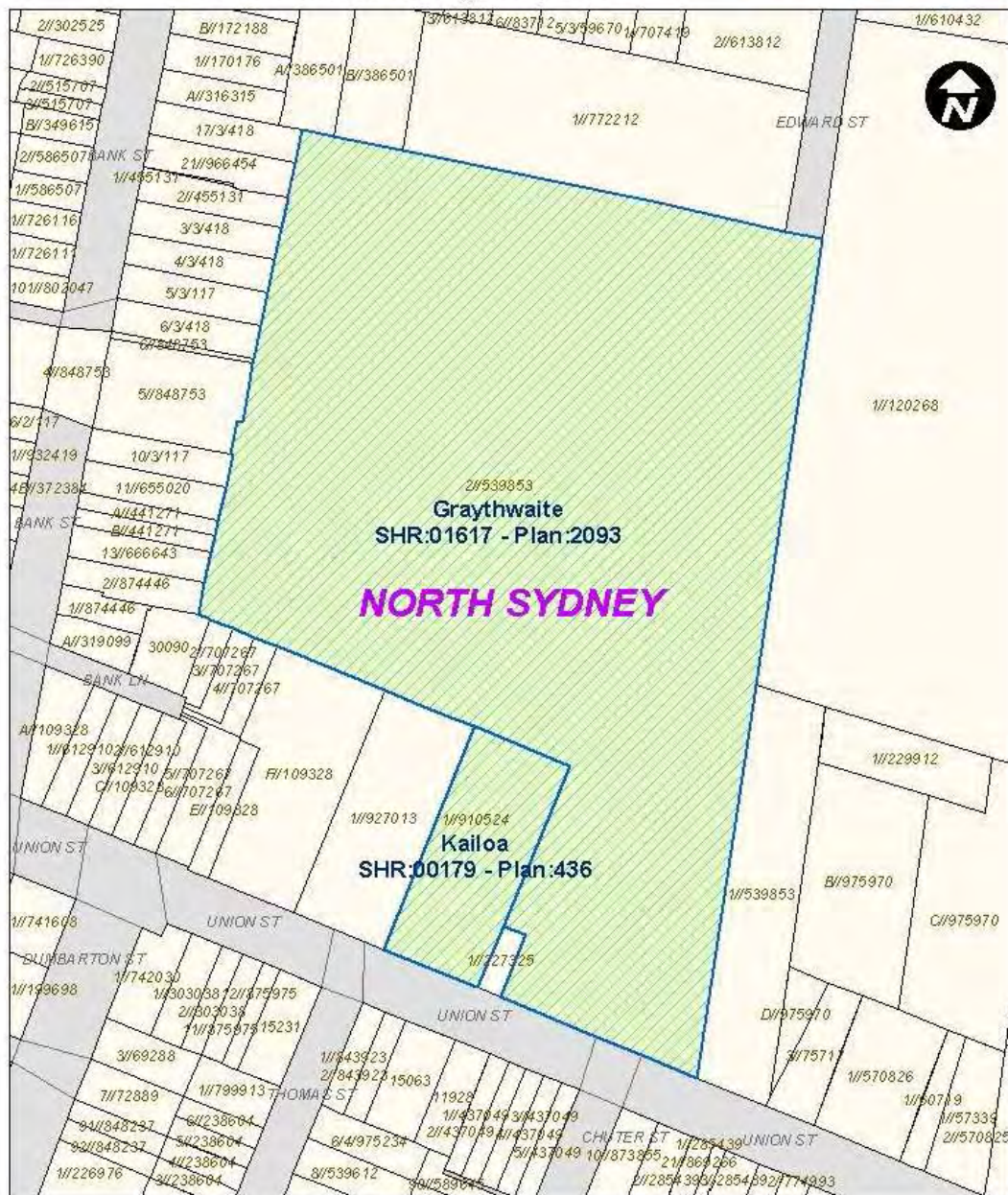
The Heritage Council has prepared guidelines to inform owners and managers of SHR listed heritage items about the standard exemptions. They also explain how to develop site specific exemptions.

Heritage Agreements

Under Section 39 of the Heritage Act, the Minister responsible for the Act can enter into a heritage agreement with the owner of a place on the SHR with respect to its conservation.

Heritage Council of New South Wales

Plan under the Heritage Act, 1977



State Heritage Register

Gazettal Date: 1 November 2002

0 12.5 25 50 75 100 Meters

Scale: 1:1,500

Produced by: S. Watters

Legend

- SHR Curtilage
- Land Parcels
- Historic Regions
- Water
- LGAs
- Roads
- Railways
- NSW Reserves

Figure 5.1 The State Heritage Register (SHR) listing boundary for Graythwaite (and Kailoa).
Source: SHR listing citation, Heritage Branch, NSW Department of Planning.

Conservation Management Plans

Section 38A of the Heritage Act provides for endorsement of a conservation management plan prepared for a place included on the SHR. Endorsement of a CMP by the Heritage Council of NSW facilitates assessments of development proposals and their approval. They also allow for site-specific exemptions to be put in place for certain works that are consistent with the CMP.

The current CMP for Graythwaite, prepared in 2000 by Graham Edds & Associates, was endorsed by the Heritage Council on 15 August of that year. The endorsement expired in 2005.

Minimum Standards of Maintenance and Repair

Section 118 of the Heritage Act provides for the regulation of minimum standards for the maintenance and repair for places included on the SHR. The minimum standards cover the following areas:

- weatherproofing of the building, work or relic to prevent the ingress of water or dampness or to reduce its effects;
- hazard reduction and fire detection and control systems to protect the building, work or relic from damage or destruction by fire;
- security measures to protect the building, work or relic from vandalism; and
- essential maintenance and repair to prevent serious or irreparable damage or deterioration to a building, work or relic.

An inspection to ensure that the building, work or relic is being managed in accordance with the minimum standards must be conducted at least once a year (or at least once every three years for essential maintenance and repair).

The minimum standards aim to ensure that the heritage significance of the place is maintained. They do not require owners to undertake restoration works, but where works are needed owners may be eligible to apply for financial assistance through the Heritage Incentives Program. Failure to meet the minimum standards may result in an order from the Heritage Council to do or refrain from doing any works necessary to ensure standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development or fines and imprisonment.

5.6.2 National Parks and Wildlife Act 1974 (NSW)

The *National Parks and Wildlife Act 1974 (NSW)* provides for the protection of Aboriginal cultural heritage. The Act is administered by the NSW Department of Environment, Climate Change and Water (DECCW) who is also responsible for identifying, caring for and promoting Aboriginal culture and heritage in NSW. Under Section 87 of the Act, a permit is required to conduct works which will excavate, disturb, damage or move an Aboriginal object. A permit under Section 90 of the Act is required to destroy any Aboriginal objects.

The Graythwaite site has not been identified as containing any potential Aboriginal objects. Nevertheless, should any Aboriginal objects be discovered at the site then all works in the vicinity should cease immediately and DECCW contacted.

5.6.3 Environmental Planning & Assessment Act 1979

The Environmental Planning & Assessment Act 1979 (NSW) (the EP&A Act) provides for the preparation of planning instruments to guide land use management at state, regional and local levels. Of particular relevance to heritage matters are the mechanisms for inclusion of heritage conservation provisions in planning instruments and the assessment of development proposals.

North Sydney Local Environmental Plan 2001

Graythwaite is identified as an item of State and local heritage significance in Schedule 3 of the *North Sydney Local Environmental Plan 2001* (LEP) (Item No. 0830). Graythwaite is not part of a conservation area but is immediately adjacent to the Union/Bank/Thomas Streets Conservation Area, which contains a large number of heritage items in the vicinity. The Shore School campus also includes a number of heritage items.

The heritage provisions contained in Part 4 of the LEP set out the objectives and consent requirements relating to Aboriginal sites and relics, archaeological resources, heritage items and conservation areas. Approval from North Sydney Council to undertake works at Graythwaite will be required unless a development proposal is declared a Major Project and made subject to Part 3A of the EP&A Act and therefore determined by the Minister for Planning—see separate discussion below.

Clause 12 of the LEP provides for exempt development (provided that it is listed in Column 1 of the table in Schedule 6 of the LEP). In terms of heritage items this is largely limited to minor conservation works (including maintenance) that would have no adverse effect on heritage significance and provided that Council is satisfied that development consent is not required. The types of work that may be exempt include:

- repainting of existing painted surfaces;
- replacement of guttering, handrails, steps, fences, roofs (excluding skylights), driveways, doors, windows and gates and the like; and
- repointing of masonry walls.

The provisions allow Council to require the preparation of a conservation management plan where major works are proposed or where the heritage item is of State heritage significance before determining a development application. Endorsement of this CMP by North Sydney Council may facilitate assessments of development proposals and their approval. Endorsement may also allow for specified minor conservation works (such as maintenance) to be exempt from the approval requirements under the LEP.

North Sydney Development Control Plan 2002

The *North Sydney Development Control Plan 2002* (DCP) sets out detailed provisions for development within the local government area. It provides outcomes and minimum standards for development expected by North Sydney Council.

Section 8 (Part A) of the DCP sets out Council's goals for maintaining and enhancing the integrity of the cultural resource of the North Sydney area. It includes, amongst other things, principles for sandstone features, views, heritage interpretation, Aboriginal sites, non-Aboriginal archaeology and heritage items and conservation areas.

Part B of the DCP sets out the Character Statements that describe the desired future outcomes for each of North Sydney's neighbourhoods. They are intended to be used in conjunction with the DCP and with the provisions contained in the LEP. Graythwaite is within the Graythwaite sub-area of the Lavender Bay Planning Area. The overarching Character Statement for the Lavender Bay Planning Area makes explicit reference to the contribution that Graythwaite makes to the area. The Character Statement for Graythwaite sets out the desired future outcome for the site including building typology, additional uses, archaeology, views, natural features, the qualities for new built form, car accommodation and public access.

North Sydney Council Tree Preservation Order 2006

North Sydney Council has made the Tree Preservation Order 2006 with the aim of retaining in healthy condition and in natural shape and form, those trees which are currently or which will become visually, historically, horticulturally or environmentally valuable to the community of North Sydney.

The Order applies to all publicly or privately owned land throughout the North Sydney Council area. It prohibits the lopping, topping, pruning, ringbarking, removing, injuring or wilful destruction of any of the following trees unless prior written consent is sought and obtained from Council:

- Any tree listed on the Significant Tree Register;
- vegetation more than 5 metres tall on the site of a heritage item;

Such consent or permission is not required in relation to the following:

- Removal of trees that are declared dead by a qualified Arborist.
- Pruning deadwood from a tree.
- Cocos Palms (*Syagrus romanzoffiana*).
- African Olive trees (*Olea africana*).

A qualified Arborist must do all work in accordance with the Australian Standard for Pruning of Amenity Trees (AS 4373-96).

The Tree Preservation Order applies at Graythwaite as the site is included on Schedule 3 of the LEP as an item of State and local heritage significance. It may also apply should any of the trees at Graythwaite be included on the Significant Tree Register.

North Sydney Heritage Conservation Planning Review

North Sydney Council is currently undertaking the North Sydney Heritage Conservation Planning Review. The review consists of:

- a review of the existing heritage listings on Schedule 3 of the LEP;
- an assessment of existing conservation areas and the accuracy of their associated DCP Character Statements; and
- a review of Council's current heritage conservation policies.

The outcome of the review is to prepare:

- an amended schedule of heritage items;
- a new heritage conservation DCP; and
- an updated Character Statement for each of the conservation areas.

Each of these will be incorporated into Council's new comprehensive LEP and DCP, which are currently being prepared.

Development Proposals and Part 3A of the Environmental Planning & Assessment Act

In 2005, the NSW Government passed planning reforms that included a new part of the EP&A Act, known as Part 3A. Part 3A consolidated the assessment and approval regime for all major projects previously addressed under Part 4 (Development Assessment) or Part 5 (Environmental Assessment) of the Act. This had the effect of removing responsibility for assessment and approval of development proposals from local councils (under Parts 4 and 5 of the Act) and from the Heritage Council of NSW (under the provisions of the Heritage Act) and making the Minister for Planning the approval authority. In April 2011, Part 3A of the EP & A Act was suspended by the State Government pending a review of the assessment and approval regime.

State Environmental Planning Policy (Major Projects) 2005, defines what projects were subject to Part 3A and required ministerial approval. Part 3A applied to major State government infrastructure projects, development previously classified as State significant and other projects, plans or programs of works declared by the Minister because of its type or size, or where it is located.

The Part 3A assessment system included a requirement to meet certain environmental assessment requirements prepared by the Director-General of the Department of Planning. Known as the Director-General's Requirements, they may include requirements to consult with local councils or other state authorities, such as the Heritage Council of NSW. It also required preparation of a Statement of Commitments setting out the commitments the proponent was prepared to make for environmental management and mitigation measures. On a site of known heritage significance, such as Graythwaite, an assessment of the potential heritage impacts (both adverse and positive) was required. It was also likely that the Statement of Commitments would need to include commitments to avoid, minimise or mitigate any identified adverse heritage impacts.

5.6.4 Other Relevant Statutory Requirements

Building Code of Australia

The Building Code of Australia (BCA) aims to establish nationally consistent, minimum necessary standards of relevant, health, safety (including structural safety and safety from fire), amenity and sustainability objectives efficiently. The BCA contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, services and equipment, and energy efficiency as well as certain aspects of health and amenity.

Upgrading of the buildings at Graythwaite to comply with BCA minimum standards should be undertaken in such a way as to avoid, minimise or mitigate any potential adverse impact on the heritage significance of the place. For example, in relation to fire safety, a fire engineering approach should be taken in the development of a fire safety strategy to avoid damage to significant spaces, elements and fabric while still ensuring occupant evacuation can be achieved.

Disability Discrimination Act 1992

The *Disability Discrimination Act 1992* provides protection to members of the community with a limited ability/disability and ensures that reasonable access is provided to both public and private buildings and places. As a complaint-based Act it has the ability to require the construction of additional access arrangements to buildings and may impact on the fabric of existing buildings at Graythwaite.

Currently, parts of Graythwaite are accessible by persons with a disability owing to the alterations undertaken from 1980 as part of the upgrades for the aged care accommodation. This applies to areas previously open to access by the elderly such as the wards in the Hut and the ground floor of the House. The upper floors of the House are not accessible by persons with a disability.

5.7 Non-Statutory Heritage Considerations

5.7.1 Register of the National Estate

The Register of the National Estate (RNE) provides an inventory of places of cultural significance that contribute to our national heritage. The RNE is a list of more than 13,000 heritage places around Australia that has been compiled by the (former) Australian Heritage Commission and now managed by the Australian Heritage Council (AHC).

The Graythwaite site including the gardens and outbuildings was included on the RNE on 21 March 1978 (Place File 1/13/027/0025).

Inclusion of the property on the RNE does not place any direct legal constraints on the actions of owners of private property. The RNE will no longer exist from February 2012.

5.7.2 National Trust of Australia (NSW)

The National Trust of Australia (NSW) maintains a register of places and items of cultural significance, including buildings, sites, items and areas that the Trust has assessed to be:

places which are components of the natural or the cultural environment of Australia, that have aesthetic, historical, architectural, archaeological, scientific, or social significance, or other special value for future generations, as well as for the present community.

The Graythwaite site is included on the National Trust Register.

The National Trust is a non-statutory, non-government organisation; however, it has significant influence based on community support.

5.7.3 The Burra Charter

The Australia ICOMOS Burra Charter 1999 (*The Burra Charter*), is widely acknowledged as the principal guiding document for managing places of cultural significance. The Burra Charter defines the basic principles and procedures that should be followed in the conservation of places of heritage significance.

The Burra Charter has been adopted as the standard for best practice conservation of heritage places in Australia. The aims of the Burra Charter are to:

- resolve an understanding of the place;
- involve the communities associated with the place;
- care for the culturally significant fabric and other significant attributes and its setting;
- provide an appropriate use;
- provide security;
- use available expertise;
- record the place and changes made to it; and
- interpret the significance of the place.

These principles are addressed through a number of Articles.

5.8 Stakeholders and the Community

Graythwaite is important to the people of New South Wales and to the local North Sydney community as well as to other community groups, organisations and people with direct or indirect historic associations with the place.

The Key stakeholders and community groups currently identified are:

- Heritage Council of NSW;
- North Sydney City Council;
- local North Sydney community;
- the Shore School and wider Shore School community;
- the Australian Red Cross Society;
- the Returned and Services League of Australia (RSL);
- descendants of the Walker, Sayers and Dibbs families; and
- relatives of patients/residents of the convalescent home, Anzac Hostel or Aged Care Facility.

6 CONSERVATION POLICY

6.1 Introduction

Conservation can be regarded as the management of change. In such instances it seeks to safeguard what is significant about a place within a process of change and development. It is essential to establish principles, policies and recommended actions for the conservation and ongoing use of a place to ensure best-practice heritage management. Within this framework owners and managers of the place will be best able to formulate suitable proposals for change and consent authorities will be able to assess those proposals against the site-specific policies.

The conservation policies aim to assist with the long term use, maintenance, conservation and potential development of Graythwaite. They are intended to manage change rather than prohibit it. Where appropriate, each policy is supported by explanatory text and/or a series of guidelines that aim to ensure that future decisions about the place are made in an informed manner.

The following heritage management principles should be adopted by the Shore School and relevant approval authorities:

1. The Summary Statement of Heritage Significance within Section 4 of this CMP should be adopted as the basis for heritage management. All decisions should consider and seek to retain the values identified in the Summary Statement of Heritage Significance.
2. The future conservation and development of Graythwaite should be carried out in accordance with accepted conservation principles and processes including the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter), which provides the Australian standard for conservation practice.
3. The conservation approach for specific spaces, elements and fabric set out in this CMP should be endorsed as a guide to future works.
4. Conservation of the heritage significance of Graythwaite should be actively managed in conjunction with the ongoing and future uses of the place.
5. Appropriate funding should be made available for the ongoing maintenance and conservation of Graythwaite. This would include ensuring that the buildings are weatherproof and regularly maintained and that the site is made secure and protected from potential hazards.
6. Care should be taken in the planning and implementation of any works, including conservation and future development proposals to avoid, minimise and/or mitigate any adverse impacts on the heritage significance of the place.

The policies have been grouped under the following headings most relevant to the management of the heritage significance of the place:

- general management policies;
- heritage conservation;
- interpretation;
- cleaning, maintenance and repair; and
- site redevelopment.

6.2 General Management Policies

6.2.1 CMP Adoption and Implementation

- Policy 1 The CMP should be adopted by the Shore School as the basis for the effective management of the heritage significance of Graythwaite.*
- Policy 2 Heritage objectives should be fully integrated into the management structure of the Shore School to ensure that:*
- staff, students and other site users are made aware of the heritage significance of Graythwaite and the key objectives for heritage management;*
 - roles and responsibilities for heritage management are clearly established; and*
 - an appropriate balance is achieved between the functional requirements of the school and the heritage imperatives applying to Graythwaite.*

Appropriate resources and funding should be put in place by the Shore School to allow for the CMP recommendations to be implemented.

Responsibility for the management of Graythwaite rests with the Shore School. This CMP has been prepared to assist the School and should therefore be adopted by it as the basis for management of the heritage significance of Graythwaite.

A management plan is only effective if its provisions are implemented. It is therefore important that the School ensures that staffing and financial management arrangements, resources and processes allow for and contribute to the effective implementation of this CMP.

6.2.2 CMP Endorsement and Review

- Policy 3 The CMP should be submitted to the Heritage Council of NSW for endorsement.*
- Policy 4 The CMP should be submitted to the North Sydney Council for their information and consideration.*
- Policy 5 The CMP should be reviewed and amended within five years of its endorsement by the Heritage Council of NSW, or earlier if alternative uses or new directions are to be considered. CMP reviews and amendments should be undertaken consistent with Burra Charter principles and Heritage Council of NSW guidelines using appropriate heritage management expertise.*

Endorsement of the CMP by the Heritage Council of NSW is a requirement under the *Heritage Act 1977* (NSW). Submission of the CMP to North Sydney Council prior to or as part of any development application(s) is likely to be a requirement for major works under the LEP. In both cases, the CMP would assist with the assessment and gaining approval for future works at Graythwaite.

Review of the CMP on a regular basis is also required to ensure that it continues to accurately document the heritage significance of Graythwaite as well as appropriately address key heritage management issues.

6.2.3 Best Practice Heritage Management

Policy 6 Management of Graythwaite should be in accordance with best-practice heritage management principles and guidelines including:

- The Australia ICOMOS Charter for Places of Cultural significance 1999 (the Burra Charter); and*
- the guidelines produced by the Heritage Council of NSW.*

Policy 7 Appropriate conservation skills and experience should be used to document and supervise conservation works.

Policy 8 All conservation works should be undertaken in consultation with qualified and experienced conservation professionals acting within the guidelines of the CMP.

Policy 9 A clear process for engaging suitably qualified consultants, building contractors, project managers and tradespeople that have experience with working on historic sites and buildings should be established.

Graythwaite is a place of State heritage significance, which requires best-practice heritage management. There is a diverse range of elements at Graythwaite that require specialist skills such as conservation architects, structural engineers, building code compliance advisers, archaeologists and materials conservation specialists. The coordination and briefing of these specialists is a task that should also be performed by suitably qualified people such as architects with experience in heritage conservation acting on behalf of the Shore School. Under no circumstances should decisions relating to conservation be left to a tradesperson acting alone.

6.2.4 Additional Assessment Work

Policy 10 The following should occur prior to undertaking any maintenance, conservation or new works on any significant elements, spaces or fabric:

- augment the assessment of heritage significance by undertaking more detailed investigation, recording and assessment of the documentary and physical evidence associated with the component, element, space or fabric;*
- determine the appropriate conservation approach; and*
- set out a comprehensive schedule of conservation actions, based on the accepted conservation approach.*

Significant elements, spaces and fabric are identified in Section 4 of this CMP. The purpose of the additional investigation and assessment is to assist in the determination of the impact of future works on significant elements, spaces or fabric. It is also to assess the suitability of specific adaptive re-use works required for the accommodation of a new use or the upgrading of facilities for an existing function and would include an assessment of the impact of:

- detailed alterations in relation to significant elements, spaces and/or fabric; and
- removal of unsympathetic additions that may or may not reveal or deface significant elements, spaces and/or fabric.

6.2.5 Records of Maintenance and Change

Policy 11 All works, including changes to building fabric and landscape features, particularly unavoidable changes to significant elements, spaces or fabric should be recorded consistent with the following Heritage Branch, NSW Department of Planning guidelines:

- Photographic Recording of Heritage Items Using Digital Film Capture;*
- How to Prepare Archival Recordings of Heritage Items; and*
- Maintenance Series 1.2: Documenting Maintenance and Repair.*

Policy 12 A copy of the recording should be lodged with the Shore School Archives (and/or Library), the North Sydney Council library and with the Heritage Council of NSW.

Fabric or elements can reveal an important story and therefore any changes to Graythwaite should be carefully recorded. Copies of the recording should be distributed to appropriate repositories to ensure that they are readily accessible and to guard against loss.

6.2.6 Stakeholder and Community Engagement

Policy 13 Key stakeholders and the local and wider community should be consulted as appropriate in the ongoing management of the heritage significance of Graythwaite. The particular interests and concerns of the community should be considered and incorporated, where it can be accommodated within the operational needs of the school.

Policy 14 Where appropriate the Shore School should consider holding periodic open days at relevant times of the year.

Policy 15 An ongoing program of community consultation in relation to the heritage significance of the Graythwaite site should be investigated. This could include inviting relevant people to events such as periodic open days.

The local and wider community have a keen interest in the future of Graythwaite. The awareness of its heritage significance can be increased over time. The key stakeholders and community groups are identified in Section 5.8 of this CMP.

6.2.7 Assessing Heritage Impacts

Policy 16 Proposals for change at Graythwaite should be subject to an assessment of the potential impacts (both adverse and positive) on the heritage significance of the place. The heritage impact assessments/statements should be undertaken in accordance with Heritage Council of NSW guidelines and use appropriate heritage management expertise. They should also include appropriate consultation with North Sydney Council and the Heritage Council.

Any proposals for Graythwaite should be assessed to ensure that they are consistent with the management recommendations contained within this CMP. The assessment should include an assessment of the potential impacts on the heritage significance of the place.

6.2.8 Statutory Compliance

- Policy 17 Development consent for all works at Graythwaite should be sought in accordance with relevant statutory planning instruments.*
- Policy 18 Negotiations should occur with the Heritage Council of NSW to establish site-specific exemptions from the need to gain approval for certain works under the Heritage Act. Where appropriate, Shore should seek the assistance of the Heritage Council in any North Sydney Council approval process to give effect to the exemptions.*
- Policy 19 Negotiations should occur with North Sydney Council with possible input from the Heritage Council of NSW to confirm the type and extent of works that may be exempt under the LEP.*

Graythwaite is a place of State and local heritage significance and is therefore subject to the heritage provisions contained within the *Heritage Act 1977* (NSW) and the *North Sydney Local Environmental Plan 2001* (LEP). See more information at Section 5.6 of this CMP. A number of standard exemptions from the need to gain approval for certain works under the Heritage Act apply. A number of additional site-specific exemptions may also apply subject to approval from the Heritage Council of NSW. Recommended exemptions have been included at Appendix E of this CMP. Clause 12 of the LEP also provides for exemptions to undertake certain works without requiring approval under the LEP subject to agreement with North Sydney Council.

6.3 Heritage Conservation

6.3.1 General

- Policy 20 Heritage conservation at Graythwaite should:*
- adopt a holistic approach and extend to all significant aspects of Graythwaite (as defined in Section 4 of this CMP), including cultural landscape features, buildings and structures, collections, records, traditions, practices, memories, meanings and associations;*
 - aim to retain significant components, spaces, elements and fabric of the place consistent with their assessed level of significance and in accordance with specific actions identified within this CMP;*
 - make use of all available expertise and knowledge and will adopt an evidence-based approach to materials conservation; and*
 - ensure that the authenticity of original elements and fabric is maintained.*

The Assessment of Heritage Significance in Section 4 sets out why Graythwaite is of heritage significance. It is the aim of this CMP to guide retention and conservation of its key components and significant spaces, elements and fabric while allowing for its use as part of the Shore School campus. The existing built and landscape elements, spaces, components and fabric of the place as well as the potential archaeological resource predominantly relate to the Dibbs family and Australian Red Cross Society phases. It is the retention, conservation and interpretation of these phases, and earlier phases of the site, where present, that should form the focus for heritage management.

The elements, spaces, components and fabric of the place should be managed according to the contribution that they make to the heritage significance of the place—see guidance below.

Significance	Recommendations for Management
Exceptional	Retain, conserve (restore/reconstruct) and maintain. Intrusive elements and fabric should be removed. Adaptation is appropriate provided that it is in accordance with The Burra Charter principles and with the specific guidance provided in this CMP.
High	Retain, conserve (restore/reconstruct) and maintain. Intrusive elements and fabric should be removed. Adaptation is appropriate provided that it is in accordance with The Burra Charter principles and with the specific guidance provided in this CMP. There is generally more scope for change than for components of exceptional significance.
Moderate	Retain, adapt and maintain. Demolition/removal is acceptable provided that there is no adverse impact on the heritage significance of the place. Retention in some cases may depend on factors other than assessed heritage values, including physical condition and functionality.
Little	Retain, alter or demolish/remove as required provided that there are no adverse impact on the heritage significance of the place. Sensitive alteration or demolition/removal may assist with enhancing the heritage significance of components of greater heritage significance.
Intrusive	Demolish/remove when the opportunity arises while ensuring that there are no adverse impacts on the heritage significance of other more significance components. Components that are actively contributing to the physical deterioration of components, spaces, elements and fabric of higher significance should be removed as a priority.

6.3.2 Aboriginal Heritage

- Policy 21 An understanding of the Aboriginal occupation of the Graythwaite site should be incorporated into site interpretation consistent with the interpretation policy recommendations contained in Section 6.4 of this CMP.*
- Policy 22 Should excavation, ground disturbance or vegetation removal within the less developed areas of the site, to the south and west of the House, be proposed, then the Metropolitan Local Aboriginal Land Council (MLALC) should be contacted and opportunities provided for a representative to monitor the work.*
- Policy 23 Should previously unidentified Aboriginal objects (or potential objects) be discovered during excavation, ground disturbance or vegetation removal then all works should cease immediately and the Cultural Heritage Division of DECCW informed. Depending on the outcomes of discussions with DECCW, the MLALC may also need to be informed.*

The Aboriginal heritage assessment found that Graythwaite does not feature any known Aboriginal sites nor is it considered to have potential to contain previously unidentified sites. The site is also not considered to have any Aboriginal heritage significance. Nevertheless, the Metropolitan Local Aboriginal Land Council (MLALC) has expressed an interest in monitoring any excavation, ground disturbance or vegetation removal in the less disturbed areas to the south and west of the House.

Graythwaite is also subject to the provisions of the *National Parks and Wildlife Act 1975* (NSW). The Director-General of the NSW Department of the Environment, Climate Change and Water (DECCW) is responsible for the protection and care of Aboriginal places and objects throughout NSW.

6.3.3 The Cultural Landscape

- Policy 24 Retain an understanding of the original residential nature of Graythwaite while acknowledging its long-term institutional function.*
- Policy 25 The physical and visual character of the significant cultural landscape at Graythwaite (as identified in Section 4 of this HMP) should be maintained by:*
- retaining any significant natural landscape features including the freshwater springs on the middle terrace;*
 - retaining and conserving original fabric and fabric from the late Victorian and Federation periods;*
 - providing an appropriate setting for the House Complex reflecting its location, scale and massing;*
 - retaining and conserving the balance of grassed open space and paved open space with areas of mass planting largely represented by informal copses of trees dominated by Ficus species;*
 - retaining the made landform of generally grassed terracing with mass planted embankments.*
 - limiting mass plantings to the steep slopes and generally small areas of land; and*
 - extending grassed surfaces to open up spaces and improve ease of connectivity throughout the property.*
- Policy 26 The character of the remnant tree planting associated with the Dibbs family in the late Victorian period and Federation period (1871-1915) should be retained and conserved together with the grassed terraces and former remnant orchard paddock.*
- Policy 27 Significant landscape features, including gardens, pathways, rock-cut steps and existing alignment of the entry driveway from Union Street should be retained and conserved.*
- Policy 28 Recognise the property as a site with panoramic views over Sydney Harbour to the south. Opportunities to re-instate original/early views and vistas to and from the site particularly from Union Street and from the upper level of the site should be considered. Removal of weeds and some later plantings to restore significant views and vistas from the house to the south and southwest is envisaged.*
- Policy 29 Should any significant plantings need to be removed on safety grounds then replacement planting should interpret the form and character of the original plantings.*

For a long period of its history Graythwaite has been used for institutional purposes, and this will continue into the foreseeable future. Notwithstanding its function, the robust, nineteenth century character of the House, its outbuildings and landscape predominates, and a sense of the original grand residential nature of the place should be retained and conserved.

The cultural landscape of Graythwaite retains evidence of all phases of its development and is a good example of a relatively large and relatively intact nineteenth century residential allotment surviving in the twenty-first century urban character of North Sydney.

The site has an institutional parkland character featuring a terraced landform and umbrageous tree canopy planting character dominated by Fig trees of various species and punctuated by pines and areas of grassed open space.

The conservation strategy for Graythwaite should retain and enhance the elements of the cultural landscape developed during the Late Victorian and Federation periods, while also retaining discrete remnants of later periods of development.

6.3.4 Existing Buildings and Structures

The House

Policy 30 The House is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:

- the external form and architectural detailing of the house as presented to the Garden (east, south and west elevations);*
- the external form and architectural detailing of the house as presented to the Service Courtyard (north elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;*
- the external form and architectural detailing of the roof of the house. The pre-1916 form of the roof should be reconstructed when the opportunity arises; and*
- the façade stonework and ironwork. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection.*
- the historic layout of the living rooms and bedrooms, which are largely intact.*
- original/early internal fittings of the House to continue to demonstrate evidence of its historic associations;*
- window and door hardware and furniture installed prior to the 1910s;*
- the fireplace surrounds;*
- evidence of the system of servant bells; and*
- evidence of the Red Cross era, where possible, and where it would not impact elements, spaces or fabric of greater significance.*

The exteriors of the House on its principal (garden) frontages and roofscape have been adversely impacted and so measures should be implemented to remove the largely post-1980 alterations and return them to a more significant earlier form. The roof has also been adversely affected by a number of *ad hoc* alterations that have created an unsympathetic element when viewed from the garden and surrounding buildings. The greatest change occurred on the courtyard elevation with construction of the Lavatory/Bathroom Block in 1915/16. This addition has been assessed as being of Little heritage significance and its removal or modification is considered desirable as it would reduce the adverse impact on the overall significance, aesthetic quality and functioning of the courtyard and the House.

The remnant fittings of the interiors of the House demonstrate the lifestyle of the Dibbs family and the role of the benefactors in 1915/16 that funded the Red Cross. The range of fittings include the fireplaces, overmantels, window and door hardware, servant pushes, a fitted cupboard on the first floor, and the benefactor signs on the doors on the ground and part first floor.

Policy 31 A co-ordinated approach to the colour and finishes of the walls, ceilings and joinery of the main rooms of the House should be implemented.

There is evidence of painted wall and ceiling decoration and varnished joinery in the living rooms, entry hall and main bedrooms from the Dibbs era. The painted schemes appear to have been initially retained by the Red Cross for an indeterminate period of time. Painted and varnished surfaces are vulnerable to wear and will need to be repainted when the need arises.

Policy 32 Flooring originally intended to be visible should be retained, conserved and remain accessible to view. Removal of later, less significant floor finishes, such as carpets or linoleum should also be undertaken to assist with identification and conservation of other areas of significant flooring.

Some rooms on the ground floor have floor finishes of particular significance. This includes the parquet flooring in the former dining room/ball room (Room G6) and the encaustic tile floor in the entry hall (Room G5/G13). Other ground floor rooms may prove to have parquet flooring with further investigation. These floor finishes were intended to be seen.

The Kitchen Wing

Policy 33 The Kitchen Wing is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:

- the external form and architectural detailing of the Kitchen Wing as presented to the Garden (east, north and south elevations);*
- the external form and architectural detailing of the Kitchen Wing as presented to the Service Courtyard (west elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;*
- the external form and architectural detailing of the roof of the Kitchen Wing. The pre-1916 form of the roof should be reconstructed when the opportunity arises; and*
- the façade stonework. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection; and*
- the historic upper floor layout, which is largely intact.*

The exterior of the kitchen wing is largely intact and should not be altered beyond conservation works. Adaptation to suit new uses where this does not impact significant fabric is acceptable.

The Stables Building

Policy 34 The Stables Building is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:

- the external form and architectural detailing of the Stables Building as presented to the Garden (east, north and west elevations);*
- the external form and architectural detailing of the Stables Building as presented to the Service Courtyard (south elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;*
- the external form and architectural detailing of the roof of the Stables Building; and*
- the upper floor layout; and*
- the façade stonework. The fabric should be retained intact and maintained in accordance with this CMP. New stones should be selected for their durability and good colour and texture match. Samples should be used to confirm their compatibility prior to final selection.*

Policy 35 The west and south walls of the Stables Building should be restored and/or reconstructed when the opportunity arises.

The Stables Building is understood to be one of the earliest remaining structures in the North Sydney area. Its conservation and restoration is therefore important. The west and south walls of the building have been altered.

The Massage Room/Doctors Room and Link

Policy 36 The Massage Room/Doctor's Room may be retained, adapted or demolished.

Policy 37 Adaptation of the building for a new use should include retention of its overall form as well as evidence of its former fabric, in particular its ceiling.

Policy 38 Demolition of the building is acceptable provided that it:

- would not result in any damage to the adjacent stables building, which is a building of exceptional heritage significance; and*
- is preceded by an archival recording consistent with the policies at Section 6.2.5.*

Policy 39 Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that elements, spaces and fabric of heritage significance are not damaged.

The Massage Room/Doctor's Room is of Moderate significance for its contribution to the function of Graythwaite as a convalescent home and hostel. The Link is an intrusive element of no architectural merit that impacts the heritage significance of other components, elements, spaces and fabric.

The Coach House

Policy 40 The Coach House is of High heritage significance and should be retained and conserved. Some adaption is possible to accommodate new uses.

The Tom O'Neill Centre

Policy 41 The Tom O'Neill Centre may be retained, adapted or demolished.

Policy 42 If retained and adapted for a new use:

- the external form and character of the building should be retained.*
- the interior, which has been considerably altered since the 1950s, may be adapted as needed.*

Policy 43 If proposed to be demolished:

- the building should be archivally recorded consistent with policies at Section 6.2.5.*
- the historic hospital function of the building should be interpreted consistent with the policies at Section 6.4.*
- any new development should be consistent with the policies at Section 6.6.6.*

The Ward Building and Link

Policy 44 The Ward Building may be retained, adapted or demolished.

Policy 45 Adaptation of the building for a new use should include retention of its overall form. It is noted that the original planning has been altered and virtually every finish has been replaced. Accordingly, further internal adaption is acceptable.

Policy 46 If proposed to be demolished:

- the building should be archivally recorded consistent with policies at Section 6.2.5.*
- the historic hospital function of the building should be interpreted consistent with the policies at Section 6.4*
- new buildings on this site will need to have a carefully considered relationship with both Graythwaite House and the Shore School buildings. Refer to policies at Section 6.6.6.*

Policy 47 Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that significant elements, spaces and fabric of the House are not damaged.

The Ward Building is of Moderate heritage significance for its social history and related contribution to the function of Graythwaite as a convalescent home and hostel. The Ward Building has been substantially altered over time and is of no architectural merit. The Link is also an intrusive element of no architectural merit that directly impacts the heritage significance of the House.

The 2003 CMP notes that the Ward Building and Link do not make a positive contribution to either Graythwaite or the Shore School and can be replaced.

6.3.5 Historical Archaeology

- Policy 48 Where possible, proposed excavation or ground disturbance at Graythwaite should be kept to a minimum and located away from areas that have identified potential to contain historical archaeological relics. Historical archaeological relics should be retained in situ wherever possible.*
- Policy 49 All proposed building works or landscaping which involve excavation or ground disturbance at Graythwaite should be preceded by an assessment of its potential to impact the site's historical archaeological resource. The Heritage Impact Assessment/Statement should be prepared by a qualified archaeologist consistent with Heritage Council of NSW policies and guidelines.*
- Policy 50 Where impacts to the potential historical archaeological resource are unavoidable then an application to disturb 'relics' should be submitted to the Heritage Council of NSW as required under Section 60 of the Heritage Act 1977 (NSW).*
- Policy 51 Section 60 applications should be accompanied by a Research Design that sets out appropriate excavation/ground disturbance methodologies to avoid/minimise/mitigate any adverse impacts and any further archaeological investigation that may be required.*
- Policy 52 All archaeological investigation, recording, artefact cataloguing and reporting should be undertaken by a qualified archaeologist and in accordance with best-practice principles and consistent with relevant Heritage Council of NSW policies and guidelines.*
- Policy 53 Any artefacts found during excavation, ground disturbance or archaeological excavation should be appropriately cleaned, bagged, labelled, catalogued and stored in archive boxes. The artefacts should be provided to Shore School who will need to provide an appropriate repository once reporting has been finalised.*
- Policy 54 Artefacts should be stored in a secure and weathertight location at Graythwaite, consistent with best-practice principles. Accommodation of artefacts should therefore be incorporated into any proposed redevelopment of Graythwaite.*
- Policy 55 The findings of any archaeological assessments and research designs and/or the results of archaeological investigations should be incorporated into site interpretation.*
- Policy 56 Where previously unidentified substantial intact archaeological relics of State or local significance are uncovered during excavation, work in the vicinity must cease immediately and the Heritage Council of NSW notified. Work should not proceed until approval to do so has been provided by the Heritage Council of NSW or its delegate.*

The potential historical archaeological resource of Graythwaite largely consists of sub-surface remains of outbuildings, ground surfaces, features, artefacts and pits associated with early occupation of the site in areas to the north, east and west of the House. In addition, the remains of a cistern/water reservoir, a cement-rendered structure (reportedly associated with an ornamental pond) and rock-cut steps are known to survive on the edge of the middle terrace to the southwest of the House. Other remains may be associated with the vineyard on the lower terraced embankment and the orchard and World War II air raid trench on the lower terrace. A well/cistern may also be located in the southwest corner of the site. Refer to Section 3.9 for further information. These potential remains are of local heritage significance for their ability to provide information on occupation of the site up until the early 1900s, in particular, efforts to provide a self-sufficient lifestyle in an isolated locality.

Future uses of Graythwaite are likely to require excavation for remediation, construction of new buildings and site infrastructure and landscaping. Such works have potential to impact remnant historical archaeological resources and should therefore be managed to avoid, minimise or mitigate impacts as much as possible. Where excavation or ground disturbance is unavoidable then it should be undertaken in such a way as to improve the understanding of the history and heritage of the site.

As a place of State heritage significance, historical archaeological relics of local or state heritage significance at the Graythwaite site are protected under the *Heritage Act 1977* (NSW). Any proposed excavation or ground disturbance will therefore require approval under Section 60 of the Act. If the works are minor then they may be undertaken under a standard exemption subject to Heritage Council approval. See Section 5.6.1 for further information. A Section 60 application to disturb relics will need to be accompanied by a Research Design which sets out the reasons for any impacts and an appropriate excavation or ground disturbance methodology to mitigate the impacts. The Research Design may also identify the need for further archaeological investigation such as, test excavation, detailed excavation and monitoring. The results of any investigation will need to be documented and reported to the Heritage Council.

The Archaeological Zoning Plan at Figure 3.79 sets out the potential to find historical archaeological remains of local heritage significance within the various areas of the Graythwaite site. Set out below are guidelines for the additional archaeological investigations that may be required within each zone should any proposed excavation or ground disturbance be unavoidable.

High Potential	If proposed excavation/ground disturbance is likely to impact the historical archaeological remains within the zone then a detailed archaeological excavation may be required prior to works being undertaken. It may therefore be appropriate to undertake testing within this zone to determine the likely extent of impacts prior to finalisation of the extent of proposed excavation. If the proposed excavation/ground disturbance is minor and/or unlikely to disturb the historical archaeological remains within the zone then monitoring of the works by a qualified archaeologist may be sufficient.
Moderate Potential	If proposed excavation/ground disturbance is likely to impact the historical archaeological remains within the zone then a detailed archaeological excavation may be required prior to works being undertaken. It may therefore be appropriate to undertake testing within this zone to determine the likely extent of impacts prior to finalisation of the extent of proposed excavation. If the proposed excavation/ground disturbance is minor and/or unlikely to disturb the historical archaeological remains within the zone then monitoring of the works by a qualified archaeologist may be sufficient.
Low Potential	If the proposed excavation/ground disturbance is likely to impact the historical archaeological remains within the zone then the works should be monitored.
No Known Remains	There are no known archaeological remains of local or state heritage significance within this area. Nevertheless, should any remains be found then works should cease immediately and the remains assessed by a qualified archaeologist and the Heritage Council of NSW notified. Works should not proceed until approval to do so has been provided by the Heritage Council of NSW or its delegate.

6.3.6 Salvaged Materials

Policy 57 A comprehensive survey of Graythwaite should be undertaken to identify salvaged materials. Any materials that have potential to assist with the repair or reconstruction of significant fabric should be retained and stored in a weathertight secure location.

Graythwaite retains some potential significant elements—joinery and ironwork—from the Dibbs period of occupation that have been subsequently removed and stored on site. These elements should be considered by the architect responsible for any proposed works as they have the potential to be re-instated in full or to assist with repairs and/or reconstruction of significant earlier elements.

6.3.7 Moveable Heritage

Policy 58 A comprehensive survey of Graythwaite should be undertaken to determine if any movable items of potential heritage significance have been retained. Any identified items of potential moveable heritage significance should be retained in a weathertight and secure location and subject to a heritage significance assessment.

Graythwaite appears to retain few, if any, items of potential movable heritage significance. Nevertheless, there may be some items remaining that could assist with interpretation of the site's history and heritage.

6.4 Interpretation

Policy 59 Interpretation of the heritage significance of Graythwaite should be undertaken in accordance with an interpretation plan prepared for the place.

Policy 60 The interpretation plan should be based on sound and up-to-date knowledge of the heritage significance of Graythwaite. It should be reviewed and evaluated within a five year period as part of the review and evaluation of the CMP.

Policy 61 Measures to enhance interpretation of the heritage significance of Graythwaite should be incorporated into proposals for change at the site based on the concepts and strategies contained within an interpretation plan. These concepts and strategies should also form part of any decision about future uses for the place and potential redevelopment.

Policy 62 Interpretation should seek to communicate with a wide variety of people through a range of communication methods, responsive to the needs of potential audiences within the Shore School and within the local and wider community.

Policy 63 Given the security and operational requirements for a school, controlled public access to Graythwaite and its significant components should be carefully resolved.

Interpretation of the heritage significance of Graythwaite is an important conservation action. The full range of the place's heritage significance is not always readily apparent and should be explained through effective interpretation.

Interpretation of Graythwaite should aim to communicate its heritage significance to the staff and students of the Shore School and to the local and wider community. This could be done through a range of interpretive measures.

6.5 Cleaning, Maintenance and Repair

6.5.1 Buildings and Structures

Policy 64 Cleaning, maintenance and repair at Graythwaite should be undertaken on an ongoing basis. The works should:

- aim to protect fabric from further deterioration and retain as much as possible the integrity of significant fabric and construction methods;*
- be consistent with the Burra Charter principles and aim to do ‘as much as necessary but as little as possible’—this would include retaining significant fabric where possible rather than replacing elements in full; and*
- be undertaken by staff or contractors experienced in working with historic fabric and using appropriate techniques.*

Policy 65 Adequate funding and other necessary resources for ongoing cleaning, maintenance and repair should be provided by the Shore School.

Policy 66 A cyclical maintenance program should be prepared and implemented to provide the basis for the ongoing care of Graythwaite and to retain and enhance its heritage significance. The program should be consistent with the guidelines prepared by the Heritage Council of NSW.

Policy 67 Repair work should be undertaken regularly to maintain the condition of significant fabric between maintenance cycles. Minor repairs should be undertaken promptly to avoid damage to other fabric.

Policy 68 Repairs involving new work should take care to retain (through restoration and/or reconstruction) original/early detailing and features of particular interest.

Policy 69 Missing or damaged concrete, rendered masonry and brickwork should be repaired or reconstructed to match the original and a suitable mortar and/or render type used. All visible new surfaces must visually match the existing/original in colour and texture.

Policy 70 Repairs of significant roofing materials should involve removal of as little fabric as necessary. Damaged roof slates or corrugated metal sheeting should be repaired where possible by replacing missing or damaged elements individually. The colour, texture and form of significant roofs must be replicated if major replacement is required.

Policy 71 Repairs to metal flashings and guttering/downpipes may involve replacement of large amounts of original fabric. The original material, colour and profile of guttering and downpipes should be replicated where known.

Policy 72 All maintenance and repair should be recorded consistent with the policies contained in Section 6.2.5 of this CMP.

Ongoing cleaning, maintenance and repair at Graythwaite are required to offset deterioration of its significant fabric. This is best achieved by preparing and implementing a program of regular cleaning, maintenance and repair. As a place of State heritage significance, Graythwaite is also subject to requirements under the *Heritage Act 1977* (NSW) to meet specified minimum standards of maintenance and repair.

6.5.2 Cultural Landscape Features

Policy 73 Cleaning, maintenance and repair of the cultural landscape and its significant features should aim to retain the landscape character of the place developed during the occupation of the site by the Dibbs family.

Policy 74 A landscape maintenance plan should be prepared for the entire Graythwaite site. The maintenance plan should include regular inspections of the grounds and the removal of weed growth and structurally unstable shrubs and trees.

6.6 Site Redevelopment

As outlined in Section 5 of this CMP, the purchase of the property by Shore provides opportunities to enhance and expand its school facilities in the short to longer term. Accepting that Graythwaite is to be adapted for school uses, the following policies provide guidance for future development to ensure that its heritage significance is maintained whilst accommodating the School's needs.

The House is to be used for reception and administrative roles for the School. Typical school uses are not proposed in Graythwaite House or the Coach House.

The following policies should be considered by the School when changes are proposed for Graythwaite, its buildings and landscape, including the construction of new buildings.

6.6.1 Masterplanning

Policy 75 Masterplanning should be undertaken for the whole of the Graythwaite site to guide future development in the short to longer term. Masterplanning should:

- include the restoration and reconstruction of the house complex and coach house as a priority;*
- retain the significant built form and landscape elements of the site;*
- guide the removal of intrusive fabric and elements;*
- propose new development which is consistent with the redevelopment policies identified above; and*
- provide for the cyclical maintenance of the buildings and landscape, including key landscape vistas.*

Any new buildings or works proposed for Graythwaite should be considered in the context of the whole site, having regard for the redevelopment policies identified above. The purpose of masterplanning is to provide consistent and integrated development which ensures the significance of Graythwaite is not eroded by incremental or piecemeal change. It is noted that such Masterplanning will, over time, integrate with the adjoining features of the Shore School.

A masterplan should be reviewed regularly or whenever significant change to the functional needs of the school occurs.

6.6.2 Adaptive Re-use

Policy 76 The long-term management of Graythwaite including its adaptation for new uses should take into account its importance as a place of State heritage significance. All decisions should consider and seek to retain the heritage values of the place as identified in Section 4 of this CMP.

Policy 77 Future uses for Graythwaite should be consistent with the following:

- new uses should be compatible with the nature and significance of the place and its significant components;*
- new uses should be selected on the basis that they ‘fit’ the existing spaces within significant buildings and structures. Substantial alteration and/or removal of significant fabric to suit the requirements of a new use should be avoided;*
- future adaptation of the interiors of significant buildings and structures should ensure that original spaces, elements and fabric are retained and conserved;*
- the detailed requirements of future new uses should not require undue changes to the significant spaces, elements and fabric that cannot be reversed;*
- future subdivision of internal spaces, where appropriate, should be undertaken in a ‘subservient’ manner, using partitions that can be easily removed and which would not impact the existing significant wall, ceiling and floor finishes;*
- external alterations to significant buildings and structures to suit new uses must avoid adverse visual and physical impact. Minor changes to meet access and other functional requirements, are likely to be permitted provided that these are subservient to the primary architectural features of the building or structure; and*
- external alterations to the rear (north) side of the House, within the Service Yard requires the restoration/reconstruction of the rear elevation of the House. The introduction of a new lift and some adjustment of floor levels is required for disabled access; the design and materiality of the lift, while modern, is to respect the architecture of the House, Kitchen Wing, Stables Building and Service Yard.*

6.6.3 Alterations and Additions

Policy 78 Alterations and additions at Graythwaite should be consistent with the following principles:

- new additions to significant buildings and structures should be designed to respect and enhance the heritage significance of the affected building or structure and the Graythwaite site as a whole;*
- the siting and form of additions should respect the established planning principles of significant buildings and structures;*
- new additions should facilitate the ongoing use of significant buildings and structures rather than render them obsolete;*

- *new additions should complement the style, form, proportions, materials and colours of the significant building or structure;*
- *new additions should be of sympathetic contemporary architectural design, detailing and materials and should not be imitations of the existing building or structure; and*
- *the quality of the architectural resolution, detailing and materials of the new addition should be as high as that of the existing significant building or structure.*

Policy 79 *Any additions to significant buildings and structures or new buildings at Graythwaite should:*

- *have sufficient setback (design relationship) to allow appreciation of significant facades and envelopes and ensure that significant buildings and structures retain their sense of separation or connection;*
- *respond to the original design and program of significant buildings and structures within their setting;*
- *retain and enhance the significant views of the house and associated buildings from the driveway and central terrace;*
- *remove the clutter of obsolete services from significant buildings and structures to enhance the appreciation of their external form;*
- *re-instate the original/early functioning of the house and associated outbuildings;*
- *re-active the internal functioning of significant buildings and structures;*
- *allow for the re-instatement/reconstruction of the window on the main stair;*
- *retain the structural integrity of significant buildings and structures; and*
- *not require additional support from within significant buildings or other structures.*

Design studies for the appropriate adaptation of the significant buildings and structures at Graythwaite have been undertaken. These have informed other studies to determine the most appropriate location and design for new buildings.

6.6.4 The House Complex

Policy 80 *Maintain an understanding of the House as a detached building.*

Designed as a free-standing building, an important characteristic of Graythwaite is its villa form with principal elevations to the south, east and west. Notwithstanding minor additions and accretions and removal of the widow's walk, its overall exterior form and appearance remains largely intact. Additions or new buildings should not obscure or detract from the original facades and presentation of the House as a free-standing building.

Policy 81 Retain an understanding of the House as the central focus of the Graythwaite Lands.

The House has always been the central focus of the property. Any additions to the House or new buildings should be deferential in character, scale and appearance to the House.

Policy 82 No new structures or landscape elements should be erected in the vicinity of the House Complex which will have an adverse impact on its setting and on identified views to and from the complex.

Primary views of the House to be maintained are those from Union Street (presently obscured by vegetation) and from the middle terrace. Vistas from the House and site to be maintained include the panoramic views over Sydney Harbour to the south.

Policy 83 Retain the landscaped setting of the House including individually significant plantings, landscaped areas and spatial structure. Removal of weeds and some later plantings to restore significant views and vistas from the House to the south and southwest is envisaged.

The landscaped character of Graythwaite comprises parkland with umbrageous tree canopies forming extended copses relating strongly to man-made landform garden areas, associated with the occupation of the site by the Dibbs family. Any new development on the site should maintain and enhance the landscaped environs of the House and retain the overall significant landscape and open spatial areas of Graythwaite. New development should be located where its visibility from public places (ie Union Street) is reduced, to minimise visual impact on the significant buildings and landscape. Scope for sensitive new development is indicated in Figure 6.1 and includes the areas discussed in more detail below.

6.6.5 North-west slope

Policy 84 New development within the north-west slope should ensure that the visual dominance of Graythwaite House within its setting is maintained by conforming with the following:

- *new development within the north-west slope should be of a scale and modulation of existing buildings within the upper terrace of the Graythwaite site;*
- *the height of new buildings does not exceed the height of the first floor cornice moulding of the House (the exterior moulding approximately in line with the first floor level of the House);*
- *new development is predominantly two storeys in height, reflects the sloping topography and does not present a dominant visual impression of a multi-storey building when viewed from significant vantage points;*
- *the total footprint of new development on the north-west slope should be broken up to ensure that new buildings do not appear as large monolithic structures;*
- *an appropriate curtilage (and setting) is maintained around the Coach House; and*
- *new buildings are sited clear of the canopy and root zones of significant trees on the site boundaries and on the terraced embankment.*

The visual impact of new development on this part of the site is minimised by the fall in topography and distance from the House. Important considerations for new development include maintaining

sufficient curtilage around the Coach House and clearance from the canopy and root zones of significant trees along the boundaries and terraced embankment.

6.6.6 Upper terrace

Area between the Coach House and the House

Policy 85 No major new development should occur between the Coach House and the House.

Policy 86 Should the Tom O'Neill Centre be proposed to be demolished then any new building should be single-storey in height and sited in the same or similar location and have a similar general footprint—see Figure 6.1.

Policy 87 The view of the southern gable end of the Coach House from the southeast along the drive to the House is to be retained.

It is preferable that no major new development occur in this area. Historically, from the 1860s a small formal garden with an axial arrangement of paths existed immediately to the west of the House, with sundry outbuildings located further west. A memory of the earlier formal garden presently exists in the layout of garden beds and paths, bounded on one side by the Tom O'Neill Centre.

Area to the east of the House Complex

Policy 88 New development to the east of the House Complex should be consistent with the policies for new development contained within this CMP and:

- sited to retain the primary vista of the House from the entry driveway;*
- deferential in scale and height to the House Complex. The height of the majority of a new building in this location should not exceed the eaves height of the main part of Graythwaite House;*
- designed to respect and complement the House complex in its character, scale, form, siting, use of materials and colour and architectural detailing.*

The Ward Building presently obscures a primary view of the House from the driveway. Notwithstanding its historical and social significance, the aesthetic significance of the hospital-period building is low and the integrity of its fabric poor. Its demolition would provide an opportunity to restore the House as the primary visual focus from the driveway, re-opening a lost view of its eastern elevation in particular. If the Ward Building is demolished, then scope exists for sensitive new development within the area provided that any replacement structure(s) conform to the policies for alterations and additions and for new buildings contained in this CMP.

Area to the north of the House Complex

Policy 89 New development within the area to the north of the House Complex should be consistent with the policies for new development contained within this CMP and:

- allow sufficient separation from the House Complex, including the Kitchen Wing and Stables Building to enable the House Complex to continue to be understood as a distinct detached form;*
- be no more than two storeys in height;*

- *be designed to respect and complement the House Complex in its character, scale, form, siting, use of materials and colour and architectural detailing; and*
- *does not negatively impact significant trees in the vicinity.*

Typical of nineteenth century dwellings, the rear elevation of the House Complex presents as an *ad hoc* composition rather than a purposeful architectural statement, and the immediate environs to the north has been altered by the introduction of asphalt paving. Accepting the more utilitarian nature of this part of the site, scope exists for a small new building in the rear service courtyard.

6.6.7 Integration of Graythwaite and Shore School

Policy 90 Subdivision of the Graythwaite site for sale to others should not occur; considered integration with the Shore School site is presumed.

Graythwaite is located in an institutional/suburban setting representative of the development undertaken in the North Sydney area since the 1870s. The large size of the landholding is unusual in the older established suburbs of Sydney. The land holding is historically significant as it represents both a close approximation of the site boundaries of the Dibbs era and is the area gifted to the State.

In addition, the current extent of the Graythwaite site has been identified as its heritage curtilage. This curtilage is attached to the State Heritage Register (SHR) listing for Graythwaite and therefore has legal standing under the provisions of the Heritage Act—refer to Figure 5.1 of this CMP.

The Shore School, Graythwaite Lands and Kailoa (on Union Street) incorporate a number of significant Dibbs and Holtermann residences and a sense of the open space that existed in nineteenth century North Sydney. With the School use of both sites, new access routes will link the combined sites and it is likely that various School buildings will be extended across Graythwaite's northern and eastern common boundaries with the School.

6.6.8 Demolition/Removal

Policy 91 Demolition/removal of buildings and structures that make a High or Exceptional contribution to the heritage significance of Graythwaite (primarily the House, Kitchen Wing, Stables Building and Coach House) should not occur.

Policy 92 Demolition/removal of buildings and structures that make only a Little or Moderate contribution to the heritage significance of Graythwaite may occur provided that there is no substantial adverse impact on the heritage significance of the site.

Policy 93 Demolition/removal of intrusive buildings or structures is encouraged and should occur when the opportunity arises.

Policy 94 The impacts associated with demolition/removal should be assessed in conjunction with the impacts associated with replacement development. The combined impacts should be considered when determining the overall impact of a proposal.

Policy 95 Demolition/removal should be preceded by an archival recording consistent with the recommendations for archival recording at Section 6.2.5 of this CMP.

6.6.9 New Landscaping

- Policy 96 New landscaping should be consistent with the objective of maintaining a balance of open space with detail garden areas associated with the House Complex to interpret the landscape setting during the Dibbs family occupation of the site.*
- Policy 97 The wider setting of Graythwaite should be considered in the future planning of new works. This is particularly relevant for the 'borrowed' landscape of the adjacent Shore School lands including existing built forms, open space and vegetation. Trees planted in the late Victorian and Federation periods within the School grounds also contribute to the strong visual and associational relationship between the two places.*
- Policy 98 Adaptation may be possible provided that the overall heritage significance of Graythwaite is not adversely impacted and provided that appropriate recording and interpretation is undertaken.*
- Policy 99 North Sydney Council's Significant Tree Register should be consulted as part of any proposal for changes to the landscape at Graythwaite.*
- Policy 100 A landscape plan should be prepared for Graythwaite to provide an appropriate setting for the House and associated buildings. The landscape plan should:*
- aim to enhance the heritage significance of the cultural landscape;*
 - be based on the principles of the Burra Charter and have regard for the conservation policies contained within this CMP;*
 - provide recommendations based on historical and physical evidence;*
 - guide restoration of the cultural landscape to its original or early known style using appropriate plantings, ground works and structures;*
 - include species and planting schedules;*
 - provide maintenance schedules to guide the appropriate management of the cultural landscape. The schedules should include guidelines to prevent any damage to significant fabric or landscape features; and*
 - be prepared by a professional landscape consultant with experience in Late Victorian and Federation period landscapes.*

6.6.10 Excavation/Ground Disturbance

- Policy 101 Excavation/ground disturbance at Graythwaite should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative. (It is noted that new buildings will require excavation.)*
- Policy 102 Should excavation/ground disturbance be required in the vicinity of existing buildings and other structures then the works should be designed as much as possible to avoid disturbing footings and/or foundation material. This may require the services of a structural engineer familiar with the construction of historic buildings. It may also require short-term underpinning or other stabilisation methods to be put in place.*

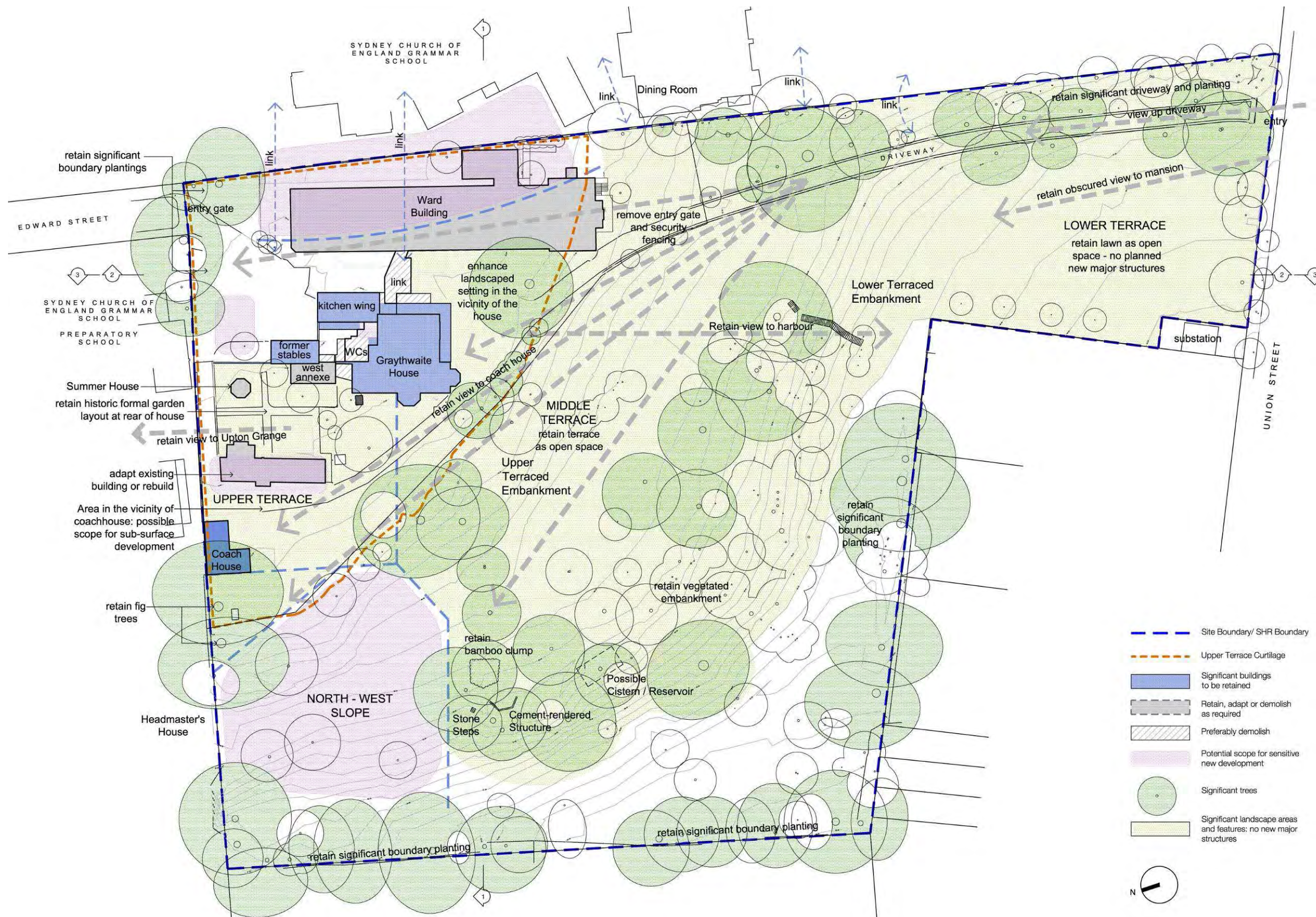


Figure 6.1 Heritage constraints and opportunities site plan, not to scale.
Source: Tanner Architects.

Policy 103 Excavation/ground disturbance to the west and south of the House should also be undertaken in accordance with the recommendations for management of Aboriginal heritage contained in Section 6.3.2 of this CMP.

Policy 104 Excavation/ground disturbance within areas of historical archaeological potential should be undertaken in accordance with the recommendations for management contained at Section 6.3.5 of this CMP.

The Graythwaite site does not contain any known Aboriginal sites or objects, however, the Metropolitan Local Aboriginal Land Council has requested that they be contacted should any excavation be proposed in the areas to the south and west of the residence.

The Graythwaite site does have potential to contain historical archaeological remains to the east, north and west of the House Complex.

6.6.11 Union Street Entry Driveway

Policy 105 The alignment, margins and tree-lined character of the entry drive from Union Street should be retained and conserved.

6.6.12 Car Parking

Policy 106 The existing car parking areas to the south and east of the House Complex (including their bitumen surfaces) should be removed.

Policy 107 Extensive car parking should not be permitted directly in front of the House. Opportunities should be investigated to re-instate the former turning circle in front of the House, including set-down areas.

Car parking at Graythwaite has generally been located around the House and former hospital buildings. The more recent use of the area to the front (south) and east of the House, in particular, has adversely affected the integrity of the building's original setting.

6.6.13 Services Infrastructure

Policy 108 Where possible, obsolete services should be carefully removed to avoid damage to significant building fabric and/or landscape areas and features.

Policy 109 Remnants of any existing services such as gas and water pipes should be recorded prior to removal consistent with the policies contained in Section 6.2.5 of this CMP.

Policy 110 New services should be kept to a minimum and be installed in a manner that avoids or minimises impacts on significant fabric. Where possible, new services should:

- enter buildings through existing sub-floor openings or penetrations or in the most discrete locations at the rear;*
- not extend up the external face of a building unless there is no viable alternative and where it can be located in a discrete location to the rear; and*
- be installed internally behind skirting boards or within existing conduits. New exposed conduits should not be introduced unless there is no alternative.*

Policy 111 Where possible, new services infrastructure should also:

- be located underground to avoid visual impacts on the cultural landscape;*
- make use of existing service trenches; and*
- avoid adversely impacting significant landscape features such as paths, stairs and retaining walls.*

Policy 112 Significant landscape features, such as paths, stairs and retaining walls adversely impacted by installation of new services should be repaired or reconstructed in their original locations and to their original detail.

Policy 113 Excavation/ground disturbance for new service trenches should also be undertaken consistent with the policies contained in Section 6.6.10 of this CMP.

Graythwaite has ageing and outdated services infrastructure. There will be an ongoing need to introduce new services to meet the technological demands of contemporary society. The upgrading of existing and introduction of new services has potential to adversely impact significant fabric and/or landscape areas and features. Excavation for service trenches may also disturb the site's historical archaeological resources.

6.6.14 Hazardous Materials Removal

Policy 114 Removal of hazardous materials from significant buildings and structures should:

- involve professional evaluation of hazardous materials undertaken at an early stage;*
- include careful removal or encapsulation determined and acted upon in line with established standards. Every endeavour should be made to minimise adverse impacts on historic fabric;*
- be preceded by an assessment of its potential to impact the heritage significance of the affected building or structure;*
- avoid destructive investigation as much as possible. Destructive investigation should only be undertaken where there is no viable alternative. Its impact should be mitigated by minimising as much as possible the extent of fabric that is 'opened up' and by selecting the least visible area;*
- avoid destructive investigation as much as possible. Destructive investigation should only be undertaken where there is no viable alternative. Its impact should be mitigated by minimising as much as possible the extent of fabric that is 'opened up' and by selecting the least visible area;*
- be preceded by analysis and documentation of the materials to be replaced or removed and re-instated, consistent with the recommendations contained in Section 6.2.4 of this CMP; and*
- be recorded by photographs taken before, during and on completion. The recording should be consistent with the recommendations for archival recording contained in section 6.2.5 of this CMP. The recording should document any significant fabric or evidence of earlier uses of the building that may be uncovered.*

- Policy 115 Where possible, hazardous materials that retain evidence of significant earlier uses of a building that cannot be found elsewhere should be encapsulated rather than removed. This approach should only be used, however, if the method of encapsulation would not result in more substantial heritage impacts.*
- Policy 116 Hazardous materials and areas damaged by destructive investigation should be replaced with new fabric of the same size, shape and detail as the original using the 'like for like' principle and using the same method of installation.*
- Policy 117 Should any other significant materials or elements need to be removed to allow for hazardous materials removal then they should be carefully removed and re-instated on completion of the works.*

Many of the buildings and structures at Graythwaite contain hazardous materials. Further investigation (likely to be destructive in nature) and removal of hazardous materials has the potential to adversely impact the heritage significance of the affected building or structure and will therefore need to be carefully designed to avoid, minimise or mitigate adverse heritage impacts. See Section 5.3.3 for more information.

Encapsulation of hazardous materials is preferred where it retains evidence of significant earlier uses of the building that cannot be found elsewhere—for example painted signs relating to the use of the place by the Australian Red Cross Society between 1916 and 1980.

As Graythwaite is included on the State Heritage Register (SHR) any removal of fabric, will require approval under the *Heritage Act 1977* (NSW)—a Standard or Site-Specific Exemption may apply.

6.6.15 Ground Remediation

- Policy 118 Ground remediation should be preceded by sufficient research to determine as much as possible the location and extent of remediation required. The amount of excavation/ground disturbance should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative. It is noted that new buildings will require excavation.*
- Policy 119 Significant landscape features such as paths, stairs and retaining walls adversely impacted by ground remediation works should be repaired or reconstructed in their original locations and to their original detail.*
- Policy 120 Excavation/ground disturbance for ground remediation should also be undertaken consistent with the recommendations for Aboriginal heritage contained in section 6.3.2 of this CMP.*

There is potential for the Graythwaite site to contain contaminated soil. Further assessment (involving soil sampling) and remediation of contaminated soil has potential to impact the heritage significance of the site and so will need to be carefully planned and implemented to avoid, minimise or mitigate adverse heritage impacts. See Section 5.3.4 of this CMP for more information.

As the site is included on the State Heritage Register (SHR) any excavation for removal of contaminated soil, will require approval under the *Heritage Act 1977* (NSW)—a Standard or Site-Specific Exemption may apply.

6.6.16 Site Security

Policy 121 New security fencing and gates on the Union Street boundary of the Graythwaite site should be designed to enhance Graythwaite's distinctive late nineteenth/early twentieth century presentation. The design should be based on historic evidence—ie the c1870s fence and gates visible in historic photographs. New security fencing and gates should also continue to allow views into the site from Union Street.

Shore intends to extend the school campus across the Graythwaite site. The safety of students and staff is a primary concern of the School and therefore an upgrade of the security measures along the Union Street boundary and at the Edward Street entry will be required.

Graythwaite is a place of State heritage significance with a unique history as a grand private residence and subsequent use as a convalescent home and hospital. Principal views of the place from the public domain, primarily Union Street, should therefore reinforce and enhance Graythwaite's distinctive late nineteenth/early twentieth century presentation. Conventional security fencing is anticipated for all boundaries with properties owned by others and on Edward Street.

6.6.17 Building Security

Policy 122 Prior to any works at Graythwaite House the architect is to schedule all historic hardware to be retained and removal of redundant equipment. It is noted that new security measures will require the introduction of discrete new door and window hardware and of movement detectors, security pads etc. These will need to be carefully integrated to minimise impact on the character of the building.

Policy 123 Installation of new building security measures for significant buildings and structures is acceptable provided that:

- significant door locks and window latches (generally relating to the nineteenth and early to mid twentieth century phases) continue to be used where possible;*
- significant door locks and window latches are retained in situ;*
- non-significant security measures (generally relating to the post-1980 phase) are carefully removed to avoid damage to significant building fabric;*
- remnants of any existing building security measures are recorded prior to any works consistent with the policies contained in Section 6.2.5 of this CMP; and*
- significant building fabric, such as timber doors, skirting boards and architraves adversely impacted by removal of obsolete security measures and/or installation of new security measures are repaired or reconstructed to their original detail.*

Policy 124 New building security measures should be kept to the minimum required and be installed in a manner that avoids or minimises adverse impacts on the external appearance of significant buildings and on significant fabric. Where possible, new measures should:

- allow for retention of original locks and window latches in their existing locations;*
- be located in the least visible locations unless there is no viable alternative; and*
- not require removal of significant elements or fabric.*

Improving the existing security of significant buildings and structures at Graythwaite will require new measures to be installed including deadlocks, window locks and dead bolts. It may also include security alarms and surveillance cameras. Such measures have the potential to adversely impact the heritage significance of the place through alteration of the appearance of significant buildings and/or through alteration of significant spaces, elements or fabric. These works should therefore be carefully designed to avoid, minimise or mitigate any adverse heritage impacts.

Installation of new security measures should also be undertaken consistent with the policies contained in Section 6.6.13 of this CMP.

