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GRAYTHWAITE

20 EDWARD STREET, NORTH SYDNEY

REVISED CONCEPT PLAN AND STAGE 1 PROJECT APPLICATION

STATEMENT OF HERITAGE IMPACT



Prepared for
Sydney Church of England Grammar School

September 2011
Issue A

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ISSUE STATUS

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1 INTRODUCTION

1.1 Background and purpose of the report

This Statement of Heritage Impact (SoHI) has been prepared on behalf of the Sydney Church of England Grammar School (Shore School). It aims to identify and assess the potential heritage impacts associated with the proposed expansion of the Shore School into the Graythwaite site.

Graythwaite is a place of State heritage significance. The main building (the House) is an example of a prominent nineteenth century sandstone residence. The c1833 former Stables Building is likely to be the oldest remaining building of its type in the area and provides the earliest known remaining fabric from the early settlement of North Sydney. The site is also significant to the local and wider community for its use as a convalescent hospital for returned soldiers from 1916 and then as a long-term hostel for permanently disabled soldiers. A conservation management plan (CMP) for the Graythwaite site was prepared in November 2010 and endorsed by the Heritage Council of NSW in June 2011. The Shore School site is a place of local heritage significance.

The Graythwaite site was purchased by the Shore School in 2009 with the aim of conserving the significant buildings and landscape and adapting the site for administrative and other school purposes. An initial Concept Plan and Stage 1 Project Application was submitted to the Minister for Planning pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* in December 2010. The Concept Plan includes the conservation and adaptive re-use of the significant buildings on the Graythwaite site, demolition of other buildings of lesser significance and construction of additional school facilities over three stages. The Project Application comprises the first stage of these works and includes the conservation and adaptive re-use of the House Complex, Coach House and Tom O'Neill Centre. It also includes some landscaping and improvements to site drainage, stormwater, transport, traffic and parking.

This SoHI has been prepared to accompany an Environmental Assessment Report for a revised Concept Plan and Stage 1 Project Application. It addresses the Director-General's requirements for heritage and Aboriginal heritage and a number of other heritage-related issues raised during consideration of the initial application by the Authorities and community. It also addresses the heritage objectives and development controls in the *North Sydney Local Environmental Plan 2001* (North Sydney LEP), the *North Sydney Development Control Plan 2006* (North Sydney DCP) and 2010 endorsed CMP.

This SoHI should be read in conjunction with the following:

- Revised Environmental Assessment Report (Revised EAR), including consultant reports (appended to Volume 1) and drawings (Volume 2)—see drawing list at Section 1.5, prepared in October 2011 by Robinson Urban Planning Pty Ltd, of which this SoHI forms part;
- *Graythwaite, Union Street, North Sydney—Conservation Management Plan*, prepared by Tanner Architects in December 2010 and endorsed by the Heritage Council of New South Wales in June 2011;
- *Graythwaite Planning Parameters*, prepared by Tanner Architects in September 2011 (Issue E); and
- *Graythwaite, Union Street, North Sydney—Outline Schedule of Conservation Repair Works and Maintenance Schedule*, prepared by Tanner Architects in December 2010.

This SoHI was prepared by Roy Lumby and Sean Williams, Senior Heritage Specialists of Tanner Architects and reviewed by George Phillips, Senior Associate of Tanner Architects. Matthew Taylor of Taylor Brammer Landscape Architects assisted with the identification and assessment of heritage impacts to the cultural landscape of the Graythwaite site.

1.2 Site location and description

The works proposed as part of the Concept Plan and Stage 1 Project Application are largely located on the Graythwaite site but extend across the east boundary into the Shore School site.

1.2.1 The Graythwaite Site

Located at Union Street, North Sydney, Graythwaite comprises an expansive land holding of 2.678 hectares (Figure 1) within the local government area of North Sydney. The property is bounded on the east and north by Shore School, on the south by Union Street and private residential properties fronting Union Street, and on the west by private residential properties fronting Bank Street. The current street address is 20 Edward Street, although a Union Street address was used throughout the nineteenth century and greater part of the twentieth century.

The principal entry gate is at the south-east corner, fronting Union Street. There is a secondary entrance at Edward Street at the northeast corner of the site—identified as Lot 2 DP 539853. The site slopes steeply upwards to the north-east and features a number of open grassed areas and landscaped embankments. The existing buildings are located on the upper terrace in the north-east corner of the site and include the House Complex (Graythwaite House, Kitchen Wing, Stables Building and West Annex), the Ward Building to the east of the complex, the Tom O'Neill Centre to the west of the complex, and the Coach House abutting the north boundary (Figure 2). The cultural landscape is characterised by informal avenue planting along the Union Street entry driveway and prominent stands of mature trees including large Moreton Bay figs along the terraced embankments, west and south boundaries, interspersed with more recent tropical plantings. Areas to the front (south) and rear (north) of the House Complex are asphalted.

1.2.2 The Shore School Site

The Shore School campus is located on five and a half hectares of land immediately to the east and north of the Graythwaite site (Figure 1)—Part Lot 1 DP 120268. The campus is bound to the north by Mount Street and St Josephs Convent, to the east by William Street and residential properties on the corner of William Street and Union Street, to the south by Union Street and to the west by Edward Street and the Graythwaite site. The Preparatory School adjoins the main campus on the west side of Edward Street. The Shore School site includes a large collection of buildings, structures and open space areas (Figure 2).

1.3 Heritage Management Context

Graythwaite is included on the NSW State Heritage Register (SHR), (listing No 01617). It is also included on Schedule 3 of the *North Sydney Local Environmental Plan (LEP) 2001* as a heritage item of both State and local heritage significance (Item 0830). Graythwaite is not included on the National Heritage List (NHL) but is on the Register of the National Estate (RNE) (Place ID 2909) and is also included on the National Trust of Australia (NSW) Register.

The Shore School ('The Shore School Group') is included as an item of local heritage significance on Schedule 3 of the North Sydney LEP 2001 (Item No. 0784). Also included on the Schedule are:

- Shore School Chapel (Item No. 0786);
- Remnants/reconstruction of Holtermann's Tower to the rear of the School House ('Holtermann's Tower Replica') (Item No. 0785); and
- Upton Grange, which is at 22 Edward Street, on the Preparatory School Campus (Item 0831).

A number of other properties in the vicinity are also identified as heritage items on Schedule 3 of the North Sydney LEP including:

- Kailoa, 44 Union Street (an item that is also included on the State Heritage Register);
- 20a-44 and 70-76 Union Street;
- 17-21 and 27-29 Bank Street; and
- The Bank Street Group, which includes many of the houses on Bank Street.

Contributory items are also identified in the immediate vicinity of both sites.

The Graythwaite and Shore School sites are within the Lavender Bay Planning Area, which is made up of a number of character areas. The Graythwaite site is part of the Graythwaite Character Area and the Shore School Site is part of the Graythwaite Neighbourhood Character Area. A number of conservation areas also exist in the vicinity including the Union/Bank/Thomas Street Conservation Area, which is immediately adjacent to the west of the Graythwaite site.

The heritage listings within the immediate vicinity of the Graythwaite Site and the Shore School are shown in Figure 3.

1.4 Methodology and terminology

This report follows the general guidelines for Statements of Heritage Impact, set out in the NSW Heritage Manual, Heritage Office and Department of Urban Affairs and Planning (1996). This report also follows the methodology and terminology described in *The Conservation Plan*, Sydney, National Trust of Australia (NSW), 5th edition 2000 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999.

1.5 Revised Concept Plan and Project Application documents

The assessment of heritage impacts in this SoHI has been based on the information provided in the environmental assessment for the revised Concept Plan and Stage 1 Project Application. It has also been based on the following drawings:

1.5.1 Concept Plan

Drawings prepared by P D Mayoh Pty Ltd Architects in association with Tanner Architects

- A.000 (Issue G) Cover Page/Staging Diagram
- A.001 (Issue G) Locality/Context Plan
- A.002 (Issue G) Existing Site Plan
- A.003 (Issue G) Proposed Site Plan
- A.004 (Issue G) Site Survey Plan
- A.005 (Issue G) Site Analysis Plan (Existing)
- A.006 (Issue G) Vehicle Access Plan (Proposed)
- A.007 (Issue G) Pedestrian Access Plan (Proposed)
- A.100 (Issue G) Level 1 Plan
- A.101 (Issue G) Level 2 Plan
- A.102 (Issue G) Level 3 Plan
- A.103 (Issue G) Level 4 Plan
- A.104 (Issue G) Roof Plan
- A.150 (Issue G) West Building—West Elevation
- A.161 (Issue G) Sections A, B & C (West Building) & East-West Section (North Building)
- A.170 (Issue G) West Building Comparison Study Revision A and Revision G
- A.060 (Issue G) Shadow Diagrams—Mid Winter & Spring Equinox
- A.061 (Issue G) Shadow Diagrams—Mid Summer & Autumn Equinox
- A.062 (Issue G) Shadow Diagrams—Further Analysis 1

- A.063 (Issue G) Shadow Diagrams—Further Analysis 2
- A.500 (Issue G) 27 Bank Street—Photomontage
- A.501-A (Issue G) 29 Bank Street—Photomontage 1
- A.501-B (Issue G) 29 Bank Street—Photomontage 2
- A.501-C (Issue G) 29 Bank Street—Photomontage 3
- A.502-A (Issue G) 31 Bank Street—Photomontage 1
- A.502-B (Issue G) 31 Bank Street—Photomontage 2
- A.503 (Issue G) 33 Bank Street—Photomontage
- A.504-A (Issue G) 35 Bank Street—Photomontage 1
- A.504-B (Issue G) 35 Bank Street—Photomontage 2
- A.505 (Issue G) 37 Bank Street—Photomontage
- A.506-A (Issue G) 39 Bank Street—Photomontage 1
- A.506-B (Issue G) 39 Bank Street—Photomontage 2

Drawings prepared by Taylor Brammer Landscape Architects

- LT.000 (Issue D) Title Sheet
- LT.001 (Issue E) Landscape Master Plan
- LT.002 (Issue E) Landscape Plan—North

1.5.2 Stage 1 Project Application

Drawings prepared by Tanner Architects

- AR.DA.0001 (Issue B) Cover and Location Plan
- AR.DA.0002 (Issue B) Site Plan
- AR.DA.0003 (Issue B) Graythwaite House Demolition Basement & Ground Floor Plans
- AR.DA.1001 (Issue B) Graythwaite House Basement and Ground Floor Plans
- AR.DA.1002 (Issue B) Graythwaite House First and Attic Floor Plans
- AR.DA.1003 (Issue B) Graythwaite House Roof Plan
- AR.DA.2001 (Issue B) Graythwaite House Elevations
- AR.DA.2002 (Issue B) Graythwaite House Sections
- AR.DA.2003 (Issue B) Graythwaite House Elevations
- AR.DA.3001 (Issue B) Coach House Proposed Plans, Sections & Elevations
- AR.DA.4001 (Issue B) Tom O'Neill Centre Proposed Plans, Sections & Elevations
- AR.DA.5001 (Issue B) Proposed Front Fence

Drawings prepared by Taylor Brammer Landscape Architects

- LT.003 (Issue D) Tree Removal and Retention Plan
- LT.004 (Issue C) Existing Tree Schedule—Heritage Significance & Action
- LT.005 (Issue C) Landscape Hardworks
- LT.006 (Issue C) Landscape Softworks
- LT.007 (Issue C) Landscape Tree Plan
- LT.008 (Issue C) Landscape Lighting Plan
- LT.009 (Issue A) Landscape Details
- LT.010 (Issue B) Early Works Planting
- LT.011 (Issue B) Early Works Landscape Details



Figure 1 Aerial photograph of the immediate context of the Graythwaite site and the Shore School site showing their relationship with each other and the surrounding residential areas, not to scale.

Source: www.nearmap.com with Tanner Architects overlay 2011.



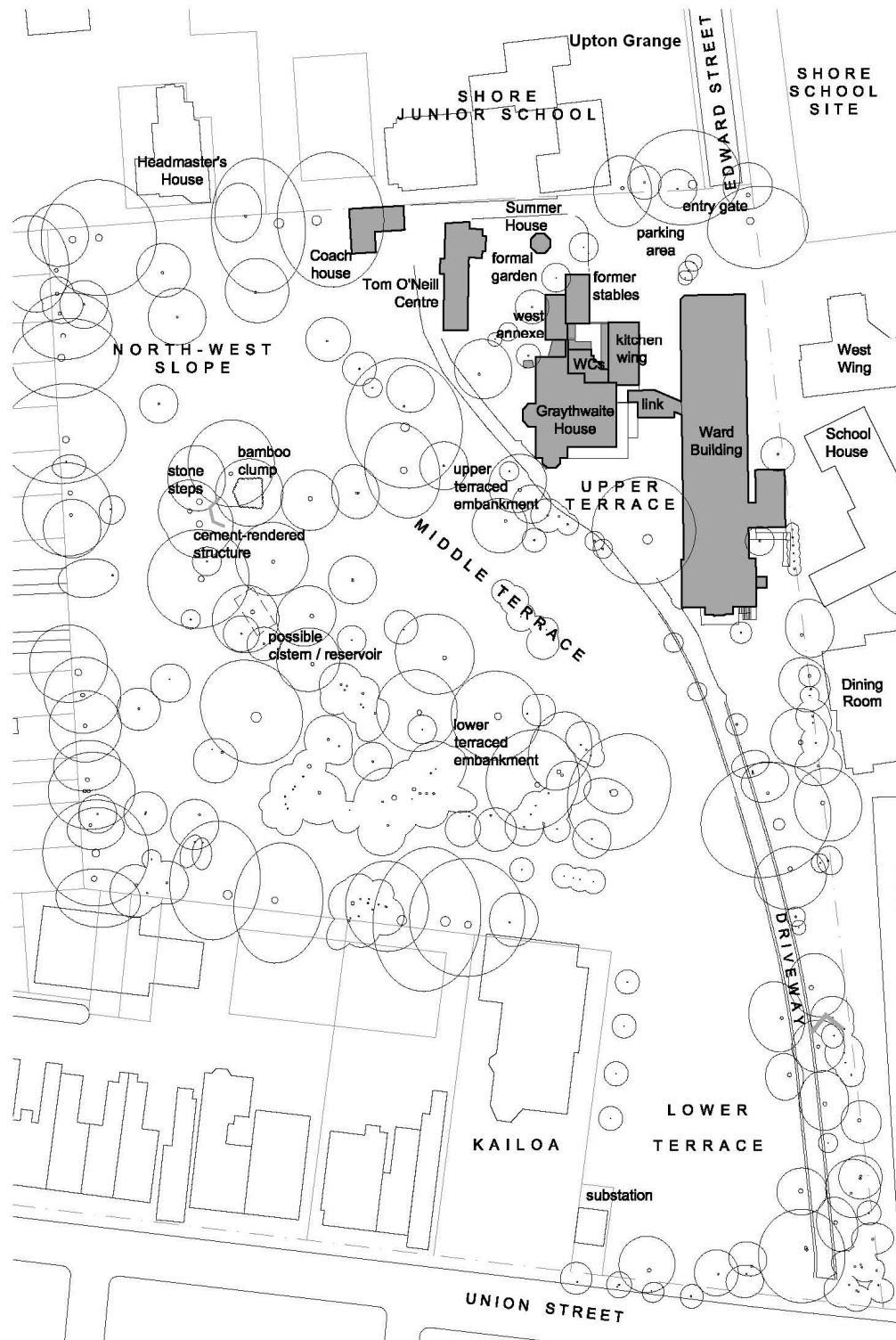


Figure 2 Site Plan for Graythwaite, with key structures shaded. The footprint of adjacent buildings on the Shore School site, including the West Wing, School House and Dining Room and Upton Grange on the Preparatory School site, and residential properties are also shown. Not to scale.
 Source: Tanner Architects 2010.





Figure 3 The heritage listings within the immediate vicinity of Graythwaite and the Shore School. State Heritage Register items are shown shaded red. Heritage items included on Schedule 3 of the North Sydney LEP 2001 are shaded orange. The conservation area boundaries are edged in blue. Contributory buildings are shaded yellow. Not to scale. Source: Tanner Architects 2010.



2 HERITAGE SIGNIFICANCE OF THE GRAYTHWAITE SITE

2.1 Introduction

The following discussion on the heritage significance of the Graythwaite site has been extracted from the 2010 CMP for the site, endorsed by the Heritage Council of NSW in June 2011. The CMP also includes a detailed historical overview and site description.

2.2 Summary Statement of Heritage Significance

The State Heritage Register (SHR) listing for the Graythwaite site includes a Statement of Significance for the site, which was prepared in 2000. The CMP includes an updated significance assessment and Summary Statement of Significance. This statement is repeated below.

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.

2.3 Significance of Key Aspects of the Site

2.3.1 Natural Heritage Significance

The Heritage Branch, Office of Environment and Heritage, has issued Natural Heritage Principles that includes a definition for natural heritage. With regards to the Graythwaite site, '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 removal of all of its original vegetation.

2.3.2 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 of the 2010 endorsed CMP.

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.

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 Aboriginal heritage significance for the site, although it was acknowledged that this may change should any additional information be found or Aboriginal material uncovered at the site in the future.

2.3.3 Significance of Buildings and Other Structures

The **House** and **Kitchen Wing** are of exceptional heritage significance because of their architectural merit as a fine example of a substantial sandstone nineteenth century residence, detached form and setting within an expansive landscaped property of largely intact plan form dating from the circa 1874 remodelling undertaken by George Dibbs. There is high probability that evidence for painted decorative wall and ceiling finishes can be recovered, providing historic associations with a succession of nineteenth century owners and historic association with occupation by the Red Cross between 1916 and 1980.

The **Stables Building** is of exceptional heritage significance because of its rarity of type and age in the North Sydney area and its historic association with Thomas Walker, who originally constructed the building circa 1833 and with Edwin Sayers, the Dibbs family and the Australian Red Cross Society.

The **Coach House** is of high heritage significance because of 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 **Ward Building** and associated recreation room and lavatory/bathroom block are of moderate heritage significance because of 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 physical integrity of the building's fabric is low.

The **Tom O'Neill Centre** is of moderate heritage significance because of 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 for its historic association with the Australian Red Cross Society. While its overall form remains largely unchanged, later alterations include the subdivision of internal spaces and the modification of external openings.

The **Massage Room/Doctor's Room (West Annex)** is of moderate heritage significance because of its contribution to the function of Graythwaite as a convalescent home and hostel and its historic association with the Australian Red Cross Society.

The **Lavatory Addition** to the House is of little heritage significance because of 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. Utilitarian in design, the addition represents the first major alteration to the house undertaken in relation to a change of use. The addition has adversely impacted the rear of the House and is contributing to the ongoing damp problems in the north wall of the House.

Constructed in the 1980s, the **Link Structures** between the House and Ward Building and between the House and former Massage Room/Doctor's Room (West Annex) are intrusive because they have resulted in damage to the fabric of the House through the formation of new openings and through physical connections. They have also adversely impacted the setting of the House.

2.3.4 Cultural Landscape Significance

An assessment of the cultural landscape of the Graythwaite site was undertaken by Mr Craig Burton of CAB Consulting in May 2010 and included in the 2010 endorsed CMP. 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 Site Areas

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

- Terraced landforms: associated with building development, horticultural use (former 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 of the 2010 endorsed CMP.

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.

Significant Landscape Elements

The Graythwaite site features the following landscape elements of high heritage significance:

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

Trees

The Graythwaite site features a large number of trees and other plantings. The following table identifies the trees of exceptional, high or moderate heritage significance using the tree numbers provided by Earthscape Horticultural Services—refer to the tree schedule at Appendix E of the 2010 endorsed CMP for a full list. The significant trees are also shown on Figure 4.5 of the CMP.

Exceptional	– 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 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 *Cinnamomum camphora* (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 *Dendrocalamas giganteus* (Giant bamboo) (T164)—associated with the Convalescent Home and Anzac hostel landscape setting.
- Specimens of *Washingtonia robusta* (Washington Palm) (T61, T61A, T190, T191)—associated with the hospital landscape setting and the Inter-War period.

Little – All other plantings dating from the Australian Red Cross Society occupation of the site.

Intrusive – Identified weed species.

2.3.5 Historical Archaeology

An assessment of the significance of the historical archaeological resource at the Graythwaite site was undertaken by Dr Mary Casey of Casey & Lowe Pty Ltd in May 2010 and incorporated into the 2010 endorsed CMP. The Statement of Heritage Significance is repeated below.

The archaeological resources within the grounds of Graythwaite are mostly associated with the early occupation of 'Euroka' [the original c1830s sandstone cottage on the site prior to construction of the existing House Complex] 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.

The historical 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. As the integrity of the remains is likely to be low, they 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, which 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 of the 2010 endorsed CMP 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.

2.3.6 Moveable Heritage

A 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 operational manuals and some photographs etc. Some significant elements of fabric, such as the wall brackets removed from the main entry hall and the balustrade from the removed widow's walk, are still stored on site.

2.3.7 Heritage Curtilage

The historical research and assessment of the heritage significance of the Graythwaite site confirms that the existing heritage curtilage of the place—identified in the State Heritage Register listing as the current lot boundaries—adequately contains the heritage significance of the place and its key elements.

3 HERITAGE SIGNIFICANCE OF THE SHORE SCHOOL SITE

3.1 Introduction

The following discussion on the heritage significance of the Shore School site has been extracted from the historical research and assessment of heritage significance for the site, prepared by Nicholas Jackson—which has been included at Attachment A.

3.2 Summary Statement of Heritage Significance

The heritage inventory for the Shore School includes the following summary statement of heritage significance.

Important private school regionally and occupying the property mostly associated with Bernhard Holtermann. Contains a replica of Holtermanns Tower rebuilt in the early twentieth century. A range of buildings occupy the site, the chapel being the most interesting architecturally, the others of less design merit but typical of the type and period. Significance largely sociological and symbolic. Traces of the original house are believed to be incorporated into one of the buildings.

For the purposes of this SoHI, the heritage curtilage for the Shore School can be considered to be its current site boundaries.

The Chapel and remnants of Holtermann's Tower (within the School House building) as well as Upton Grange, are separately included on Schedule 3 of the North Sydney LEP.

3.3 Significance of Buildings and Other Structures

An assessment of the contribution that key buildings in the vicinity of the proposed works make to the heritage significance of the Shore School site has been included at Attachment B. A summary is provided below.

- Each building represents a stage in the physical development of Shore over its first fifty years (1889-1939). Collectively the buildings are important as they have historically housed core functions of Shore as a day and boarding school—the teaching and dormitory blocks.
- Each building is associated with particular headmasters who played a key role in guiding the development of the school from 1889 to today. The 1938 Classroom Block (the West Wing) is associated with Rupert V Minnett, a well-known architect of the time.
- Each building demonstrates aesthetic values representative of their era through their design, detailing and choice of building materials. Collectively, the buildings make a positive contribution to the overall character of the Shore School, in particular when viewed from the southeast and from the north.
- Each of the buildings has made an important contribution to the life of the Shore School for at least 70 years and as long as 120 years and would be held in high esteem by current and former staff, students and their families.
- Each of the buildings do not appear to have archaeological potential to uncover new information, however, there may be areas of sub-surface archaeological potential within their immediate vicinity associated with the earlier uses of the site from the 1830s to 1888.
- Each building demonstrates a particular phase in the history of Shore School and within this narrow context they are unique.

- Each building demonstrates phases in the history of non-government schools in NSW over the first half of the twentieth century particularly in the Great Public Schools in the provision of classrooms and dormitories. Individually, each building reveals something of the work of the architects who designed them.

The heritage significance of the buildings at the Shore School site, including the 1934 School House and 1938 Classroom Block (West Wing), is largely associated with their contribution to the role of the Shore School as an important educational institution. The principal elevations of the buildings also make a contribution to the overall aesthetic character of the School.

In general, fabric relating to the original construction of each building or to early modifications, make a more significant contribution to their historic and aesthetic values than fabric associated with more recent (and in some cases intrusive) modifications.

The exterior of the 1934 School House remains relatively intact, apart from the northeast corner, which was modified with the construction of the first floor link to the 1938 Classroom Block (West Wing). The interior of the building has undergone some change to facilitate its ongoing use. The tower retains remnants of the original tower from which many well known photographic panoramas of Sydney in the late nineteenth century.

The exterior of the 1938 Classroom Block (West Wing) remains relatively intact, apart from the east end of the south elevation, which was modified with the construction of the first floor link to the School House. The easternmost room of the building on the first floor has also been subdivided to create a staff kitchen (Room 207) and Staff Offices (Room 206).

4 DESCRIPTION OF THE PROPOSAL

4.1 Preamble

The proposal is described in the Environmental Assessment Report (EAR) for the revised Concept Plan and Stage 1 Project Application prepared by Robinson Urban Planning Pty Ltd, August 2011. The works are also illustrated by the drawings in Volume 2 of the EAR. The project objectives and a summary description of the Concept Plan and Stage 1 Project Application are provided below.

Separate to the Concept Plan and Stage 1 Project Application, interim repairs are currently being undertaken at the Graythwaite site to prevent further deterioration of the buildings. Limited 'opening-up' works are also being undertaken. Approval to undertake these works has been obtained from the Heritage Council of New South Wales and North Sydney Council.

4.2 Project Objectives

The project objectives are:

- To retain and conserve the exceptional heritage significance of Graythwaite House as a large nineteenth century house within a parkland setting.
- To recognise and interpret Graythwaite's use as a war veteran's hospital.
- To retain and conserve those qualities, features and elements that make a significant contribution to the heritage significance of the site.
- To facilitate the adaptive re-use of the significant buildings, including the house/stables/kitchen complex and coach house, to ensure their ongoing occupation by compatible new uses into the longer term.
- To allow for sensitive new development in discrete areas, which would not adversely impact the heritage significance of Graythwaite or its key elements, consistent with the policy recommendations of the 2010 endorsed CMP.
- To protect the amenity of adjoining residential uses and heritage items and conservation areas in the vicinity.
- To integrate the Graythwaite site as part of the School's grounds while protecting the unique heritage significance of the Graythwaite site.

4.3 Concept Plan

The Concept Plan seeks approval for the following:

1. Use of the Graythwaite site as an *educational establishment*, being an extension of the adjoining Shore School campus.
2. Conservation and adaptive reuse of Graythwaite House, the Coach House and other existing buildings on the site (and some demolition works).
3. Building envelopes (above and below ground) for new buildings on the Graythwaite and Shore sites with an additional gross floor area (GFA) of 4,944.4m².
4. Pedestrian and vehicular access arrangements and 48 car parking spaces on the Graythwaite site and a new student pick up on the Shore School site.
5. Capacity or potential to accommodate up to about 450 additional students and 45 additional staff.
6. Landscape concept including removal of 98 trees of low and very low retention value (mostly weed species but also includes one unstable Port Jackson Fig) and 9 of moderate retention value. A further 7 trees are to be relocated (transplanted) elsewhere within the site. Replacement plantings are proposed to reinforce the site's late-Victorian period character.

7. Completion of the Concept Plan works in three stages (Stages may be separated into sub-stages and re-sequenced).

The House Complex and Coach House are to be retained. Demolition of the Ward Building is proposed, along with construction of a new building (the East Building) in a similar location, a new building to the west of the House Complex and Coach House on the northwest slope (the West Building) and a new building to the north of the House Complex (the North Building).

The proposed new East Building is to be used for educational purposes and is to have three levels above ground and two levels below ground. The two basement levels will include areas dedicated to car parking, which will conceal all of the additional car parking on the site from view. The footprint of the building has been designed so that views along the entry driveway to the House Complex are reinstated. The bulk of the building is broken down by splitting it into two sections.

The proposed new West Building is to be used for educational purposes and makes use of the slope to minimise the height of the building relative to the House Complex and Coach House. Construction of the building will necessitate the eventual demolition of the Tom O'Neill Centre, which will be replaced with a building of comparable in size and in the same location.

The proposed new North Building is to be separate from the House Complex. It is to be used as an educational resource facility and is to be single-storey in overall height, with a basement level that will serve as a store.

4.4 Stage 1 Project Application

The Stage 1 Project Application seeks approval for the following:

1. Conservation and refurbishment of Graythwaite House, the Coach House, Tom O'Neill Centre and associated garden area (the house will not be used for school classes but rather for administrative support and other activities, perhaps including the school archives).
2. Minor demolition works.
3. Drainage and stormwater improvements, site levelling and landscaping (significantly on the middle and lower terraces) including removal of 99 trees and transplanting of seven trees.
4. Use of the Graythwaite middle and lower terrace as a play and educational space.
5. Transport, traffic, parking and access improvements to the Graythwaite and Shore sites.
6. Miscellaneous works including site fencing and lighting (to Graythwaite House and the driveway).
7. Landscaping works along the western boundary with the residential properties on Bank Street in the vicinity of the proposed new West Building.
8. No anticipated increase in student or staff population.

4.4.1 Conservation and Adaptive re-use Works

The conservation works associated with the Stage 1 Project Application are detailed in the *Graythwaite, Union Street, North Sydney—Outline Schedule of Conservation repair Works and Maintenance Schedule*, prepared by Tanner Architects in December 2010.

The conservation repair works and adaptive re-use works include the following:

House Complex

- Demolition of sundry c1916-1918 and c1980s additions;
- Exterior repair and reconstruction of historic fabric including sandstone, timber door, window, verandah and roof joinery, cast iron, slate roofing, rainwater goods;
- Construction of a glazed link and new lift to the rear (north); and
- Interior alterations and refurbishment works, including new staff office fitouts, joinery, WCs and new finishes and fittings generally.

The House is to be adapted for reuse as administrative offices, meeting and function rooms and support spaces. The Stables Building is to be a museum. Demolition is limited to parts of the buildings that have moderate or little significance or that are intrusive including the 1916 lavatory addition, the c1980s link structures on the east and west sides of the House, partitions introduced during hospital use that subdivide original spaces and removal of later bathroom and kitchen fitouts. Other works include repair and conservation of significant building fabric and restoration of elements that have been removed but are stored on site such as decorative brackets.

Coach House

- Exterior repair and reconstruction of historic fabric including brickwork, timber door, window and roof joinery
- New verandah structure to replace the existing (non-original) verandah
- Renewal of roofing and rainwater goods
- Interior alterations and refurbishment works, including new staff office fitout, joinery, WCs, kitchen, laundry, bedrooms and fixtures and fittings generally

The Coach House is to be adapted for reuse with office space on the ground floor and a two bedroom residential flat on the first floor. A limited amount of demolition will take place, including removal of existing kitchen and bathroom fittings and joinery and the verandah on the southern side of the building, none of which is significant or original fabric. Operable skylights are to be installed in the northern and western roof planes. Otherwise the exterior and interior of the building will be refurbished and conserved.

Tom O'Neill Centre

- Exterior repair works to brickwork, timber door, window and roof joinery.
- Renewal of roofing and rainwater goods.
- Interior alterations and refurbishment works including new WCs; kitchenette and new finishes and fittings generally.
- Minor alterations at the northern end to achieve a suitable teaching space.
- New entrance at the north elevation.

It is proposed to adaptively reuse the Tom O'Neill Centre for teaching purposes. The building will contain four music practice rooms, a store, toilet and a general purpose activity room. A limited amount of demolition will take place. Otherwise the exterior and interior of the building will be retained and conserved.

4.4.2 Landscape

The proposed landscape works associated with the Concept Plan and Stage 1 Project Application are detailed in the landscape drawings and the Landscape Design Report, prepared by Taylor Brammer Landscape Architects Pty Ltd.

The intent of the landscape design is to provide an appropriate setting for the House Complex that responds to the heritage values of the place and accommodates its proposed use by the School. The grounds around the House Complex are to be upgraded with detailed landscaping that complements the age and character of the complex consistent with the policies of the CMP.

The broader grounds are to be retained as a park-like setting consistent with the policies of the CMP, with a program put in place to remove extensive weed species and reclaim weed infested areas as a stable native understorey that would be expected to be found in a natural environment. The execution of these works will be undertaken with the guidance of specialist botanical advice.

Existing native planting that has been instigated by the local community will be assessed and where appropriate incorporated into the overall site works. The vegetative associations will form the basis of an educational resource for the school, teaching about natural systems and plant identification for the subjects of Science and Geography. The broad grassed areas will be used for informal recreation by the School, in particular for lunch and morning breaks. Screen plantings are proposed along the western boundary to supplement the screening effect of the existing fig trees.

Six car spaces (including a disabled space) will be available for visitors and short term parking outside the House. A single car parking space is proposed in front of the Coach House.

The landscape Design Report includes the following summary:

Stage 1

- detailed landscape around Graythwaite House (the House Complex);
- transplantation of palms;
- supplementary tree planting to (entry) drive; and
- bush regeneration (on the lower terraced embankment).

Stage 2

- landscape around new building (East Building); and
- ongoing bush regeneration and planting.

Stage 3

- landscape around new West Building; and
- ongoing bush regeneration and planting.

4.4.3 Fencing

It is proposed to replace the existing gates and fence on the Union Street boundary. New timber vehicular gates are to be installed at the driveway access, flanked by timber pedestrian gates. The gates will be hung from masonry piers. Fencing will consist of timber pickets on a sandstone plinth. The fence design is based on early photographs showing the fencing along Union Street and detailing of extant fencing in other localities that is contemporary with the original fencing. It is also proposed to replace the existing gates at the Edward Street entrance to the site.

5 ASSESSMENT OF HERITAGE IMPACT

5.1 Introduction

This section of the SoHI includes an assessment of the potential heritage impacts associated with the Concept Plan and Stage 1 Project Application. The assessment uses the NSW Heritage Office Guidelines for Assessing Heritage Impacts.

A separate assessment of the potential impacts on the significance of the historical archaeological resource of the Graythwaite site has been prepared by Dr Mary Casey of Casey & Lowe (see Attachment B). The findings and recommendations contained within the archaeology assessment have been incorporated into the SoHI as appropriate.

The proposed works have also been assessed against the requirements of the following:

- CMP Policy Recommendations—see Attachment C;
- North Sydney Council Development Control Plan 2002—see Attachment D.

The issues raised within the submissions made by the Heritage Council of New South Wales and North Sydney Council on the initial Concept Plan and Stage 1 Project Application are also addressed—see Attachment E and Attachment F.

5.2 NSW Heritage Office Model Questions

The assessment of heritage impacts has been undertaken in reference to the model questions set out in the NSW Heritage Office's publication 'Statements of Heritage Impacts'. The Model Questions are tabled below. Not all of the questions are specifically relevant to the Concept Plan or Stage 1 Project Application. Those that are relevant have been marked with a tick.

Table 6.1 – Model Questions

Demolition of a building or structure	✓
Minor partial demolition	✓
Major partial demolition	×
Change of use	✓
Minor additions	✓
Major additions	×
New development adjacent to a heritage item	✓
Subdivision	×
Repainting	✓
Re-roofing/re-cladding	✓
New services	✓
Fire upgrading	×
New landscape works and features	✓
Tree removal or replacement	✓
New signage	×

5.2.1 Demolition of a building or structure

The Concept Plan includes demolition of the Ward Building (Stage 2) and Tom O'Neill Centre (Stage 3) on the Graythwaite site. Demolition of buildings is not proposed at the Shore School.

The Ward Building (and associated structures—recreation room, lavatory/bathroom and retaining walls etc) is of moderate heritage significance for its contribution to the long-term functioning of Graythwaite as a hostel for invalided soldiers and then as an aged care facility. It also has a long-term association with the Australian Red Cross Society. The integrity of the building 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. The building, in particular the Recreation Room at the south end, also impacts significant views of the House Complex from the entrance driveway. The building is also contaminated with hazardous materials including asbestos fibre cement sheeting and lead paint.

The Tom O'Neill Centre is of moderate heritage significance for its contribution to the functioning of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980. As with the Ward Building, it has a direct and long-term association with the Australian Red Cross Society. 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.

Demolition of the Ward Building and Tom O'Neill Centre is consistent with the conservation policies contained in the 2010 endorsed CMP.

Q. Have all options for retention and adaptive re-use been explored?

As noted above, the integrity of the Ward Building has been so adversely affected by change that there is very little evidence of the original layout, form and fabric of the building. Retention of the Ward Building would require substantial remediation to remove hazardous materials to the extent that virtually none of the remaining evidence would be retained. As a purpose-built structure, the Ward building is also very difficult to adapt to a new use and it is poorly sited in relation to the House Complex. Removal of the building would enhance the immediate setting of the House Complex, which would be a positive heritage outcome. Its removal would also ensure that new physical and visual connections with the Shore School site can be achieved, a key element of the site's effective adaptive re-use.

The Tom O'Neill Centre is to be retained and adaptively re-used in the short-term. As noted above, however, its physical integrity has been adversely affected, which has resulted in the removal of any evidence of its known original/former use as a laundry and recreation room. Retention of the building over the longer-term has also been considered. However, its narrow form, internal spatial configuration and substantial change in level, makes the building very difficult to adapt for teaching purposes. Its removal would also ensure that new physical and visual connections across the Graythwaite site can be achieved, a key element of the site's effective adaptive re-use.

Demolition of the Ward Building and Tom O'Neill Centre would facilitate appropriate and effective re-use of the Graythwaite site. Retention of both structures would greatly diminish the ability of the site to be adapted, which in turn would affect the long-term viability of the site and the ability of the Shore School to fund essential repairs and ongoing maintenance.

- Q. *Can all of the significant aspects of the heritage item be kept and any new development be located elsewhere on the site?*

Graythwaite Site

The proposed range and extent of development across the Graythwaite site has been carefully formulated to avoid, minimise or mitigate potential impacts on the heritage significance of the site as much as possible. Opportunities to enhance the heritage significance of the site and its significant buildings and landscape have also been explored. The proposed new buildings have also been sited and their envelopes designed to respect and enhance the setting of the House Complex and Coach House.

Very little of the original form and fabric of the Ward Building survives. Its significance, therefore, is largely embodied in its historical role in the functioning of Graythwaite as a hostel for invalid soldiers and then as an aged care facility and in its social significance. Its historic and social significance can be better communicated through effective interpretation. The Ward Building, in particular evidence of its historic use and original form and fabric, is to be archivally recorded prior to commencement of any works. The recording would assist with interpretation. Evidence of its earlier use as an Anzac hostel and for its association with the Australian Red Cross Society, such as signs, may be retained behind the later wall and ceiling linings. It is therefore proposed that any evidence found during the hazardous materials removal and subsequent demolition of the building be documented with photographs. Consideration is also to be given to salvaging any found significant signs to assist with interpreting the former use and social significance of the Ward Building.

The Tom O'Neill Centre has been subjected to change that has removed all evidence of its original use as a laundry and recreation room. Its significance is therefore largely embodied in its historical role in the functioning of Graythwaite as a convalescent home and hostel for returned soldiers and then as an aged care facility from 1980 and in its social significance. Its historic and social significance can be better communicated through site interpretation. Any evidence of its historic use and original form and fabric, is to be archivally recorded prior to commencement of any works, which would also assist with interpretation.

Shore School Site

The proposed new East building has been located in close proximity to the west of the School's West Wing and to the rear of the School House to minimise the potential impacts on the heritage significance of the Graythwaite site. Its location to the rear of the School House ensures that it would not impact significant views to the building from the south and east. Its location also aims to minimise impacts on the West Wing as much as possible, retaining intact its presentation façade to the north, facing the Main Oval.

- Q. *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*

Demolition of the Ward Building and Tom O'Neill Centre is to be undertaken in Stage 2 and/or Stage 3. Future circumstances may make their retention and conservation more feasible within the context of the site's adaptive re-use as an educational facility.

Q. Has the advice of a heritage consultant been sought? Has the consultant's recommendations been implemented? If not, why not?

The Concept Plan has been developed in close association with Tanner Architects and in accordance with the policies of the 2010 endorsed CMP. The Concept Plan and Stage 1 Project Application have been formulated to ensure that all elements of exceptional or high heritage significance are retained and conserved and that any adverse heritage impacts associated with demolition of the Ward Building and Tom O'Neill Centre are either avoided, minimised or mitigated as much as possible.

5.2.2 Minor partial demolition

Minor partial demolition of the House Complex is proposed as part of the Concept Plan and Stage 1 Project Application to remove the following elements:

- Intrusive lavatory block and associated passageways on the northern side of the House;
- Intrusive linking structures between the House and West Annex and between the House and Ward Building; and
- later fabric within each of the buildings, which is of little or moderate heritage significance or intrusive.

Minor partial demolition is also required within the Coach House and Tom O'Neill Centre to facilitate their adaptive re-use and includes removal of later internal partitions, fittings and finishes.

On the Shore School site, the Concept Plan includes removal of the entry/stair hall in the northwest corner of the West Wing. This minor partial demolition is required to facilitate construction of a direct link with the proposed new East Building and construction of a lift to provide equitable access to the first floor of the West Wing and each floor of the proposed new East Building.

Q. Is the demolition essential for the heritage item to function?

Graythwaite Site

The removal of the intrusive elements within the House Complex will allow essential conservation works to be undertaken. It will also allow for re-instatement of original internal and external spaces, fabric and architectural character of the buildings and the visual and physical relationships between them. This is a positive heritage outcome.

Removal of the first floor landing and steps at the rear of the House is required to allow for changes in levels to facilitate equitable access to the first floor of the House and Kitchen Wing. Achieving an appropriate balance with current access requirements is a key aspect of the viable re-use of the Graythwaite site.

Removal of the partitions on the first floor of the House (Rooms F1, F2 and F3) and Kitchen Wing (Rooms F10 and F11) will allow the re-instatement of earlier and more significant spaces. It is also essential to enhance the functionality of the House and Kitchen Wing.

Shore School Site

Demolition of the entry/stair hall in the north-east corner of the School's West Wing is essential to allow for a direct link with the proposed new East Building, which will form part of the main access route between the two sites. Strong connections between the Shore School site and Graythwaite site are a key aspect of the viability of the re-use of the Graythwaite site and of the project as a whole.

The proposed installation of the lift in the same area is essential to meet current access requirements for new buildings. Its proposed location will also extend equitable access to each floor of the West Wing as well. Providing equitable access across the Shore School site and the Graythwaite site is a key aim of the School.

- Q. *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*

Graythwaite Site

Minor partial demolition is largely confined to fabric that is of little heritage significance or that is intrusive. It will allow for the re-instatement of significant original/early fabric and spaces. This would be a positive heritage outcome.

The first floor landing and steps at the rear of the House and the partitions within Rooms F1, F2, F3, F10 and F11 are of moderate heritage significance as evidence of the use of the Graythwaite site as a convalescent home and Anzac Hostel. Their removal, however, will allow for the original spaces and fabric within the House and Kitchen Wing to be re-instated. This is a positive heritage outcome. The landing, steps and partitions are to be archivally recorded prior to their removal to mitigate the impact on their interpretative value. The use of the Graythwaite site as a convalescent home and Anzac Hostel are also to form an integral part of the site's interpretation.

Shore School Site

Demolition of the entry/stair hall on the northwest corner of the West Wing would result in the removal of some original features of the building that contribute to its external appearance. This impact is relatively minor given that the West Wing is not a significant building in its own right but contributes to the overall heritage significance of the Shore School site—an item of local heritage significance. Opportunities to avoid, minimise or mitigate the physical and visual impacts are to be explored during the detailed design stage. Any remaining impacts are to be further mitigated by archivally recording the West Wing, in particular the northwest corner, prior to commencement of works.

- Q. *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*

Graythwaite Site

The proposed demolition is largely limited to the removal of intrusive additions or later additions of little heritage significance. Some fabric of moderate heritage significance would also be removed. In each case the work would allow for the re-instatement of spaces and fabric of greater heritage significance, which would enhance the contribution that each building makes to the heritage significance of the Graythwaite site. The proposed minor partial demolition is therefore sympathetic to the heritage significance of the site and will result in a positive heritage outcome.

Shore School Site

The proposed minor partial demolition of the entry/stair hall in the northwest corner of the West Wing would result in the loss of original fabric of the building. The impact on the heritage significance of the Shore School site would be relatively minor. The impact is also considered to be acceptable as it would allow for the implementation of a new link between the Shore School site and the Graythwaite site—a link that is essential to the viability of the project and adaptive re-use of the Graythwaite site.

- Q. *If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?*

Graythwaite Site

The proposed minor partial demolition is not the result of fabric condition. While some of the elements proposed for demolition are in poor condition, they are proposed for removal to facilitate the conservation of more significant fabric and spaces within the Graythwaite House Complex in particular.

Shore School Site

The proposed minor partial demolition is not the result of fabric condition but is a response to the need to provide a direct link between the Shore School site and the Graythwaite site.

5.2.3 Change of use

The Concept Plan proposes to re-use the Graythwaite site to meet the educational needs of the site's current owners, the Shore School. Specific changes of use for each of the individual buildings are included in the Stage 1 Project Application. It is intended to use the House for administration, the Stables Building as a museum, the Coach House for office and residential functions and the Tom O'Neill Centre (in the short to medium term) for teaching functions.

The Graythwaite site has undergone changes of use in the past, adding significant new layers in the site's history. The site's original residential use changed in 1915 to become a convalescent home for sick and wounded soldiers and sailors. Shortly after it became an Anzac Hostel in 1918, then from 1980 was used as a nursing home. Similarly the Coach House, Tom O'Neill Centre and Stables Building have all been subjected to changes of use over time.

- Q. *Has the advice of a heritage consultant or a structural engineer been sought? Has the consultant's advice been implemented? If not, why not?*

Development of the Concept Plan and the design and documentation of the adaptive re-use of the significant buildings on the Graythwaite site has been undertaken in conjunction with Tanner Architects, with advice from a structural engineer. The proposed change in use for the site and the individual buildings has been based on the conservation policies for adaptive re-use in the 2010 endorsed CMP and the guidelines within *New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Site*, prepared by the Heritage Council of New South Wales in 2008. It is also consistent with the recommendations in the 2000 CMP prepared by Graham Edds and Associates. Opportunities to avoid, minimize and/or mitigate adverse heritage impacts have been central to decision-making.

- Q. *Does the existing use contribute to the significance of the heritage item?*

The Graythwaite site has been vacant for a number of years, which has contributed to the general deterioration of the fabric of the significant buildings and landscape features. A viable new use for the site and its buildings is therefore essential to ensure that further physical impacts on the heritage significance of the site are avoided.

The existing use of the Shore School buildings is one of the key aspects of their contribution to the heritage significance of the Shore School site. This use is to continue into the future and will be enhanced with the successful re-use of the Graythwaite site.

Q. Why does the use need to be changed?

The significant buildings and landscape features on the Graythwaite site will continue to deteriorate if the site is not re-used. It is not practical to return the site to use as a single large residential estate. Modern health care infrastructure requirements would also require substantial changes to the site, in particular its significant buildings, before it could be re-used for health care purposes, resulting in substantial additional heritage impacts.

Adaptive re-use for educational and administrative facilities is an appropriate new use that would have minimal adverse impacts on the heritage significance of the site. The uses proposed for the significant buildings would result in minimal loss of original significant fabric and will enable much-needed conservation works to be undertaken, which would enhance the overall heritage significance of the place. This would be a positive heritage outcome.

Q. What changes to the fabric are required as a result of the change of use?

The proposed changes to the fabric of the buildings largely involve the removal of intrusive fabric and fabric of little heritage significance. Modifications to more significant fabric is to be kept to the absolute minimum necessary to allow for effective adaptive re-use of the site's buildings. Other changes include restoration of fabric that has been removed but remains on site (such as decorative ground floor brackets and cast iron balustrading at Graythwaite) and reconstruction of components previously removed when alteration were undertaken. Other changes relate to:

- removal of hazardous materials, which may require some fabric to be replaced in full or temporarily removed to allow for removal of hazardous materials.
- installation of new services and infrastructure;
- satisfying current BCA and equitable access requirements; and
- satisfying current fire safety requirements.

The detailed design of the adaptive re-use of each of the buildings will aim to retain as much original fabric as possible and reconstruct other original elements/details, wherever possible. Reconstruction will be based on physical and documentary evidence only. The modifications are to be consistent with the conservation policies in the 2010 endorsed CMP.

Q. What changes to the site are required as a result of the change of use?

Other than the works associated with the construction of new buildings, the proposed re-use of the Graythwaite site will require the following changes to the landscape:

- ground remediation to remove areas of contaminated soil;
- implementation of new stormwater and site drainage infrastructure; and
- implementation of a landscape concept plan including pedestrian access etc.

The impacts of these proposed changes are addressed elsewhere in this assessment.

5.2.4 Minor additions

Minor additions are proposed for the Graythwaite House Complex to meet BCA and access requirements including:

- a new covered link between the rear of the House and the West Annex, on the western side of the courtyard to facilitate all weather access between the buildings within the complex; and
- installation of a lift at the south end of the Services Courtyard to facilitate equitable access to toilet facilities and to the first floor of the House and Kitchen Wing.

Q. How is the impact of the addition on the heritage significance of the item to be minimised?

The proposed covered link has been located to align with the original west wall of the Services Courtyard, part of which appears to have been retained in situ. It will therefore reinforce the original shape and spatial configuration of the courtyard. It will also feature a lightweight form and materials to reduce its visual impact and allow for interpretation of the original external form and finishes of the surrounding significant buildings and structures, including the original west wall of the courtyard, where existing. The new door opening at the rear of the House is to be detailed to minimise the removal of original fabric and allow for ongoing interpretation of the original configuration of the rear of the House.

The proposed new lift has been located to the rear of the House, within the Services Courtyard to minimise any visual impacts on the Graythwaite Complex, particularly when viewed from the east, west and south. The visual impacts have been further minimised by reducing the bulk and scale of the lift as much as possible so that it is clearly subservient to the House and Kitchen Wing. It has also been located in an area that has been severely impacted by the intrusive toilet addition and would therefore not result in any physical impacts on significant original fabric. The lift will also be of a form, detail and materials that would not detract from the significant character of the House and the Kitchen Wing.

Q. Can the additional area be located within an existing structure? If no, why not?

The nature of an external covered link precludes its relocation within an existing structure as a consideration. Opportunities to locate the lift within the House were considered, however, it was not possible to provide equitable access to the first floor of the Kitchen Wing without also providing a separate lift within that building. Locating a lift(s) within the House and Kitchen Wing would also have more substantial adverse physical impacts on their significant internal spaces and fabric.

Q. Will the additions visually dominate the heritage item?

The proposed covered link and new lift have been located within the Services Courtyard to minimise any visual impacts on the House Complex, particularly when viewed from the key viewpoints to the east, west and south.

The proposed new covered link has been designed to align with the west wall of the Services Courtyard. It will also feature a lightweight form and materials to reduce its visual impact and allow for interpretation of the original external form and finishes of the surrounding significant buildings and structures.

The visual impacts of the proposed new lift have been minimised by reducing its bulk and scale as much as possible so that it is clearly subservient to the surrounding significant structures, in particular the House and Kitchen Wing.

- Q. *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

The proposed covered link and lift are located within the Services Courtyard, which has been identified as having moderate archaeological potential to contain a cistern, well, cesspits and outbuildings as well as evidence of earlier structures, features and other archaeological deposits.

Alternative locations for the covered link and lift have been considered to avoid potential impacts on the archaeological resource within this area. The proposed locations of the covered link and the lift, however, have been selected to minimise adverse physical and visual impacts on the highly significant buildings that make up the House Complex. Relocating either of these elements outside the Services Courtyard would result in more substantial adverse visual impacts on the heritage significance of the complex and the site as a whole.

Given the potential for adverse impacts, the management of archaeological resources within the Services Courtyard is to be consistent with the conservation policies in the 2010 CMP and the management recommendations in the Archaeology HIS—see Attachment B.

- Q. *Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?*

The proposed covered link and new lift have been located to the rear of the House, within the Services Courtyard to minimise any visual impacts on the Graythwaite Complex, particularly when viewed from the east, west and south. They have also been designed to be subservient to the surrounding buildings and structures and to be of a scale, form, siting, materials, colour and detail that would not detract from the significant character of the House Complex.

5.2.5 New development adjacent to a heritage item

The Concept Plan includes the proposed construction of four new buildings on the Graythwaite site. They are:

- East Building, which contains two basement and three upper levels and would extend onto the Shore School site to physically connect with the West Wing and the School House;
- North Building, which contains a basement and ground floor level;
- West Building, which contains four levels; and
- Tom O'Neill Centre.

The Concept Plan and Stage 1 Project Application also include implementation of a Landscape Concept Plan and associated site works.

- Q. *How is the impact of the new development on the heritage significance of the item or area to be minimised?*

Impacts on the Graythwaite and Shore School sites

The proposed East Building has been located as far from the House Complex as possible to reinstate as much as possible of the original setting of the House Complex. The footprint has also been configured at its south end to reinstate views of the Complex from the entry driveway. Impacts are further minimised by limiting the height of the majority of the building so that it does not exceed the eaves height of the main part of the House.

The detailed design of the East Building will also aim to respect and complement the House Complex in its character, scale, form, siting, use of materials and colour and architectural detailing. The potential physical and visual impacts on the West Wing (on the Shore School site) are also to be minimised or mitigated as much as possible as part of the detailed design stage.

The proposed North Building has been located on the northern side of the former rear yard as far as possible from the House Complex, in particular the Stables Building and remnants of the former west boundary wall of the rear yard, to ensure that the complex continues to be understood as a distinct detached form. Its footprint and height have also been minimised to ensure that it is subservient to the House Complex. The detailed design of the North Building will also aim to respect and complement the House Complex in its character, scale, form, siting, use of materials and colour and architectural detailing.

The proposed West Building has been located and designed to ensure that that it is subservient to the House Complex and does not visually dominate the Coach House, particularly when viewed from the front of the House. The height of the new building relative to the House has been limited to the height of the first floor exterior cornice moulding of the House. Its massing responds to the sloping topography and its footprint has been modulated to reduce its overall apparent size and bulk when viewed from significant vantage points. Its location behind the mature plantings on the Middle Terrace ensures that it is not visible in key views of the House from the entry driveway or from the Middle Terrace. The building has also been sited to avoid impacts on significant trees (root zones and canopies).

The proposed new Tom O'Neill Centre is to be single-storey in height, with a similar footprint, scale and massing as the existing building. It will also retain the current alignment of the existing building to continue to provide a boundary edge to the west garden.

The placement and configuration of the proposed new buildings, as described in the Concept Plan are consistent with the relevant policies contained in the CMP. In addition, their detailed design is to be undertaken consistent with the conservation policies in the CMP. They are also to be consistent with the Planning Parameters report, which provide guidelines for the overall character, scale, massing, materials and details of new buildings.

The Landscape Concept Plan has been formulated to not only avoid heritage impacts but to re-instate as much of the late nineteenth century character of the landscape as possible, while retaining some evidence of the use of the site as a convalescent home and Anzac Hostel. This would be a positive heritage impact.

Impacts on Heritage Items in the Vicinity

The proposed new buildings are generally located well within the Graythwaite and Shore School sites and so would not impact views to and from other heritage items in the vicinity. They would also not detract from the Graythwaite and Graythwaite Character Areas or on the adjacent Bank/Union/Edward Street Conservation Area.

The proposed new buildings would not be visible from the public domain on Union Street and so would not adversely impact the setting of any of the heritage items as seen from the street. The proposed landscape concept plan includes additional plantings along the boundary with Kailoa, which would largely screen the boundary fence in views across the lower terrace of the Graythwaite site and therefore enhance the setting of the SHR listed property. This is considered to be a positive heritage outcome.

The proposed new West Building has been sited as far back as possible from the west boundary. It would also be screened in views from Bank Street (between the building setbacks) by the mature boundary plantings and by the proposed new screen plantings. The restrictions to the overall height of the West building and the screening effect of the mature boundary plantings would also ensure that the new West Building would not be visible in more distant views from the west.

Q. Why is the new development required to be adjacent to a heritage item?

The Shore School acquired the Graythwaite with the intention of adapting the site for administrative and other school purposes. The proposed new buildings are required to augment the existing administrative and teaching facilities at the School. It will also allow for improvements to the existing facilities to meet current access requirements. To ensure the effective adaptive re-use of the Graythwaite site and therefore its ongoing viability, new buildings will need to be carefully integrated into the existing cultural landscape of the site and strong physical connections made.

Q. How does the curtilage allowed around the heritage item contribute to the retention of its significance?

Graythwaite Site

The wider curtilage of the Graythwaite site is defined by its site boundaries, some of which date back to the 1830s. The immediate setting of the House Complex and the Coach House is defined by the edges of the Upper Terrace. This setting has been impacted by the construction of the Ward building and the intrusive links between the Ward Building and the House and between the House and the West Annex. The lavatory addition to the House has also impacted the Services Courtyard. The Concept Plan and Stage 1 Project Application includes demolition of the Ward Building and the intrusive additions to the House Complex, which will enhance the immediate setting of the House Complex. This is a positive heritage outcome.

Careful consideration of the proposed new building volumes and setbacks has been undertaken to ensure that the immediate setting of each significant building is retained. The immediate curtilage for the House ensures that it will retain its status as a free standing building and maintain interpretation of its historic townscape role of a large and impressive dwelling placed in a prominent geographical location. The curtilage prevents undue encroachment on the House and enables the establishment of an appropriate landscaped setting for it.

Shore School Site

The wider curtilage for the Shore School site is its current site boundaries. The immediate setting of the West Wing and School House is currently defined to the west by the site boundary fence and plantings. The proposed new East Building has been sited to ensure that impacts on the immediate setting of the School House are avoided and impacts on the setting of the West Wing are minimised as much as possible.

Q. How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

The proposed new development on the Graythwaite site will not adversely impact significant views of the site from Union Street. The proposed new buildings are located to the north, east and west of the House Complex so that the significant views of the House Complex and its relationship to its open site, from within the site are retained.

The proposed new North Building will partially block views into the Graythwaite site from Edward Street. This impact will be relatively minor, however, as the view to the rear of the House from Edward Street is not considered significant.

The footprint of the East Building is splayed so that significant views to the House Complex from the entry drive are reinstated. It has also been located to the rear of the School House and so would not impact significant views of the building from the south and east. This is a positive heritage outcome. The proposed new East Building will, however, block views of the very west end of the West Wing. This would result in a minor impact on the aesthetic appearance of the building and only a negligible impact on the overall heritage significance of the Shore School site. The impact has been minimised as much as possible by arranging the bulk and massing of the proposed new East Building so that in the area immediately adjacent to the West Wing it does not extend in front of the principal elevation of the West Wing when viewed from the north. Opportunities to further minimise or mitigate this impact are also to be explored as part of the detailed design of the new East Building.

The proposed West Building has been located to ensure that it would not block views of the Coach House when viewed from the front of the House.

Implementation of the proposed Landscape Concept Plan includes removal of intrusive weeds and some non-significant trees, which will improve views into the site from Union Street and out from the House towards the Harbour. This will be a positive heritage outcome. The proposed new gate and fencing along the Union Street boundary has also been designed to ensure that views into the site from Union Street are retained. The use of traditional details and materials will enhance interpretation of the original/early character of the Graythwaite site. This will also be a positive heritage outcome.

Q. Is the development sited on any known or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

The Graythwaite site has not been identified as having potential to contain Aboriginal artefacts or sites. The site is also not considered to have any Aboriginal heritage significance. Nevertheless, the Metropolitan Local Aboriginal Land Council 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.

The Graythwaite site has been identified as having potential to contain historical archaeological deposits of local heritage significance. The historical archaeological zoning plan contained in the CMP (see Figure 3.79 of the CMP) defines the areas of archaeological potential. There are no known archaeological deposits on the Shore School site in the immediate vicinity of the proposed new East building.

Opportunities to avoid the known areas of archaeological potential have been explored throughout the decision-making process. Nevertheless, the Concept Plan and Stage 1 Project Application retain the potential to disturb archaeological deposits on the site.

The Archaeology HIS (see Attachment B) sets out the potential impacts associated with the works and provides guidance as to how the site's historical archaeology is to be managed throughout the implementation of the Concept Plan and Stage 1 Project Application.

- Q. *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*

The proposed new buildings on the Graythwaite site have been sited to avoid or minimise adverse impacts on the immediate setting of the House Complex, Coach House and on significant views to the buildings from within the site. The form and massing of the proposed new building envelopes have also been designed to ensure that any new buildings are subservient to the House Complex and the Coach House. In addition, the detailed design of any new buildings is to be undertaken consistent with the conservation policies in the CMP and with the Planning Parameters report, which provide guidelines for the character, scale, massing, materials and details of the new buildings.

- Q. *Will the additions visually dominate the heritage item? How has this been minimised?*

The siting, bulk, scale and massing of the proposed new buildings have been carefully designed to ensure that they do not visually dominate the House Complex or the Coach House. The proposed new buildings have been located to minimise any visual impacts on the House Complex, particularly when viewed from the east, west and south. The envelopes of the proposed new buildings have been designed to minimise the bulk and scale in close proximity to the House Complex and Coach House to ensure that they are clearly subservient to the significant buildings.

External additions to the significant buildings have been minimised to only what is absolutely necessary to meet contemporary equitable access and safety requirements. The proposed covered link between the rear of the House and the West Annex and the proposed new lift, have been located within the Services Courtyard to avoid impacting views of the House Complex as much as possible. They have also been designed to ensure that they are subservient to the significant buildings of the House Complex and would not detract from the significant character of the complex.

- Q. *Will the public, and users of the item, still be able to view and appreciate its significance?*

The proposed new buildings are sited away from the House Complex and Coach House and are not physically connected to them. Interpretation of the original/early building forms and their physical and visual relationships with each other and their setting will be retained. Implementation of the Landscape Concept Plan will also assist with interpretation of the significant late nineteenth century character of the site. In addition, a site interpretation plan is to be prepared to inform the implementation of each of the stages of the project.

5.2.6 Repainting

Repainting of the buildings on the Graythwaite site is part of the Concept Plan and Stage 1 Project Application. The extent of re-painting is detailed in the *Graythwaite, Union Street, North Sydney—Outline Schedule of Conservation Repair Works*, prepared by Tanner Architects in December 2010. Some minor rectification of the paint finishes on the West Wing and School House on the Shore School site may also be required on completion of the proposed new East Building.

- Q. *Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?*

Repainting of the exterior of the Graythwaite House Complex is to be based on retained evidence of original paint schemes and decoration. In the absence of firm physical evidence, colour tones will be based on available photographic evidence of early paint schemes and paint schemes used during the last quarter of the nineteenth century.

Appropriate and sympathetic colours will be selected for the exteriors of the Tom O'Neill Centre and Coach House.

Q. *Will the repainting affect the conservation of the fabric of the heritage item?*

Repainting of surfaces will assist in conserving the fabric of all of the Graythwaite House Complex, Coach House and Tom O'Neill Centre and will therefore have a positive heritage outcome. Necessary repairs will be undertaken prior to repainting and surfaces to be repainted will be protected from further deterioration. Fabric not originally intended to be painted is to remain unpainted. Paint will be removed from surfaces not originally intended to be painted. This would be a positive heritage outcome.

5.2.7 Re-roofing/re-cladding

The Concept Plan and Stage 1 Project Application include replacement of the existing roofs of the significant buildings in the Graythwaite House Complex and Coach House. The scope of re-roofing is detailed in the *Graythwaite, Union Street, North Sydney—Outline Schedule of Conservation Repair Works*, prepared by Tanner Architects in December 2010.

Q. *Have previous (including original) roofing/cladding materials been investigated through archival and physical research?*

Documentary and physical evidence confirms that the original roofing materials of the House Complex were slate and corrugated steel sheeting. Further physical investigation is likely to confirm that the Coach House and Tom O'Neill Centre originally featured slate roofs.

The proposed re-roofing of the House is based on the evidence provided by historical photographs of the place and by the evidence provided by existing roof fabric.

Q. *Is a previous material being reinstated?*

It is proposed to reinstate the original roofing materials where appropriate as part of the conservation of the House Complex. The Coach House and Tom O'Neill Centre are proposed to be re-roofed in corrugated galvanised steel to match existing.

Q. *Will the re-cladding effect the conservation of the fabric of the heritage item?*

The re-roofing will greatly assist conservation of the buildings, providing protection against water ingress and the possibility of birds or animals entering the roof space. It will also enhance the external appearance of each of the buildings and the overall heritage significance of the Graythwaite site.

Q. *Are all details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?*

The proposed repair/replacement of rainwater goods and other external and internal elements will be based on available documentary and physical evidence. Original fabric is to be retained wherever possible and original details re-instated wherever possible. Replacement fabric is to match original details. Incompatibility of materials will also be carefully considered.

- Q. *Has the advice of a heritage consultant or skilled tradesperson (e.g. slate roofer) been sought?*

The proposed works form part of documentation prepared by Tanner Architects—refer to the *Graythwaite, Union Street, North Sydney—Outline Schedule of Conservation Repair Works*, prepared by Tanner Architects in December 2010.

5.2.8 New Services

The Concept Plan includes new services for electricity, telecommunications, water reticulation, stormwater management and site drainage to be detailed as part of future project applications. The Stage 1 Project Application includes a proposal for improvements to stormwater management and site drainage. New services, such as electricity, telecommunications, air-conditioning and water will also be required as part of the refurbishment of the significant buildings. Site security lighting across the site is also to be installed.

- Q. *How has the impact of new services on the heritage significance of the item been minimized?*

New services within the significant buildings will be kept to a minimum and located to avoid or minimise as much as possible any physical or visual impacts on the interior and exterior of the buildings. New services are to be located as much as possible within wall, floor and ceiling cavities. Where this is not possible, services are to be located in discrete locations and mounted on walls—wall surfaces will not be chased. Plant and equipment associated with the installation of air conditioning within the buildings will also be located in ceiling and roof spaces or in discrete locations. The detailed design of new services is also to be consistent with the policies in the CMP.

- Q. *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*

Existing services are likely to have little heritage significance, if any, reflecting processes of change and modification undertaken during hospital and aged care use of the site. Many of the existing services adversely impact fabric and spaces of much greater heritage significance.

- Q. *Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?*

All works associated with the installation of new services and infrastructure will be documented in conjunction with Tanner Architects with the aim of avoiding or minimising any physical and visual impacts on exterior and interior spaces and fabric.

- Q. *Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?*

As stated previously, the Graythwaite site has not been identified as having potential to contain Aboriginal artefacts or sites.

The Archaeology HIS (see Attachment B) sets out the potential impacts associated with the works and provides guidance as to how the site's historical archaeology is to be managed throughout the implementation of the Concept Plan and Stage 1 Project Application.

5.2.9 Fire upgrading

The Concept Plan and Stage 1 Project Application include fire upgrading as part of the adaptive re-use of the significant buildings on the Graythwaite site.

Q. *How has the impact of the upgrading on the heritage significance of the item been minimised?*

The identification and implementation of the essential fire upgrade will be carefully resolved to ensure that impacts are avoided, minimised or mitigated as much as possible. A fire engineered solution may be required. The 2010 endorsed CMP includes policies to assist with management of change at the site. The works would also take into account the principles and guidelines contained within *Fire and Heritage: Guidelines on Fire Safety in Heritage Buildings*, (Information Sheet 8.1 of the Maintenance Series), prepared by the NSW Heritage Council in 1995, updated 2004 and other best-practice principles and guidelines.

Q. *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*

The existing fire services were installed from the 1980s and are not of any heritage significance. Further, many of the existing services adversely impact spaces and fabric of heritage significance and are therefore intrusive elements. Due to the age and condition of the existing fire services it is likely that they would be removed in their entirety to allow for installation of new fire services.

Q. *Has the advice of a conservation consultant (eg architect) been sought? Has their advice been implemented?*

Tanner Architects will be engaged to co-ordinate the fire upgrade works to ensure that heritage impacts are avoided, minimised or mitigated as much as possible. Advice may also be sought from the Heritage Council of NSW's Fire, Access and Services Advisory Panel (FASAP).

Q. *Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?*

New fire services have potential to impact sub-surface or under-floor archaeological remains at the Graythwaite site. New services would therefore need to be subject to a more detailed assessment of the potential to impact known archaeological resources during the detailed design stage and implemented to avoid, minimise or mitigate the potential impacts.

Q. *Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?*

Preliminary advice from a fire engineer has been obtained to develop a strategy to ensure heritage impacts are minimised as much as possible. Advice may also be sought from the Heritage Council of NSW's Fire, Access and Services Advisory Panel (FASAP).

5.2.10 New Landscape works and features

The Concept Plan and Stage 1 Project Application include the following proposed new landscape works and features:

- new ground surfaces, paving and garden beds on the upper terrace;
- pedestrian connections between the House Complex and the Shore School and Shore Preparatory School grounds;
- ‘productive’ vegetable gardens within the area between the House Complex and Tom O’Neill Centre;
- detailed planting at the front entry to the House and elsewhere in and around the House Complex;
- replacement of weed species on the terraced embankments with Australian native shrubs in some areas;
- supplementary planting along the west boundary in the vicinity of the proposed new West Building;
- supplementary planting and installation of formal landscape along the entry driveway to strengthen entry to the House Complex and views of the House in particular;
- supplementary planting to the boundary with Kailoa to screen fence;
- interpretation of existing landscape features including the sandstone steps, possible cistern/reservoir and cement rendered-structure (potential pond); and
- installation of new fences and gates along the Union Street boundary and at the Edward Street entrance.

Q. How has the impact of the proposal on the heritage significance of the landscape item been minimised?

The proposed landscaping works are consistent with the conservation policies contained within the 2010 endorsed CMP for the Graythwaite site. Historical photography has been used to assess the age, intent and character of the site’s late 19th century landscape and as an appropriate curtilage to the property. The well and the terraces, evidence of prior use on the site, are to be retained and protected.

The proposed location of the new buildings on the site has been carefully considered to reinforce the landscape setting of the House Complex and Coach House in particular. This is achieved through retention and clarification of major and significant landscape features and identified views to and from the site. The proposed location of the West Building does not affect any major planting on the site and will be screened from the House Complex through existing and proposed planting. The proposed East Building will be partially screened by new planting that will reinforce the immediate landscape curtilage of the House Complex and reinforce the hierarchy of landscaped spaces across the site that has become marginalised over time.

The proposed works are visually subservient to the established form and character of the place. The landscape treatment associated with the proposed buildings will filter views from the heritage item while acknowledging the new built form. The scale and character of the existing landscape and proposed landscaping works will reinforce the immediate curtilage of Graythwaite, thus reinforcing the residential character and form of the site and house as well as acknowledging the past institutional use. The proposed new buildings will not be seen from public viewing points on Union Street. The West Building will be screened from private open space adjacent to the western boundary through the use of landscaping within the substantial setback zone between the West Building and the site boundary.

In addition:

- The early landscape character of the site is to be interpreted and regained through removal of weed species and appropriate supplementary planting.
- Views to the site and to Graythwaite House from the south are to be retained and enhanced.
- Historically important views from the site will be regained.
- Proposed fencing will contribute to the presentation of the site to the conservation area and enhance the streetscape of Union Street.

Q. Has the evidence (archival and physical) of the previous landscape work been investigated?

Careful consideration of all evidence has been incorporated in the preparation of this proposal. As part of this process, historical photography has been used to assess the age, intent and character of the landscape as it was instigated in the late 19th century to form an appropriate curtilage to the property. The tennis courts on the terrace below the House have been recognised in the proposal by marking out the area that the courts took up on site. Note is made of the retention and protection of the well and the terraces that are evidence of the prior use of the site. The poor state of vegetation in the vicinity of the proposal and the improvements noted in the approved plans have been incorporated into this proposal.

Q. Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

Craig Burton of CAB Consulting prepared the historical outline and landscape conservation policies that form part of the 2010 endorsed CMP for the Graythwaite site. Craig is a recognised heritage practitioner and has prepared a number of important heritage documents for State and Local listed properties.

Matthew Taylor of Taylor Brammer Landscape Architects Pty Ltd has also provided advice and input into the project. He is a recognised landscape architect with considerable heritage experience in historic landscapes and has prepared a number of important heritage and conservation strategies for sites of national, state and local heritage significance.

Q. Are there any known or potential archaeological deposits affected by the landscape works?

As stated previously, the Graythwaite site has not been identified as having potential to contain Aboriginal artefacts or sites.

The Archaeology HIS (see Attachment B) sets out the potential impacts associated with the works and provides guidance as to how the site's historical archaeology is to be managed throughout the implementation of the Concept Plan and Stage 1 Project Application.

Q. How does the work impact on views to and from adjacent heritage items?

The proposed landscape works are to be visually subservient to the established form and character of the Graythwaite site. The landscape treatment around the proposed new building forms aims to filter views from the House Complex while acknowledging the new built form.

The scale and character of the existing and proposed landscape is such as to reinforce the immediate curtilage of Graythwaite. Consistent with the conservation policies, the new landscape works reinforce the residential character and form of the site and house while acknowledging its later institutional uses. The proposed buildings will not be seen from public viewing points on Union Street and will be screened from private open space immediately adjacent on the western boundary through the use of landscaping and plantings in the open area resulting from the substantial setback from the boundary.

5.2.11 Tree removal or replacement

The Concept Plan and Stage 1 Project Application include removal of 99 trees of low and very low retention value (mostly weed species but also includes one unstable Port Jackson Fig) and 9 trees of moderate retention value. A further 7 trees are to be relocated (transplanted) elsewhere within the site. Replacement plantings are proposed to reinforce the site's late-Victorian period character

Q. Does the tree contribute to the heritage significance of the item or landscape?

All trees identified as being of exceptional or high heritage significance on the Graythwaite site are to be retained apart from one tree (T163, *Ficus Rubiginosa* f. *glabrescens*—Port Jackson Fig). This tree is of high heritage significance for its association with the Dibbs family occupation of the site. The palm trees (T61, T161A, T190, T191, *Washingtonia robusta*—Washington Palm) are considered to be of moderate heritage significance for their association with the hospital landscape setting and the inter-war period. The numerous weed species are intrusive.

Q. Why is the tree being removed?

The weed species are to be removed to enhance the overall landscape presentation of the Graythwaite site—this is a positive heritage outcome.

The palm trees are to be relocated from their current location in front of Graythwaite House further to the west to enhance views of the House from the middle and lower terraces and the entry driveway—this is also a positive heritage outcome. Their retention would also maintain evidence of the hospital era plantings on the Graythwaite site.

The fig tree (T163) is in poor health and represents a potential safety risk for site users.

Q. Has the advice of a tree surgeon or horticultural specialist been obtained?

The proposed removal/transplantation of the affected trees has been based on advice provided by horticultural specialists from Earthscape Horticultural Services, The Arborist Network and Taylor Brammer Landscape Architects Pty Ltd.

Q. Is the tree being replaced? Why? With the same or different species?

The weed species on the site are proposed to be replaced with native shrub and ground covers that would not represent a future threat to the existing significant cultural plantings on the site. Consistent with the policies of the CMP, the fig tree (T163) will be replaced with a tree of the same species in the same location.

The changes proposed to the Graythwaite landscape will bring positive change, enabling the restoration of the park-like landscape which provides the important setting of Graythwaite House.

5.3 Consideration of Alternatives

5.3.1 Introduction

The Shore School is a major Sydney educational institution with over 1,400 students plus academic and support staff, with a strong community base on Sydney's North Shore. The School aims to upgrade and expand current school facilities to meet existing and future educational and administrative needs and to accommodate changes in student and staff populations. The constraints applying to the existing campuses limit opportunities for expansion within their boundaries—additional buildings and grounds are required. Opportunities to purchase space elsewhere in North Sydney are limited due to the lack of available suitable sites. Locating facilities away from the main campus would also result in organisational and functional difficulties. Travel between campuses would also increase student and staff safety risks.

The Graythwaite site meets the School's current and future needs due to the following:

- The site's adjacency to both the Senior School and Preparatory School campuses allows for direct connection between it and the two existing campuses. It would also allow for an improved connection between the two existing campuses.
- The majority of the site's existing buildings are readily adapted to educational and administrative purposes. Only minimal change would be required.
- The site provides much needed additional space to accommodate the School's long-term growth into the future.

The School has a strong historical link with the Graythwaite site. The School grounds and Graythwaite form part of the same land grant to Thomas Walker in 1832. Walker sold the land that now contains the School grounds soon after but retained the land that makes up the Graythwaite site constructing the first house—'Euroka'. Sir Thomas Dibbs, who purchased the Euroka Estate in 1882, and is largely responsible for the establishment of Graythwaite as it is today, purchased the adjacent Holtermann Estate in 1886, thereby bringing the properties once again under the same ownership. Dibbs, who was a lay member of the School Council encouraged the Council to purchase the Holtermann Estate in 1888 to establish the school and many members of the Dibbs family attended the School. The Preparatory School also forms part of the original land grant to Thomas Walker but also has a different connection with the Graythwaite site. The original house, Upton Grange, was purchased by the Commonwealth Government to accommodate nurses who worked at the Anzac Hostel at Graythwaite.

The Shore School appreciates the significant heritage values of the Graythwaite site and aims to retain and conserve them as part of its ongoing use and management of the place. The School also values the open space on the site and are to retain it for recreational and other purposes.

Resolution of each aspect of the Concept Plan and Stage 1 Project Application has been based on a comprehensive analysis of the opportunities and constraints applying to the Graythwaite and Shore School sites. The proposed works have also been subjected to rigorous testing to ensure that options with the least heritage impacts are considered and implemented wherever possible.

5.3.2 Adaptive re-use of Significant Buildings

The buildings at Graythwaite have a long history of change. The original house, Euroka Cottage, underwent substantial modification in the 1850s to become Euroka Villa. It underwent further change in the 1870s to create Graythwaite, 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 modification to accommodate the changing needs of a medical facility.

Adaptive re-use of the Graythwaite site for educational and administrative facilities is an appropriate new use that would have minimal adverse impacts on the heritage significance of the site and/or its key buildings. It would also allow for retention and conservation of the House Complex (the House, Kitchen Wing, Stables Building, West Annex and associated Services Courtyard and boundary walls) and the Coach House. The proposed new uses for the key buildings would result in minimal loss of original significant fabric and will enable much-needed conservation works to be undertaken, which would enhance the overall heritage significance of the place.

The 2010 endorsed CMP includes policies and guidelines for the adaptive re-use of the significant buildings on the Graythwaite site. New uses have been selected on the basis that they 'fit' the existing spaces rather than require substantial alteration and/or removal of significant fabric and provide opportunities to retain and conserve, where possible, original spaces, elements and fabric. For example, it is proposed to use the House for administrative purposes as more intensive uses such as classrooms, laboratories, student dining areas, etc., would require substantial alteration to its nineteenth century spaces and fabric, which feature easily damaged plaster and cedar joinery. In addition major alterations to the house are inappropriate as this would impact its significant external form and character as a free-standing complex. Additions have therefore been limited to the introduction of a lift for equitable access and a new covered link between the House and the West Annex (which will contain toilet facilities) within the rear services courtyard.

More detailed discussion of alternative uses for the buildings and grounds are addressed where relevant throughout this SoHI.

5.3.3 New Development

Tanner Architects and PD Mayoh Architects have undertaken comprehensive studies of the opportunities and constraints applying to the Graythwaite and Shore School sites to identify appropriate locations for sensitive new development. Opportunities to enhance the physical and visual connections between the Shore School site and the Graythwaite site were also explored.

The earlier CMP, prepared by Graham Edds & Associates in 2000, identified the lower terrace adjacent to the Union Street boundary as an appropriate place for new residential development. While the proposed townhouse development would have been consistent with the established housing pattern of the area, locating new residential development in this location would have substantial and irreversible impacts on the physical and visual connection of the property with Union Street, which have been in place since 1832. In addition, it would result in substantial adverse impacts on significant views into the estate from Union Street and on its landscape setting. Further, the relatively level, open grassed character of this part of the site is more suitable as a place for informal student recreation, which is valued by the School.

Similarly the relatively large level area of the middle terrace provides opportunities for new development. However, as with development on the lower terrace, new buildings on this terrace to the south of the House would also have substantial and irreversible impacts on the connections with Union Street and on significant views into the estate from Union Street. Development on this part of the site would also have a more substantial impact on the immediate setting of the House Complex and may impact significant views and vistas from the House to the Harbour. As with the lower terrace, the middle terrace provides much needed recreational open space.

Given the significant impacts associated with new buildings within the lower and middle terraces, the upper terrace and north-west slope were considered better suited for accommodating sensitive new development.

Guidelines for appropriate new development within these areas were established in association with the Heritage Council of New South Wales and documented in the 2010 endorsed CMP and Planning Parameters report. Throughout the design process, the location, height, scale, massing and bulk of new development has been consistently tested against these guidelines. Detailed studies of the configuration and extent of floor space required for new educational and administrative uses on the site were undertaken to determine where they would be best located.

Development within the northwest slope will have the least impacts on the established character and setting of the House Complex—it would not be visible in important views of the House Complex from Union Street or from the Edward Street entry. It will also not be visible from the entry drive and views of the Coach House from in front of the Coach House would not be impacted. New development will also not be visible in distant views of the Graythwaite site from the west as it would be obscured by the mature plantings on the western boundary of the site (Figure 4 and Figure 5). The northwest slope is considered an appropriate location to accommodate a substantial proportion of the required new floor space. Nevertheless, the location, height, scale, massing and bulk of the proposed development envelope has been subject to comprehensive analysis to ensure that heritage impacts are avoided as much as possible and impacts on neighbouring residential properties are appropriately managed—three of the early schemes are shown in Figure 6.

Development in the immediate vicinity of the House Complex and Coach House has also been subject to comprehensive analysis of the potential impacts on the significant buildings and their immediate setting. The House was designed to be viewed as a free-standing building within an established garden setting. Major alterations and additions to the House Complex were therefore not considered. Minor additions required to facilitate the adaptive re-use of the Complex have been located within the services courtyard.

The proposed new East Building has been located as far away from the House Complex as possible and its southern end splayed to improve views of the Complex from the entry drive. Its bulk has also been broken into smaller parts and its height limited to ensure that the building is clearly subservient to the House in particular.

The original proposed use of the new North Building has been changed to allow for its footprint and size to be significantly reduced, thereby minimising the visual impacts on the House Complex, impacts on significant trees and the ability to interpret the original size and configuration of the rear yard.

The footprint and envelope of the proposed new Tom O'Neill Centre will be similar to the existing building and continue to maintain a western boundary to the formal garden to the west of the House Complex.

Historic landscape elements, such as the surviving flower or picking garden to the west of the house and the original service yard are to be retained and their character reinforced by new and appropriate landscaping. The retention of the Coach House and its relationship with Graythwaite House is also to be retained.

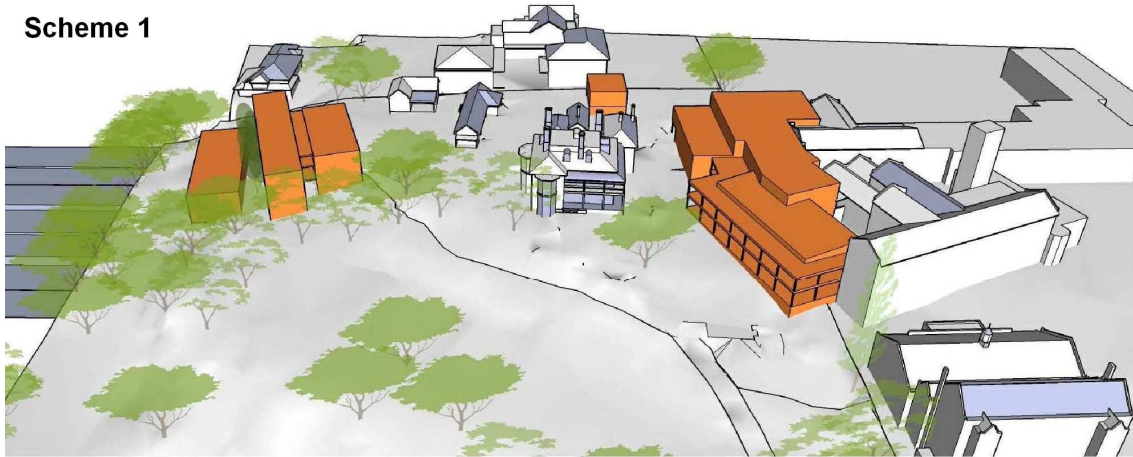


Figure 4 View of the Graythwaite site from the west. The proposed West Building is to be set behind and among the existing trees to the right of the Headmaster's House, and will be largely obscured by the tree canopies from all western viewpoints.
Source; Tanner Architects 2011.

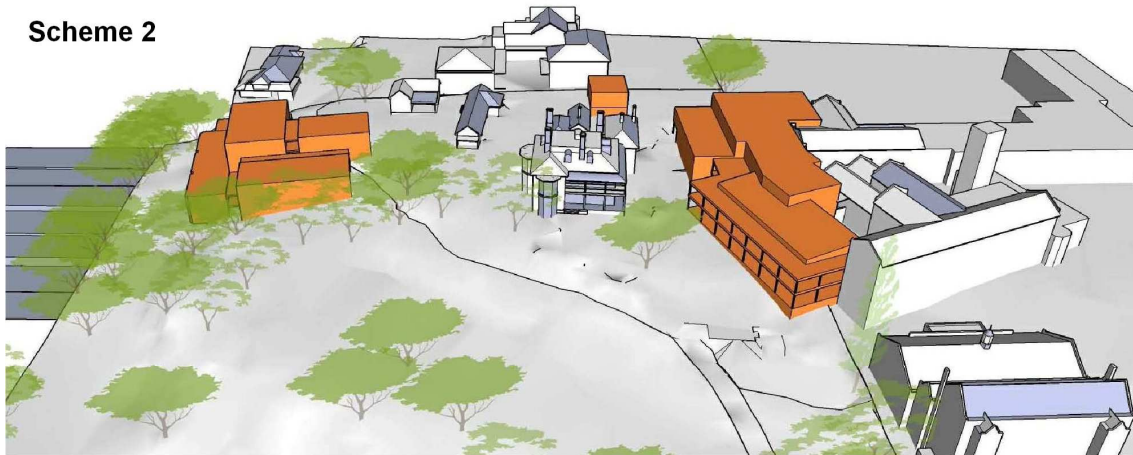


Figure 5 View of the Graythwaite site from the end of Toogarah Road (overlooking north end of Bank Street). The proposed West Building would be concealed by the existing mature tree plantings along the west boundary. Graythwaite House is not evident.
Source: Tanner Architects 2011.

Scheme 1



Scheme 2



Scheme 3

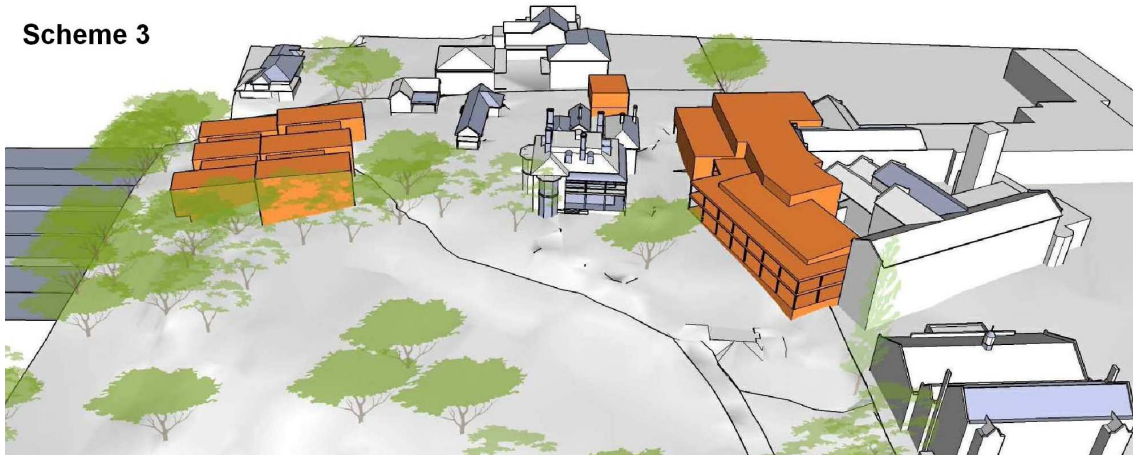


Figure 6 Concept Schemes 1, 2 and 3 for the proposed new West Building considered during the design phase. The proposed new East Building and North Building are also shown. Source: Tanner Architects 2010.

6 CONCLUSIONS

Graythwaite is a place of State heritage significance. The House is an example of a prominent nineteenth century sandstone residence. The c1833 former Stables Building is one of the oldest remaining building of its type in the area and provides the earliest known remaining fabric from the early settlement of North Sydney. The site is also significant to the local and wider community for its use as a convalescent hospital for returned soldiers from 1916 and then as a long-term hostel for permanently disabled soldiers. The Shore School is a major Sydney educational institution and is an important feature of North Sydney and the local community area.

The structures on the Graythwaite site have been subject to considerable modification to accommodate residential and health care uses, resulting in a varying degree of original fabric integrity. Their condition varies from good to very poor and most of them require substantial repairs to reverse damage caused by neglect, vandals and the ingress of water. The buildings also do not meet current safety and access standards and site surveys have found that some contain hazardous materials. The grounds have also been subject to a long period of neglect during which weed species have colonised large areas forming dense thickets. A small number of trees are unsafe and areas of fill along the western and southern boundaries of the site are adversely affecting some of the trees of high significance. The site has areas of contaminated soil.

The proposed works associated with the Concept Plan and Stage 1 Project Application aim to:

- retain and conserve the exceptional heritage significance of Graythwaite House as a large nineteenth century house within a parkland setting;
- recognise and interpret Graythwaite's use as a war veteran's hospital;
- retain and conserve those qualities, features and elements that make a significant contribution to the heritage significance of the site;
- facilitate the adaptive re-use of the significant buildings, including the house/stables/kitchen complex and coach house, to ensure their ongoing occupation by compatible new uses into the longer term;
- allow for sensitive new development in discrete areas, which would not adversely impact on the heritage significance of Graythwaite or its key elements;
- protect the amenity of adjoining residential uses and heritage items and conservation areas in the vicinity; and
- integrate the Graythwaite site as part of the School's grounds while protecting the unique heritage significance of the Graythwaite site.

The Concept Plan includes the conservation and adaptive re-use of the significant buildings on the Graythwaite site, demolition of other buildings of lesser significance and construction of additional school facilities over three stages. The Stage 1 Project Application includes the conservation and detailed design of the adaptive re-use of the Graythwaite House Complex, including the House, Kitchen Wing, Stables Building and West Annex, and the former Coach House. It also includes some landscape improvements and improvements to site drainage, stormwater, transport, traffic and parking.

The works proposed as part of the Concept Plan and Stage 1 Project Application provide for a viable new use for the site and its significant buildings and open space areas—a use that would appropriately maintain the heritage significance of the place well into the future. The proposed conservation works will ensure that the buildings are made weathertight and therefore halt ongoing deterioration of significant fabric. The works will also include re-instatement of significant spaces and fabric and the preservation of the significant external and internal character of the buildings. The late nineteenth-century landscape character is also to be largely regained through the removal of weed species and later plantings, which would also ensure that significant views to and from the site are either reinstated or enhanced.

The works proposed as part of the Concept Plan and Stage 1 Project Application have been developed to avoid, minimise or mitigate adverse heritage impacts as much as possible. They have been subjected to rigorous testing to ensure that options that would result in reduced heritage impacts are considered and implemented wherever possible. The remaining physical and visual impacts are to be further minimised/mitigated as part of the more detailed design of each stage of the works using best-practice approaches to managing change to historic sites.

The key remaining impacts and the proposed mitigating measures are:

- Modifications to the significant buildings to meet current safety and access requirements and to facilitate their adaptive re-use, which would result in some minor impacts to internal spaces and fabric and to the rear of the House. The detailed design of the works would aim to ensure that as much original fabric as possible is retained and currently impacted spaces, elements and fabric reconstructed, wherever possible, consistent with the guidelines contained in the CMP.
- Construction of proposed new buildings to the east, north and west of the House Complex, which would result in some visual impacts on the House Complex and physical impacts on the West Wing on the Shore School site. The remaining impacts would be mitigated as part of the detailed design of Stages 2 and 3 of the project. This will include ensuring that the character, scale, form, siting, use of materials and colour and architectural detailing of the proposed new buildings complement and do not detract from the existing character of the significant buildings and landscape of the Graythwaite site.
- Demolition of the Ward Building and Tom O'Neill Centre, which would remove physical evidence of the former use of the site as a convalescent home, Anzac Hostel and then as a health care facility. These buildings are of low architectural merit and poor condition and integrity. Their removal would be mitigated through effective interpretation of their contribution to the history and heritage of the Graythwaite site. The two buildings, in particular evidence of their historic use and original form and fabric would also be archivally recorded prior to commencement of any works. Any evidence of their earlier use, such as signs, uncovered during their demolition will also be retained to assist with site interpretation.
- Excavation required to implement the works, which would have a low to moderate impact on the historical archaeological resource of the Graythwaite site. These impacts would be mitigated through implementation of the recommendations detailed in the Archaeology Heritage Impact Statement—refer to Attachment B.

A Site Interpretation Plan is to be prepared to ensure that interpretation of the site's history and heritage forms an integral part of the site's re-use. Site interpretation is also to be supplemented by and make use of an archival recording of the site's current layout and condition prior to commencement of works.

The works proposed as part of the Concept Plan and Stage 1 Project Application are consistent with the conservation policies contained in the 2010 endorsed CMP and with the development guidelines set out in the North Sydney Council Development Control Plan.

Overall, the works proposed as part of the Concept Plan and Stage 1 Project Application would result in a positive heritage outcome with only minor impacts on the heritage significance of the Graythwaite site and Shore School site. Implementation of the Concept Plan and the Stage 1 Project Application would achieve an appropriate balance between the need to retain and conserve a place of State (and local) heritage significance and the need for change to facilitate a viable and sustainable new use for the Graythwaite site.