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GRAYTHWAITE

20 EDWARD STREET, NORTH SYDNEY

CONCEPT PLAN AND STAGE 1 PROJECT APPLICATION

STATEMENT OF HERITAGE IMPACT



Prepared for  
Sydney Church of England Grammar School

November 2010  
Issue P3

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## ISSUE STATUS

ISSUE	DATE	PURPOSE	WRITTEN	APPROVED
P1	29 September 2010	Draft Issue	RL/DMT	
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P3	23 November 2010	Final issue	RL/DMT	

## 1 INTRODUCTION

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### 1.1 Background and purpose of the report

This Statement of Heritage Impact has been prepared on behalf of Sydney Church of England Grammar School (Shore School). It has been prepared to accompany the Development Application for the Concept Plan and Stage 1 Project Application to assess the impact of the refurbishment and development proposals on the cultural significance of Graythwaite.

The report will form part of an Environmental Assessment (EA) for the site, which must address issues identified by the Director-General under section 75F of the Environmental Planning and Assessment Act 1979. The Director-General's Requirements for heritage are as follows.

#### Concept Plan

- The EA shall include a Conservation Management Plan endorsed by the Heritage Council of NSW; and
- The EA shall consider any potential heritage impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual. The statement of significance shall have regard to the Conservation Management Plan.

#### Project Application:

- The EA shall consider any potential heritage impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual. The statement of significance shall have regard to the Conservation Management Plan.

### 1.2 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), 5<sup>th</sup> edition 2000 by Dr J. S. Kerr and in the Australia ICOMOS *Burra Charter*, 1999 as described below.

*The Conservation Plan* considers the concept of cultural significance according to three qualities: The ability of a place to demonstrate a process, event, custom or style; associational (historical) links for which there may be no surviving evidence; and formal or aesthetic qualities.

The process of assessment of culturally significant places set out in the Australia ICOMOS *Burra Charter* breaks the concept of significance into "historic", "aesthetic", "technical/scientific" and "social" categories.

### 1.3 Author identification

This document was prepared by Roy Lumby, Senior Heritage Specialist of Tanner Architects, and Matthew Taylor, landscape architect of Taylor Brammer.

### 1.4 Site inspection

Several site inspections were carried out between March and September 2010.

## 1.5 Development Application documents

The following documents have been used as the basis for the preparation of this document:

*Part 3A Concept Plan drawings prepared by P D Mayoh Pty Ltd Architects in association with Tanner Architects:*

- 0910 A.000 Issue A Cover Page & Staging Diagram.
- 0910 A.001 Issue A Locality/Context Plan.
- 0910 A.002 Issue A Existing Site Plan.
- 0910 A.003 Issue A Proposed Site Plan.
- 0910 A.004 Issue A Site Survey Plan.
- 0910 A.005 Issue A Site Analysis Plan (Existing).
- 0910 A.006 Issue A Vehicle Access Plan (Proposed).
- 0910 A.007 Issue A Pedestrian Access Plan (Proposed).
- 0910 A.100 Issue A Level 1 Plan.
- 0910 A.101 Issue A Level 2 Plan.
- 0910 A.102 Issue A Level 3 Plan.
- 0910 A.103 Issue A Level 4 Plan.
- 0910 A.104 Issue A Level 5 Plan.
- 0910 A.160 Issue A East-West Section & North Elevation.
  
- 0910 A.060 Shadow Diagrams Midwinter and Spring Equinox.
- 0910 A.061 Shadow Diagrams Midsummer and Autumn Equinox.
- 0910 A.062 Shadow Diagrams Further Analysis 1.
- 0910 A.063 Shadow Diagrams Further Analysis 2.

*Part 3A Concept Plan drawings prepared by Taylor Brammer Landscape Architects:*

- 10-027s LA.DA.001 Issue P3 Concept Plan

*Part 3A Stage 1 Project Application drawings prepared by Tanner Architects:*

- 09 0821 AR.DA.0001 Issue P2 Cover and Location Plan
- 09 0821 AR.DA.0002 Issue P2 Site Plan
- 09 0821 AR.DA.0003 Issue P2 Graythwaite House Demolition Basement & Ground Floor Plans
- 09 0821 AR.DA.1001 Issue P1 Graythwaite House Basement and Ground Floor Plans
- 09 0821 AR.DA.1002 Issue P2 Graythwaite House First and Attic Floor Plans
- 09 0821 AR.DA.1003 Issue P2 Graythwaite House Roof Plan
- 09 0821 AR.DA.2001 Issue P2 Graythwaite House Elevations
- 09 0821 AR.DA.2002 Issue P2 Graythwaite House Sections
- 09 0821 AR.DA.2003 Issue P2 Graythwaite House Elevations
- 09 0821 AR.DA.3001 Issue P5 Coach House Proposed Plans, Sections & Elevations
- 09 0821 AR.DA.4001 Issue P2 Tom O'Neill Centre Proposed Plans, Sections & Elevations
- 09 0821 AR.DA.5001 Issue P1 Proposed Front Fence

*Part 3A Stage 1 Project Application drawings prepared by Taylor Brammer, Landscape Architects:*

- 10-027s LA.DA.002 Issue P3 Tree Removal & Retention.
- 10-027s LA.DA.003 Issue P3 Landscape Hardworks.
- 10-027s LA.DA.004 Issue P3 Planting Plan.
- 10-027s LA.DA.005 Issue P3 Site Landscape Plan.
- 10-027s LA.DA.006 Issue P3 Landscape Details.



## 1.6 Site location and description

The subject property, which is 2.678 hectares in extent, is located on the northern side of Union Street, North Sydney, which forms part of its southern site boundary. It is bounded to the east and north by the Sydney Church of England Grammar School (Shore) and by residential properties to the western side of the site and to part of the southern side of the site (Figure 1). The site is identified as part of Lot 1 Deposited Plan 120268 and Lot 2 Deposited Plan 539853.

The principal entry gate is at the south-east corner, fronting Union Street. The site slopes steeply upwards to the north and north-east and features a number of open grassed areas and landscaped embankments. The principal buildings on the site are located on the upper terrace to the north-east, accessed via a curved driveway from the main gate on Union Street. There is a second north-eastern entry from Edward Street. The main buildings include the house complex comprising Graythwaite House, a two-storey kitchen wing and single storey stables building at the rear (north) of the House, the Ward Building to the east of the House, the Tom O'Neill Centre to the west of the House, and the Coach House to the west of the site, abutting the north boundary.



Figure 1 Location plan, not to scale.  
Source: Google Earth



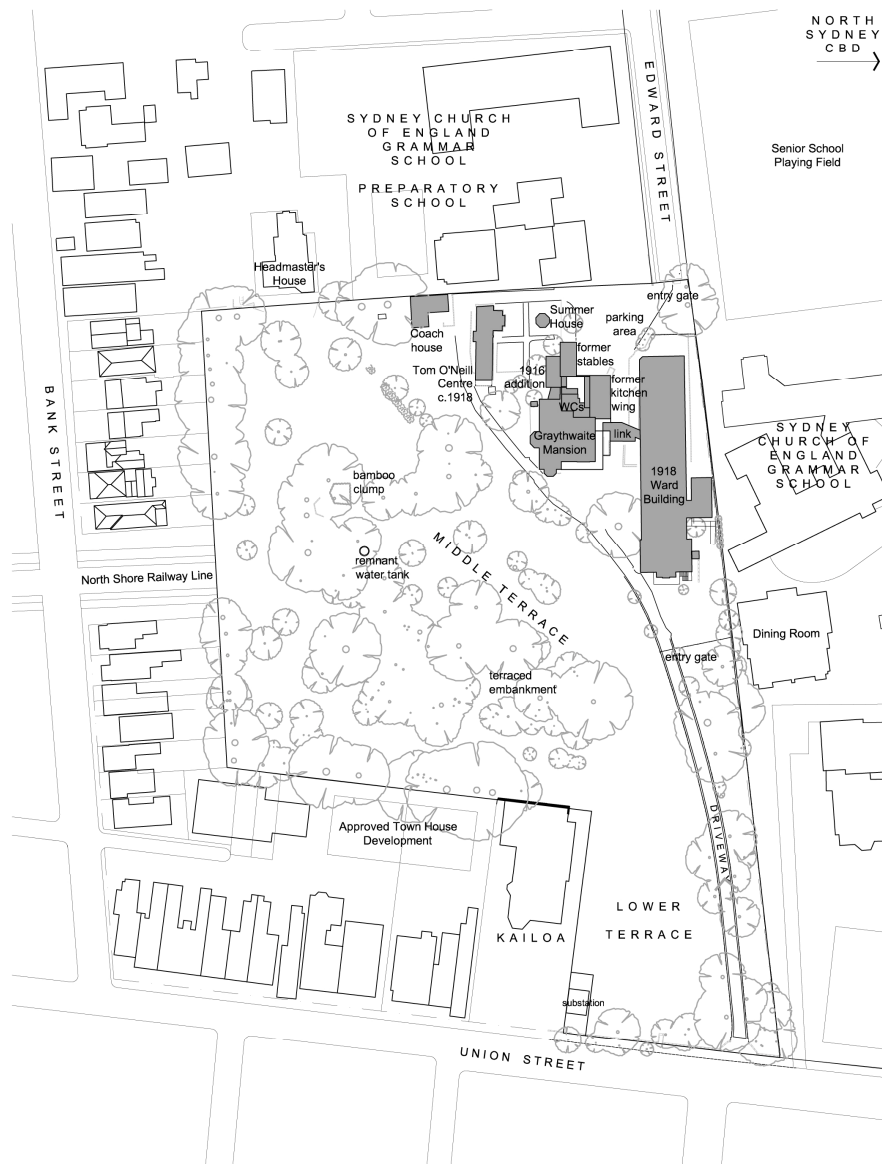


Figure 2: Site Plan (Source: Tanner Architects; not to scale).

## **1.7 Statutory and heritage listings**

### **NSW Heritage Branch**

Graythwaite is listed in the NSW State Heritage Register, listing No 01617 (gazetted 1 November 2002).

### **North Sydney Council**

Graythwaite, outbuildings and grounds are listed as a heritage item by North Sydney Council. It is included in Schedule 3 of the North Sydney Local Environmental Plan 2001 (Item 0830).

There are listed heritage items in the vicinity of Graythwaite:

- Upton Grange, 22 Edward Street, is listed as a heritage item by North Sydney Council. It is included in Schedule 3 of the North Sydney Local Environmental Plan 2001 (Item 0831).
- Shore Sydney Church of England Grammar School is listed as a heritage item by North Sydney Council. It is included in Schedule 3 of the North Sydney Local Environmental Plan 2001 (Item 0784).

There are also heritage items and contributory items in Bank Street and Union Street. Heritage items in Bank Street include no's 17-21 and 27-29 Bank Street. Heritage items in Union Street include no's 20a-44 Union Street and 70-76 Union Street. Contributory items include no's 1, 5 and 7-15 Bank Street.

## **1.8 Non-statutory and heritage listings**

### **Australian Heritage Council**

Graythwaite is not listed in the National Heritage List.

Graythwaite, including garden and outbuildings, is included in the Register of the National Estate as an individual item. The Register of the National Estate no longer has statutory force and is being phased out.

### **National Trust of Australia (NSW)**

Graythwaite is classified by the National Trust.

### **State Heritage Inventory**

Graythwaite, outbuildings and grounds are listed in the State Heritage Inventory (Database No. 2180830).

Upton Grange, 22 Edward Street, is listed in the State Heritage Inventory (Database No. 2180831).

Shore Sydney Church of England Grammar School is listed in the State Heritage Inventory (Database No. 2180784).

The Shore School Chapel is listed in the State Heritage Inventory (Database No. 2180786).

The so-called Holtermann Tower Replica is listed in the State Heritage Inventory (Database No. 2180785). The Holtermann Tower is encased in brickwork constructed during the 1930s.

## 2 HISTORICAL OVERVIEW

### 2.1 Site History

The following historical overview is extracted from the Graythwaite Conservation Management Plan, which contains a detailed history of the place.

Year	Event
1832	Thomas Walker purchases 39 acres of land on the North Shore
1833	<p>Walker sells 13 acres of his property to William Miller. This land now largely comprises the Shore School site.</p> <p>Walker and Miller build substantial stone villas named Euroka and Upton respectively. Development of Euroka includes garden (Euroka was later to become known as Graythwaite).</p> <p>An account of Walker's development in the Sydney Gazette of 24 August 1833 states:</p> <p><i>On the opposite side of Darling Harbour, just above Billy Blue's, there has lately been erected by Mr Commissary Walker a very handsome little cottage, in front of which there is a tolerably large enclosure, containing a garden &amp;c. Immediately adjoining there are two large plots railed in, which we presume, is preparatory to other buildings being erected there. This is another convincing proof of the increasing wealth and enterprise of this flourishing colony. These buildings, when finished, will greatly increase the beauty of the surrounding scenery.</i></p>
1841	Walker sells another 13 acres of his property, to William Lithgow. This is now largely the Shore School fronting William Street.
1850	Walker dies leaving Euroka and the last of his 13 acres to his widow Julia Bourke.
1852	<p>Euroka offered for lease and described as:</p> <p><i>Within ten minutes' walk of the Steam Ferry, Blues' Point, containing entrance hall, six rooms, pantry and cellar, a detached kitchen, laundry, and store-room; also a stable, coach and cow houses, a large yard, with constant supply of the purest water; a front verandah, (not given) feet long, extensive pleasure grounds, a kitchen garden and orchard, a small vineyard and paddock.</i></p>
1853	Euroka and its 13 acres were conveyed to the mercer George C. Tuting for £1,500.
1853	<p>Tuting conveyed Euroka and its 13 acres to ship-owner and aspiring politician Edwin Mawney Sayers for £3,900. The property was described at this time as:</p> <p><i>Euroka Villa is a substantial stone-built cottage, the walls of which are two feet thick, and were originally erected with the intention of having an upper storey. It has a verandah on three sides, and contains six rooms, with extensive cellarage and out offices. The Garden contains an acre of highly cultivated land, well stocked with choice fruit trees, and a portion laid out as a vineyard in terraces. The whole property is enclosed with a paling fence. The supply of water is good, and never known to fail.</i></p>



Year	Event
1855	Sayers mortgages the property on several occasions.
c.1859	Sayers adds a two storey new wing to the single storey Walker house.
c.1860	Sayers develops the Union Street frontage with two pairs of semi-detached dwellings built for letting (present day 34 to 40 Union Street).
1863	Sayers mortgages the property again.
1867	<p>Sayers is in financial difficulty and the property passes to his mortgagee who subdivide it into 12 allotments and attempt to sell them. After failed auction sale the property in the one land holding remains mortgaged. The sale notice states:</p> <p><i>EUROKA HOUSE This well-known, beautifully sited villa residence is most substantially built of stone, and contains a magnificent drawing-room 24 feet square, a spacious dining-room, breakfast room, library, 5 bedrooms, bath, and dressing-rooms, cellars, and the following out-offices: kitchen, servant's room, store room, laundry, coach-house, stable, and loft, fowl-house, cow shed, &amp;c. The whole of the premises are remarkably well finished, drained, and fitted with every family convenience.</i></p> <p><i>The GROUNDS contain an area of 5 acres 3 roods and 9 perches, with private carriage entrance from Union-street, and are tastefully laid out. The portion at the rear paddock is a paddock extending down to a creek.</i></p>
1873	The title to Euroka and its land (now surveyed as around 16 acres) are conveyed to banker Thomas Allwright Dibbs (1832-1923) for £4,500.
	Property is occupied by Dibbs' brother merchant and politician George Richard Dibbs (1834-1904).
	Thomas Dibbs subdivides the 16 acres, retaining 5a 1r 32p (2.3ha) comprising the house, garden and outbuildings. Remaining land subdivided and sold as the Euroka estate and Euroka Heights estate.
1874	The Euroka Estate is sold and encloses the site on the western and southern boundaries by residential building blocks. A narrow access driveway to Union Street is retained.
c1875	George Dibbs demolishes Euroka Cottage and builds the existing two storey main part of the house with attic accommodation and with verandahs.
1880	<p>Bankruptcy of George Dibbs and attempt to sell Euroka. The sale notice describes the house as:</p> <p><i>A commodious family residence built of stone, and containing the following large accommodation-</i></p> <p><i>On the basement floor, large, lofty and dry cellars</i></p> <p><i>On the ground floor, wide hall, immense dining-room with folding doors, drawing room and sitting room</i></p> <p><i>On the first floor, large landing, six good bedrooms, bath and W.C.</i></p>

Year	Event
1880	<p><i>On the second floor, seven bedrooms</i></p> <p><i>On the roof, a large observatory</i></p> <p><i>The outbuildings comprise – kitchen and two servants' rooms above, pantry, laundry, &amp;c., besides stables and other out-conveniences.</i></p> <p><i>The grounds are tastefully laid out, and have been highly improved at considerable expense.</i></p>
1882	<p>Thomas Dibbs occupies Euroka and renames it Graythwaite after the ancestral home of his wife Tryphena, Graythwaite Hall, Cumbria.</p> <p>Euroka Heights Estate is put up for sale.</p>
1884	Kailoa at 44 Union Street is built for Thomas Dibbs' son, Tom Burton Dibbs and his wife.
1886	Thomas Dibbs acquires the neighbouring Holtermann land and subdivides. The eastern boundary between the two is relocated a small distance to the east.
1888	Land area of Graythwaite is now 6a 2r 23 ¾p (2.7ha).
1891/92	Graythwaite is surveyed by the Public Works Department in March 1891 and April 1891. Between these dates a building, subsequently demolished in 1982, is erected to the west of the House.
1915	<p>ANZAC landing at Gallipoli in April.</p> <p>In June, Dibbs offers the freehold of Graythwaite and the drive to family properties within the former Holtermann land to the state as "a Convalescent Home for our Sick and Wounded Soldiers and Sailors and when not required for that purpose as a Convalescent Home in perpetuity for distressed subjects of the British Empire regardless of Sect or Creed".</p> <p>Members of the Red Cross inspect Graythwaite in July.</p> <p>In October, the freehold of 7 acres 0 roods and 26½ perches comprising Graythwaite and right of way is transferred to the Crown.</p>
1916	<p>Graythwaite Convalescent Home is opened by the Premier of NSW William Holman in March. Holman stated "I can only assure the generous givers (that) in the name of this and all Governments that shall succeed us, that the trust shall be administered in a manner worthy of the great and generous spirit in which it has been made."</p> <p>The Home is under the control of the Red Cross. Internal alterations and new buildings are erected, probably by the Red Cross to suit their requirements. The architect is Timothy Honnor.</p>

Year	Event
1918	Graythwaite Anzac Hostel is opened by the Federal Minister for Repatriation Senator Millen in October. The Hostel is under the control of the Red Cross and financially supported by the Commonwealth Government.  New spinal ward is erected by the Red Cross to suit their requirements. Architects are Halligan and Wilton.
1919	Neighbouring Upton Grange is acquired by the Commonwealth as a Nurses' Home.  New large recreation room and new lavatory block are erected by the Red Cross to suit their requirements. Architects are Halligan and Wilton.
1921	The Shore school's dormitory block, to the east of Graythwaite, is completed to the design of architect Hugh Massie.
1924	Upton Grange is closed and the nurses transfer to Graythwaite.  First floor verandah is enclosed to accommodate the nurses.
1938	The Shore Classroom block to the east of Graythwaite, designed by architects Rupert Minnett and John Shirley, is completed.
1942	Slit air raid trenches for community use are dug in the lower (Union Street) grounds.
1943	The Red Cross propose to build a new seventy-five bed ward.
1952	New eight bed ward is opened.
1958	The Red Cross propose to build a local branch shop/meeting room on the Union Street frontage (not undertaken).
1960	Union Street stone and iron fence and gates are removed and rebuilt in brick.
1965	Sydney County Council substation is erected on Union Street frontage.
	Extensive roof repairs probably inclusive of removal of the iron railing.
1974	Resumption of the right of way to Bishopsgate (now within the Shore School).
1975	Iron roof railing is reconstructed by the local historical society.
1978	Graythwaite is placed on the Register of the National Estate.  Future development feasibility study prepared by the Health Department.
1980	The management of Graythwaite Nursing Home is transferred from the Red Cross to the Home of Peace Hospitals for community geriatric use.
1981	Graythwaite is classified by the National Trust.

Year	Event
1982	Brick building located to the west of the House and erected in 1891 is demolished.
1982/83	The Hut is refurbished to satisfy fire safety requirements.
1983/84	The Coach House is renovated.
1993	Health Department engage consulting architect Graham Edds & Associates to prepare a conservation plan.
1994	North Sydney Council prepare a draft development control plan for the site.
1995	Northern Sydney Area Health Service reviews the future role of Graythwaite and raised the option of sale.  Health Department contests the Dibbs' Deed of Trust with the intent of selling Graythwaite.
1996	A severe storm causes damage to the roof and collapse of two chimneys, which are subsequently reconstructed.
2000	The Graythwaite Gardening Group begins to maintain the gardens.  The conservation plan is reviewed and revised and is endorsed by the Heritage Council of NSW.
2001	Health Department again contests the Dibbs' Deed of Trust with the intent of selling Graythwaite.
2002	Graythwaite is listed on the State Heritage Register and is subject to the statutory provisions of the <i>NSW Heritage Act 1977</i> (as amended).
2005	Graythwaite is nominated for inclusion on the National Heritage List under the provisions of the <i>Environment Protection and Biodiversity Conservation Act 1999</i> .  Community action group Save Graythwaite is formed.
2008	Supreme Court judgement in favour of the proposal to sell Graythwaite.
2009	Graythwaite is offered for sale by public tender and purchased by the Shore School.

## 2.2 Landscape History

The landscape development of the site has been characterised by three dominant periods: a relatively long period of occupation by aboriginal culture; a landscape associated with Colonial period of NSW through to the Federation period; and adaptation of the house and grounds to institutional use. The following summary of the landscape history of Graythwaite is based on information provided by CAB Consulting Pty Ltd that is included in the Conservation Management Plan (Tanner Architects, November 2010) for the site.

### 2.2.1 Early History of the Area

The natural environment of the site is characterised by its situation on the southwest slopes of the main North Sydney ridgeline, which is linked to the elevated plateau lands of Crows Nest to the north and Berry's Bay to the south. The upper levels of the site share a high point on the ridge that takes the form of a mount that has been modified over time to accommodate existing and earlier development.

The site's dominant underlying geological formation is Hawkesbury sandstone with an overlay of Ashfield Shale. The erosion of this geological formation leads to clay soils and generally the junction of the two geological formations provides opportunities for freshwater springs.

The original site flora would have been represented by varying extents of heath at the top of with woodland and forest vegetation on the lower slopes. The dominant woodland trees may have been Blackbutt *Eucalyptus pilularis* at the top of the site and Sydney Red Gum, *Angophora costata* and Red Bloodwood *Corymbia gummifera* with a diversity of shrubby understorey plants on the slopes. These species are typically associated with Hawkesbury Sandstone.

Aboriginal people in the Sydney district were clans of larger groups sharing a common language. Three language groups have been identified in the Sydney Region - the Kuringgai (or Guringai), the Dharug (or Dharruk / Dharuk / Darug), and the Dharawal (or Tharawal). The Wallumedegal are thought to have been within the Dharug speaking area. The Graythwaite site is more specifically associated with the Gamaragal clan group, who occupied the north side of Port Jackson and to the north west of Sydney Cove.

### 2.2.2 Original Land Grants – Colonial Period

Detailed examination the original land grants has been included in the Conservation management Plan. This portion of the document concentrates on the development and evolution of the landscape, and it can be shown that the evolution of landscape on the site is closely tied to its different owners. As noted above, this section is based on information prepared by CAB Consulting Pty Ltd that has been incorporated into the CMP.

The original site consisted of 39 acres on the north shore of Port Jackson granted on 6 October 1832 to Thomas Walker. On 25 October 1833 Walker conveyed 13 acres of his grant to William Miller. Both Walker and Miller built houses on the upper slopes that were almost adjacent to each other and both houses enjoyed panoramic views across to Sydney and its harbour setting. Walker's house was named Euroka. In the 1847 description of the site, it was referred to as a cottage with a large garden stocked with fruit trees. Following Walker's death in 1850, a for sale advertisement in 1853 refers to the dwelling as a villa with stone built cottage with walls two foot thick and the intention of building a second storey. The garden of one acre and a portion of the property were laid out as a vineyard. The whole property was enclosed with a paling fence.

### 2.2.3 Victorian Era

That section of the Victorian era between 1853 and 1873 was marked by the sale of the property to E M Sayers in November 1853. He commenced further development of the site, in the building of a two storey wing to the house and the construction of additional sandstone buildings along Union Street. A road was formed from Union Street to the terrace area above the vineyard. The characteristic of the landscape at this time was of a very open landscape with much of the planting around the house and the yards to the north with pine trees *Pinus* species and Century Plant, *Agave* sp, evident.

The section of the Victorian era between 1873 and 1881 heralds the ownership of Thomas Allwright Dibbs and the occupation of the property by his brother. The landscape characteristics of this period were a continual evolution of the fencing and buildings in the northern area of the site with the former orchard area fenced in and used for the grazing of cattle. New tree planting was

regularly spaced along the edge of the terrace and appears to a mixture of fig trees *Ficus* sp. and Monterey pines, *Pinus radiata*. The plantings were located along the south west of the house complex and appeared to maintain a vista to the City of Sydney. Also planted around this time is a Cook's Pine *Araucaria cookii*, this may well be the tree that is a local landmark today.

During the Late Victorian period between 1881 and 1890, Thomas Dibbs moved into the property and called it Graythwaite. He built Kailoa for his son fronting Union Street in the western portion of the former orchard. The house was substantially changed and the main drive reconfigured with brick edge drains. Further development of the site included the building of a coach house near the northern boundary, a fern house on the eastern boundary with a tennis court between it and the main house complex and garden.

#### 2.2.4 Federation Period

The Federation Period of 1890-1915 saw the substantial changes instigated by Dibbs continued with the planting of a (now considerable) bamboo clump to the south west of the house, a Norfolk Island Pine, *Araucaria heterophylla* next to the drive and adjacent to the tennis court, a plantation of fig trees *Ficus macrophylla* and pine trees *Pinus* sp. at the western boundary and construction of a white picket fence delineating the western gardens. A rose garden was located to the east of the kitchen block with a painted trellis fence further defining the northern yard. Photographic evidence of the time shows extensive covering of the wall with Virginia creeper, *Parthenocissus tricuspidata*.

In the later Federation Period of 1915-1919 Gibbs offered the home as a gift to the state as a convalescent home for wounded soldiers. It opened on 1 March 1916 as the Graythwaite Soldiers' Convalescent Hospital. A new ward was located on the tennis court and 3 new tennis courts were located on the grassed terrace below the house. A mesh fence was located to the southern or downhill side of these courts. It would appear that planting along the drive was extended to the south east with planting of Camphor Laurel *Cinnamomum camphor* and Brushbox *Lophostemum confertus* and Monterey pine *Pinus radiata*. It would appear that the trees to the immediate south of the house were removed at a later date so as to ensure views of the harbour from the house. To the west of house, the gardens appear to have been conserved and adapted with arched arbours and climbing plants.

#### 2.2.5 Inter War Period

The Interwar period of 1920-1939 is distinguished by additional building works to adapt Graythwaite to serve its hospital functions, with a brick laundry and billiards room as a substantial addition. Plantings during this time may have included the Mexican Fan Palm *Washingtonia robusta* and White Poplar *Populus alba*.

#### 2.2.6 Post World War II

The Modern Period of 1940-1980 is characterised by evolving alteration of a residential landscape that would be found around a substantial late Victorian mansion, to one that reflected the pragmatic requirements of a hospital. This was reflected in the increase in paved surfaces north east of the house, reflecting the use of the Edward Street gate as a service entry to the site. The main entrance drive was bitumen sealed and the road entry widened with a concrete kerb to control vehicular movements and a new front entry gate constructed. Much of the detailed planting was removed or simply grassed over, such as the Rose Garden. The extensive grassed areas of the site continued to be maintained with planted areas being subject to minimal maintenance with the resulting establishment of a substantial weed layer on the site. The Moreton Bay Figs *Ficus macrophylla* became the dominant landscape characteristic of the site, a legacy of the planting of Dibbs. Concern by local residents for the state of the site led to the introduction of a number of Australian native species as under planting in sections of the site. Large plantings included Narrow Leaved Peppermint *Eucalyptus nicholli* and Bangalay *Eucalyptus botryoides*. Graythwaite was



administered by the Red Cross until 1977 when it came under the control of the Health Department.

From 1980 to present, the landscape setting of the property became more degraded with the further domination of the middle and lower areas of the garden of weed species and smaller pockets of introduced Australian native plantings. The site has evolved from an open landscape characteristic of the late 19<sup>th</sup> century, to an overgrown landscape dominating the built form of Graythwaite and its surroundings.

### 3 DESCRIPTION OF THE GRAYTHWAITE SITE

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The following description is extracted from Section 3 of the Conservation Management Plan, which provides a more detailed description of the place.

#### 3.1 Site and context

Graythwaite is located above the peninsula separating Lavender Bay from Berry's Bay. It is to the west of the North Sydney CBD and on the north-west slope of a ridge that extends down to Sydney Harbour at Blue's Point.

The immediate area is a mixture of various residential types, small-scale commercial uses and educational development, the latter being the Shore School. The existing building stock dates from the mid-nineteenth century through to the present. The residential building stock is a mixture of freestanding and attached dwellings and flats. The street pattern essentially reflects the subdivision dates with a semi-regular grid pattern to the north of Union Street, while the area to south of Union Street more closely follows the contours of the natural topography. Union Street is the principal thoroughfare.

The key built elements are located in the northeast corner of the site and available documentary evidence indicates that historically development has always been located in this area. The greater part of the land holding is not developed and comprises the garden setting to the existing house. This area steps down to the south and west by embankments with intermittent terraces of level ground.

Graythwaite is accessed from the south by the former carriage drive with an entry from Union Street at the south-east corner of the site. This entry provides the visitor with a view of the garden setting and of the House as you progress up the drive. The second entry is off Edward Street at the north-east corner of the site. This entry provides the visitor with a view of the rear of the house and ancillary buildings. Both entries were far more handsomely landscaped under the Dibbs family. Aside from these entries, Graythwaite remains very much the private domain it was in Dibbs' day for it is enclosed by multiple private residences along the western (Bank Street) and southern (Union Street) boundaries, and the large holdings of the Shore School to the east (formerly Bernard Holtermann's estate) and north (formerly William Wardell's Upton Grange).

The key elements:

- buildings and structures including:
  - the House Complex—Graythwaite House, Kitchen Wing, c1833 Stables Building, former Massage Room/Doctor's Room, 1916 Lavatory/Bathroom Block Addition and associated enclosed links, courtyard and garden/yard walls;
  - the c1882 Coach House;
  - the former Tom O'Neill Centre; and
  - the Ward Building, recreation room and lavatory/bathroom block and link to the House.
- site features including landscape areas;
- the potential historical archaeological resource; and

- potential moveable items and/or salvaged materials.

### 3.2 The House Complex

The House Complex includes a range of buildings and structures associated with all phases of the site's development including:

- Graythwaite House, constructed c1853 (west wing) and c1874 (main part),
- c1874 Kitchen Wing,
- c1833 Stables Building,
- c1917 former Massage Room/Doctors Room; and
- c1915-1916 Lavatory/Bathroom Block addition to the rear of the House.

It also includes the service courtyard, which is bounded by these buildings and structures, early sandstone walls and later linking structures.

### 3.3 Graythwaite

Note: room numbering refers to the plans that are appended to this section of the report.

The principal building on the Graythwaite site is Graythwaite House. It is constructed of sandstone throughout aside from the minor and late (1910s) additions at the rear. It is a building of four storeys inclusive of a basement, ground floor, first floor and attic levels. The principal elevation faces south to the harbour and there is a two-storey timber and iron (locally cast columns by Bubb and Sons) framed verandah on this elevation that continues along the eastern frontage.

The south and west elevations have two storey bay windows, orientated to front a garden setting. The roof over the main part of the house is hipped and broken by the central roof observatory ('widow's walk') itself punctuated by prominent dormer windows with half-round heads. The roof also has a number of prominent rendered chimneys that provide for an interesting roofscape. The roof is clad in slate tiles with glazed terracotta ridge capping (the capping is not original). The surface finish of the stone blocks is chisel pecked. The finish and colour of the stone is not consistent throughout the building and this provides evidence of the various stages of construction.

The architectural style of the House is a restrained form of the Italianate devoid of many of the applied embellishments that characterise the style, but has hallmarks such as the bracketed cornice, and cast iron columns and decorative lace cast iron work, and pronounced chimneys.

Alongside the entry to the House is the elaborate carved sandstone tablet unveiled at the opening of Graythwaite Red Cross Convalescent Home in March 1916 by NSW Premier William Holman.

The basement comprises four interconnected spaces under the entrance hall (B1), the former drawing room (B2 and B3) and the southern part of G1 (B4) (see Figure 3). Access to the basement is by a timber-framed stair under the main stair (Stair 1) or by a doorway on the western wall of the House in B4. The floor to ceiling height is quite low and the ground very damp - it is hard to envision the basement being used for anything other than rudimentary storage. Significant ground damp is causing sandstone decay in the lower part of the building.

The ground floor of the house comprises large, formal living spaces divided by a wide central entrance hall (see Figure 4). The hall has an encaustic tile floor bedded on timber – the tile units are now loose and unstable. The eastern half of the House dates from c1874 and is essentially two rooms—the entrance hall (G5/G13) and the large reception room used as a drawing room and ballroom (G6) during the Dibbs phase (1874-1915) and as a dining room during the Red Cross phase (1916-1980). The western half of the ground floor comprises three rooms (G1, G2 and G3) that form part of the two-storey wing constructed by Edwin Sayers c1859 (as modified by Dibbs c1874) and a fourth room (G4) added to the rear of the House by Dibbs in 1891.

The planning of the first floor consists of an upper flight of the staircase (Stair 1) that leads to a central hall (F9) flanked by narrow cross halls to the former bedrooms (F1/2, F3, F4 and F6), possible dressing room (F7), and possible bathroom (F5). The arrangement of the rooms is essentially symmetrical when taking into account the different buildings phases—Rooms F1/F2, F3 and F4 and the access hall forms part of the west wing constructed by Sayers c1859, while the remainder is associated with the construction of the main part of the house by Dibbs c1874. An unusual aspect of the planning is the second door (DF8.2) in room F8 that leading directly to the service wing suggesting that this room was originally the nursery. Traces of the original interior decoration remain.

The planning of the attic floor level consists of the last flight of the main stair (Stair 1) that leads to a hall (A5) that provides access to former bedrooms (A1-A4). The hall features a smaller stair that leads to the roof observatory (or widow's walk). The Attic floor level was constructed by Dibbs as part of the c1874 construction of the main part of the house.

Although relatively intact, Graythwaite is in fair to poor condition only. This is demonstrated by sections of ceiling that have collapsed, defective and deteriorating stone, faulty rainwater goods and missing original fabric. The poor condition of the roof is impacting on the upper portions of the house. In its present state the building is not fit for occupation. Repairs are required as a matter of urgency to prevent further deterioration and assist in conserving the building.

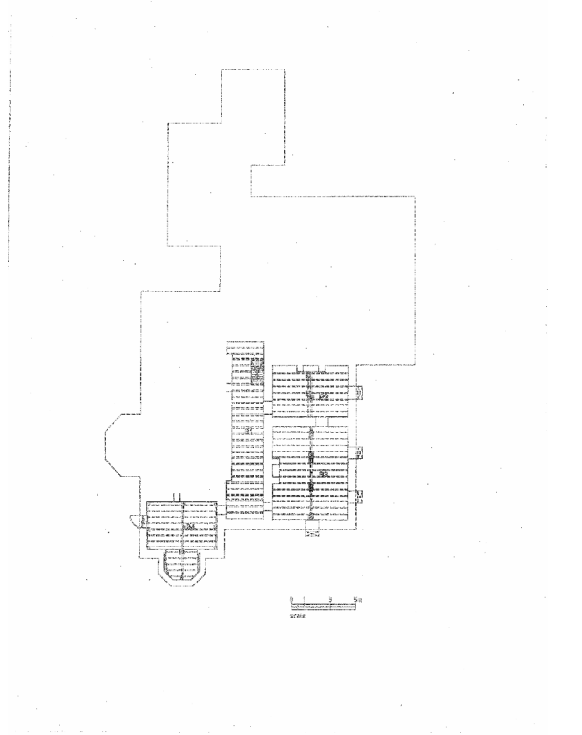


Figure 3: Basement plan (Tanner Architects).

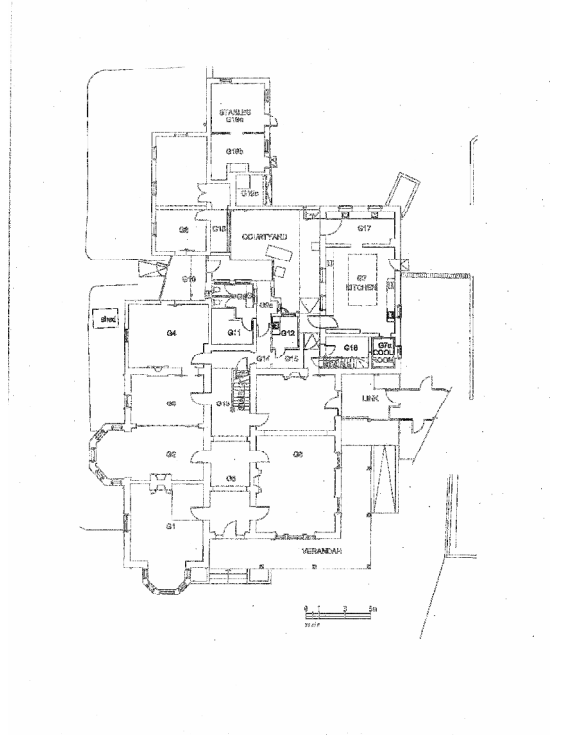
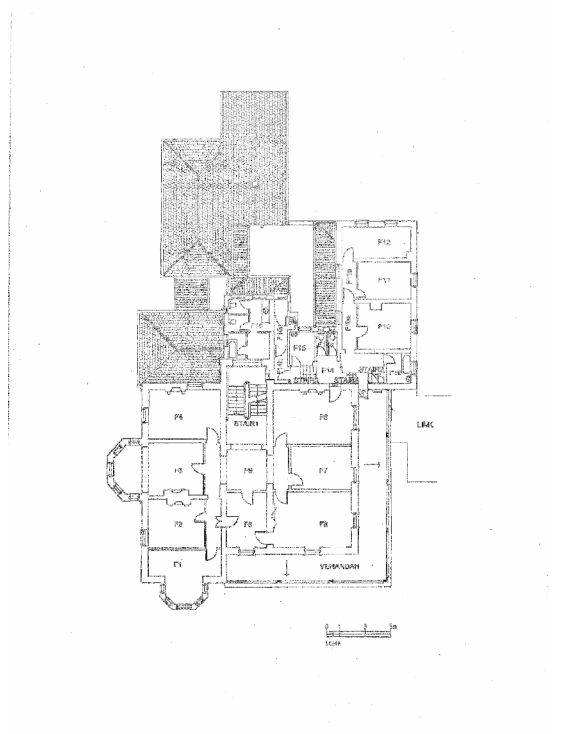


Figure 4: Ground floor plan (Tanner Architects).



### 3.4 The Kitchen Wing

The Kitchen Wing is a substantial two storey stone building attached to the north-east corner of the House. The building has a hipped roof with deep boxed-in eaves and it is clad in slate tiles with glazed terracotta ridge capping.

The building seen today was evidently designed to present a formal front to the east garden while the west, courtyard facing, elevation is more utilitarian. The windows on the east, north and upper west elevations are single paned sashes while the lower west elevation has multiple-paned sashed windows and suggest an earlier date of construction (probably 1850s). A verandah or covered way with a coved roof runs the length of the west elevation and fronts a courtyard.

The ground floor comprises four substantially modified rooms. Historically, this floor comprised a kitchen, pantry and scullery. The fireplace and a partition wall have been removed, creating one large space (G7). An opening in the north wall of this room has also been created into G17. The floor has also been replaced in concrete, and the ceiling lowered and sheeted in battened fibreboard. These alterations were probably undertaken in the 1980s. Fire separation between the Kitchen Wing and the House was provided by a covered passage (G16) within which is located the service stair to the first floor (Stair 2). The passageway originally opened onto a storeroom (now cool room) (G7a).

The first floor comprises a narrow passage connecting three rooms that were evidently staff quarters in the Dibbs phase, and the sister (F11) and matron's (F12) rooms in the Red Cross phase. The timber panelled west wall of F10 and F11 is a documented 1924 alteration with a later, 1950s, fibreboard sheeted upper section. This panelling would seem to have replaced earlier lath and plaster stud walls or similar light structure. The battened ceilings in these rooms could also date from this alteration. A bathroom (F13) is located on this floor, a use that dates from at least 1916, and probably from the 1870s. The service wing is connected at this level by doors (DF8.2 and DF14.2) opening onto the front verandah of the House and, unusually, room F8.

### 3.5 Bathroom and Lavatory Block

The bathroom and lavatory block was one of the major developments of the 1915/1916 conversion of Graythwaite from a residence into a convalescent home. The bathroom and lavatory block is a two storey brick building with coursed rendered external walls. The roof is in two parts, the main body of the structure having a hipped element with slate tiles, the other being a skillion. The windows are casements and double hung sashes. The addition is built up to the rear elevation of the c1874 section of the House and in part incorporates the earlier covered way or verandah (Stair 3 and G15) with a coved roof.

Internally, the ground floor plan comprises a central corridor (G9a), flanked on the east by the former doctor's room (G12) and on the east by a bathroom (G11) and lavatories (G9). The corridor leads to an enclosed passage that was an open covered way. The first floor plan comprises bathrooms (part F16 and F15), lavatories (F14 and part F16), and a corridor. The spaces retain a relatively high degree of original fittings in the vitrified wall tiles, the lavatory partitions and some doors, and plumbed fittings such as a bedpan sluice in F16.

These are ungainly additions to the Dibbs era house.

### 3.6 The Courtyard

The courtyard is screened by a high stonewall that connects the wing and the former stables (discussed separately below). The courtyard has a cistern capped by a large slate cover that dates from the Dibbs era and perhaps earlier.



### 3.7 Massage Room/Doctor's Room

This former Massage Room/Doctor's Room (G8) was built in 1917 for the Red Cross and originally comprised two rooms (now co-joined), the doctor's room (south) and massage room (north).

The building is a single storey brick building rendered with ashlar coursing and with a hipped roof clad in slate tiles and partly abuts the former stables building. An unpainted section of the wall finish visible in the link with the house (G10) indicates the cement mix was coloured to give a sandstone-like appearance. The east wall is formed in part by the sandstone wall of the stables building. Internally, the walls are plastered with timber picture rails and skirting boards, the ceiling in the lower section is pitched, and the doors are four panelled. The floor is timber under vinyl. The interior is well-lit by a number of double sash windows.

In the original planning covered access (G18) was provided from the house and this has now been infilled to form a sun-room. Another 1980s change is the conversion of the south window in G8 to a door opening DG8.1. These two changes are part of the 1980s re-planning of the access arrangements to this wing centred on G10 that was created at this time,

### 3.8 The Stables

The former Stables Building is a single storey sandstone building with a gabled roof clad in slate tiles and with metal ridge capping. The 1891 survey shows a building with a rectangular footprint, but this has since been altered at the southern end.

The building was constructed before 1852 as it was listed in a lease notice of that date. It is associated with Thomas Walker and probably formed part of the original construction of Euroka Cottage of around 1833.

The east elevation of the building has two large openings on the south side (one since infilled and now formed by door DG19.1 and window W1.G19, and original door (DG19.2) and window (W2.G19) openings. The southernmost opening is shown in a drawing of 1916 as the boiler room and this use seems to have continued well after the Second World War (the service has been removed but the ceiling housing for the flue remains as does the flue, although not insitu). The original boiler could have been installed in 1883 as part of the Raleigh Patent hot water service Thomas Dibbs had fitted. The room today serves as storage and there is a roller door. Another 1880s alteration is the addition of the brick chimney and fireplace in room G19b, and the overall refurbishment of the flooring. The changes were probably made when the Coach House was constructed c1888.

### 3.9 The Coach House

The Coach House is located to the northwest of Graythwaite adjacent to the north boundary. The building is constructed of a cream coloured brick that was also used in the construction of Kailoa on Union Street (such bricks were typically produced by the North Shore Brick Company). As Kailoa was built around 1883/4 for the Dibbs family it is assumed that the Coach House was constructed around the same time.

The one-storey building is L-shaped in plan with attic level accommodation in the former feed loft. It has a cross gabled roof clad in corrugated steel. The windows are timber framed double sashes set within rendered lintels and sills alternating with pointed Gothic style window heads. There is a skillion porch on the south elevation. The Government Architect extensively restored the building in the mid 1980s after a long period of neglect. The large 'verandah' area dates from the 1980s.

Internally, the ground floor comprises three large rooms that closely approximate the original planning, with one of these rooms (G1/G4/G5) having been subdivided in the mid 1980s. The walls are painted brick and the ceiling is the framing and boarding of the floor above. The double hung sash windows have a simple boarded architrave with applied edge beading. Space G3 has a plain brick fireplace and stair. Four panelled doors lead to the former coach house (perhaps G2 given the number of windows) and stable (G1).

The loft prior to the mid-1980s comprised a large space portioned at the eastern end and with a timber staircase. The current floor configuration dates entirely from the mid-1980s. The walls have been sheeted in plasterboard and the ceiling lined in beaded tongue and groove boards, to achieve modern residential finishes.

### 3.10 Former Tom O'Neill Centre

Known in recent years as the Tom O'Neill Centre, the date of construction of this building requires further investigation as it could have been development for Thomas Dibbs, similar to a now demolished building sited further to the west erected in 1891. In 1916 it was the co-joined laundry and billiard room but no documentary for its construction in this period has been found. The location of the building relative to the formal paved garden also supports an earlier date of construction.

It is a single storey brick building with a gabled roof and overhanging exposed eaves. The roof is clad in corrugated metal. The windows are timber-framed casements. The current internal room configuration dates from alterations undertaken in 1953 to provide modern male staff quarters.

### 3.11 Landscape

#### Preamble

The present landscape on the site is the result of a minimal maintenance regime that is typical of institutional landscapes under financially restricted regimes. The characteristic of the site is of broad flowing grassed terraces interposed with steeply vegetated banks that consist of a mixture of weeds and introduced native species. The substantial key planting to the site can be identified as mature Moreton Bay figs *Ficus macrophylla* planted in informal rows and adjoining the boundaries, combined with the substantial topographic change defining the site. The key vegetated characteristic is supported by supplementary planting of Camphor laurels *Cinnamomum camphor* and Brushbox *Lophostemum confertus* trees along the drive.

Since the site was first cleared in the early part of the 19<sup>th</sup> century with the establishment of vineyard terraces to the lower section, the dominant existing landscape character is the result of deliberate planting of the fig trees in the later part of the 19<sup>th</sup> century, the modification of the topography by the formalisation of the grassed terrace in the middle of the site for the former tennis courts and the formalisation of the land around Graythwaite. It is a site that has not been substantially modified since around 1920.

For the purposes of a description, the site has been divided into a series of precincts. These precincts are:

- The immediate garden area around the house;
- The drive;
- The lower portion adjacent to Union Street;
- The middle portion of the site;
- The western portion.

### The immediate garden around the house

The garden around the house is characterised by bitumen and concrete pathways that follow the layout as it was at the turn of the 20<sup>th</sup> century. The immediate grounds around Graythwaite are lacking in detail that one would expect to complement the style and character of a house such as Graythwaite. The former flower and rose gardens are grassed over with the remnant pathways now concreted and some occasional shrubs and disparate planting located in this area.

Plants and trees include a small Mexican Fan Palm *Washingtonia filifera*, Frangapani *Plumeria acutifolia* and a Jacaranda tree *Jacaranda mimosifolia*. To the north of the house, the former garden and drive is comprised of a substantial area of bitumen laid for the purposes of deliveries by vehicles and purposes of the former hospital. To the front façade of the house there is a substantial bitumen turning area that completes the head of the drive. To the edge of the drive are four mature Mexican Fan palms *Washingtonia filifera* and associated with this group of palms is a substantial and overgrown clump of shrubs and weeds. To the east of this section is a mature Port Jackson fig *Ficus rubiginosa* that is poor in form but in reasonable health.

### The drive

The drive consists of a kerb and guttered bitumen single lane carriageway extending from Union Street to the house. There the drive extends to both the east and west of the house, the eastern extension following closely to the eastern side of the house. To the west, the drive diminishes to a single lane concrete path that links into the pedestrian paths. A number of the original late 19<sup>th</sup> century plantings of Camphor Laurel *Cinnamomum camphor* survive along the drive, interposed with Brushbox trees *Lophostemum confertus*. The line of these species is broken where trees have failed leading to an incomplete treed character. To the top of the drive, a substantial Moreton Bay fig *Ficus macrophylla* and other rainforest species provide the dominant character, leading to a driveway portion to the front entry of the house. The planting under these trees consists of Australian native shrubs typically planted in the late 20<sup>th</sup> century and characterised by Mat Rush plant *Lomandra longifolia* and heath plantings. Adjacent to, and to the east of, the Union Street gate there is a dense grove of Honey Locust Trees *Robinia pseudoacacia* - this tree is a weed species in the area. Of note on the eastern side of the drive and immediately adjacent to Shore School are a Pepperberry *Cryptocarya obovata* and a Cook Pine *Araucaria columnaris*.

### The lower portion adjacent to Union Street

This area is characterised by open grassed lawn that was formerly a portion of the original orchard. This area is defined by the drive to the east and the fence to Kailoa. There is a formal line of flowering plum trees and a substation in the south west corner of the site, which is edged with Canna lilies in an indiscriminate form. There is an area of impeded drainage towards the centre of this portion of the site.

### The middle portion of the site

This area of the site is defined by an open linear grassed area on which were formerly three tennis courts. The upper side of this terrace is a partially grassed bank with some informal planting covering a portion around the base of a dead Pine tree. To the lower side of the grassed area is a treed and vegetated understorey bank, which may be accessed by a gravel path that follows the contours parallel to the grassed area. This vegetation is dominated by Moreton Bay Figs with a dense under planting of introduced native species to the centre and weed species such as lantana

covering much of the understorey. To the western end of this group is a substantial clump of Bamboo, identified by a sign noting its heritage significance. Enclosed within the vegetated bank is a former well and the terraces that originally harboured grapevines in the early 19<sup>th</sup> century are evident. To the periphery of this area and accessed by an informal grassed path is a treed boundary again characterised by Moreton Bay Figs with a major group of Coral trees, *Erythina indica* to the southern boundary. The western boundary is dominated by mature Moreton Bay Figs with deliberate infill planting of a wide range of native species to the boundary and the triangle of land to the southwest portion of the site. Plantings include Silky Oak tree *Grevillea robusta* and Hoop Pine, *Araucaria cunninghamina*, both of which are not characteristic of the area. The Silky Oak tree is a declared weed in a number of native areas in the Sydney Basin.

### **Western Portion of the site**

This area is defined by the termination of the grassed terrace and weed infested banks that link back to the immediate area around the house and to the western boundary area. To the northern boundary are two Moreton Bay figs that define the site. Much of this area is has been heavily disturbed in the past with the result that the landform is informal in character and lacks the characteristics of the remains of the site.

### **Generally**

The current state of the grounds is poor due to lack of appropriate maintenance. A dense undergrowth of weed species occurs across the areas of lawn that have not been maintained. This has resulted in a site that is vegetatively unstable. The weed species have become the dominant vegetation community, leading to a site that will continue to negatively impact the surrounding native and cultural planting of the area by providing a seed bank, which will disseminate across the local area by avian or wind blown methods. Recent planting by the local community of Australian native planting has provided some planted areas that form understorey plantings beneath the dominant Fig trees on the site.

#### 4 STATEMENT OF SIGNIFICANCE

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The following Summary Statement of Significance is transcribed from Section 4.5 of the Graythwaite Conservation Management Plan Volume 1 (Tanner Architects, November 2010):

*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.*

## **5 LEVELS OF SIGNIFICANCE OF GRAYTHWAITE SPACES, ELEMENTS AND FABRIC**

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The Conservation Management Plan provides an assessment of the relative significance of the built and landscape components of the Graythwaite site.

### **5.1 Buildings and Other Structures**

- Graythwaite House and the 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 T A Dibbs, who originally constructed it circa 1888 and then with the Australian Red Cross Society and the rarity of its type in the North Sydney area.
- The former Tom O'Neill Centre 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 its historic association with the Australian Red Cross Society.
- The Massage Room/Doctor's Room 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 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. Its fittings and finishes have been extensively reworked over time.
- The 1916 Lavatory Addition to Graythwaite 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. It represents the first major alteration to the house undertaken in relation to a change of use, and is a poorly resolved addition to the Dibbs era house.
- The Link Structures between the House and Ward Building and between the House and former Massage Room/Doctor's Room are intrusive because although they may have improved the functionality of the place as an aged care facility from the 1980s they have resulted in damage to the fabric of the House through the formation of new openings and through physical connections. They have also adversely impacted on the setting of the House.



## **6 DESCRIPTION OF THE PROPOSAL**

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### **6.1 Concept Plan**

The Concept Plan for the site has several components. Graythwaite, along with associated attached structures, and the Coach House are to be retained. Demolition of the Ward Building is proposed, along with the construction of a new building (the East Building) in a similar location, a new building to the west of Graythwaite (the West Building) and a new building to the north of Graythwaite (the North Building).

The proposed East Building is to have three levels above ground level and two levels below ground level. The building is to be used for educational purposes and the two basement levels will include areas dedicated to car parking, which will conceal general car parking from view. The plan configuration of the East Building has been designed so that views along the driveway leading from Union Street towards Graythwaite can be regained. The bulk of the building is broken down by splitting the upper three levels into two sections.

The proposed West Building is situated on a part of the site that is generally below Graythwaite. It will contain four levels dedicated to educational use. The fall across this part of the site has been used to minimize the height of the building relative to Graythwaite. The construction of the West Building will necessitate the eventual demolition of the Tom O'Neill Centre, which will be replaced with a building of comparable size in that location.

The proposed North Building is detached from the northern end of Graythwaite and will have two levels. The basement is intended to serve as a store while the ground floor will house an educational resource use.

### **6.2 Stage 1 Project Application**

#### **Graythwaite**

Graythwaite is to be adapted for reuse and will contain administrative offices, meeting and function rooms and support spaces. The former stable building is to become a museum.

Demolition is limited to parts of the building that have moderate or little significance or are intrusive. Fabric to be demolished includes the 1916 lavatory addition, the circa 1980s link structures on the eastern and western sides of the house, partitions introduced during hospital use that subdivide original spaces and removal of later bathroom and kitchen fitouts. Six car spaces (including a disabled space) will be available for visitors and short term parking outside the House.

New works include repair and conservation of significant building fabric, restoration of items that have been removed but are stored on site such as decorative brackets,

#### **Coach House**

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 fitments 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. A single car parking space is proposed in front of the building.

### **Tom O'Neill Centre**

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

### **Fencing**

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

### **Landscape**

The current development proposal involves the use of the house and grounds for the purposes of the educational and administration needs of Shore School. It is proposed that the house be used for school functions such as administration and associated uses. The current Ward Building is to be demolished and two new buildings, carefully positioned in relation to the house, are proposed for classrooms and school functions. Further, a new building to the west of the house is proposed to contain classrooms and associated functions for the school. The grounds near Graythwaite are to be upgraded with detailed landscaping that complements the age and character of the house and is consistent with the policies of the CMP.

The broader grounds are to be retained as a park-like setting that is consistent with the policies of the CMP, with a program put in place to remove the 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 pupils of the school, in particular for lunch and morning breaks.

**7 ASSESSMENT OF HERITAGE IMPACT****7.1 NSW HERITAGE OFFICE MODEL QUESTIONS**

The assessment of heritage impacts has been undertaken in reference to the model questions given 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 Project Application. Those that are relevant have been marked by a tick.

Table 7.1 – 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	×

**Demolition of a building or structure**

Some demolition is associated with the Concept Plan. It is intended to demolish the 1918 Ward Building to the east of Graythwaite, which has been identified as having moderate heritage significance in the Conservation Management Plan (CMP). The significance of the building has been greatly compromised by modifications undertaken during the 1980s.

The construction of the West Building will also necessitate the eventual demolition of the Tom O'Neill Centre.

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

A. The condition of the buildings and their relatively low level of heritage significance do not necessarily warrant retention/adaptive re-use.

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

A. Because the Ward Building has been subjected to a large amount of change over the years its heritage significance has been greatly diminished. Its significance and historic role can be communicated through interpretive devices. An archival recording should be made of the building prior to demolition taking place.

The Tom O'Neill Centre has also been subjected to change over the years. Its relatively low level of heritage significance does not preclude demolition. An archival recording should be made of the building prior to demolition taking place.

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

A. The buildings' heritage status does not warrant postponement of demolition.

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

A. The Concept Plan has been developed in association with heritage consultants Tanner Architects, who also wrote the Conservation Management Plan for Graythwaite. Demolition of the Ward Building and the Tom O'Neill Centre is consistent with Tanner Architects' recommendations and the conservation policies contained within the CMP. It is also consistent with the recommendations of the earlier CMP prepared by Graham Edds and Associates.

### **Minor partial demolition**

Minor partial demolition is associated with the Stage 1 Project Plan. It is intended to demolish accretions to Graythwaite. These include elements that were added to the building in 1915-1916, (including the lavatory block on the northern side of the building and associated passageways), internal fabric of low significance and intrusive linking structures constructed during the 1980s.

Minor demolition will also take place in the Coach House and the Tom O'Neill Centre to facilitate adaptive reuse of these buildings.

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

A. The parts of the building to be demolished have been identified as having low heritage significance or intrusive. The functions for which they were constructed are no longer viable. Their demolition will not affect the way that Graythwaite functions and will materially enhance its heritage significance by regaining aspects of its original appearance.

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

A. No. Demolition associated with Graythwaite is confined to fabric that is of low heritage significance or is intrusive. Demolition associated with the Coach House and the Tom O'Neill Centre is confined to fabric of low heritage significance.

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

A. The partial demolition is sympathetic to all three buildings. In the case of Graythwaite it will remove intrusive elements that detract from its heritage significance. In the case of the Coach House and Tom O'Neill Centre fabric of little significance is being removed, which will facilitate sympathetic adaptive reuse of both buildings.

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

A. Demolition is not the result of fabric condition. Demolition of these sections of the building will contribute to conservation and reconstruction of significance building fabric that was damaged or destroyed by their construction in the first place.

### **Change of use**

Changes of use to the Graythwaite site are described in the Concept Plan, which includes the proposed demolition of the Ward Building and the description of three new building envelopes. The

changes of use relate to the needs of the current owners, the Sydney Church of England Grammar School.

Changes of use to individual existing buildings are included in the Stage 1 Project Application. It is intended to use Graythwaite for school administration, the Stables as a museum, the Coach House for office and residential functions and the Tom O'Neill Centre for teaching functions.

*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?*

A. The design and documentation of the works have been undertaken in conjunction with Tanner Architects with advice from a structural engineer. The documentation has been undertaken in accordance with the conservation policies included in the Graythwaite CMP. It is also consistent with the recommendations of the earlier CMP prepared by Graham Edds and Associates.

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

A. Graythwaite and its associated outbuildings are presently not in use. Lack of appropriate use is contributing to their deterioration.

*Q. Why does the use need to be changed?*

A. The buildings are required to accommodate the needs of the current owners, the Sydney Church of England Grammar School.

The history of Graythwaite includes major changes of use. The building's original residential functions were superseded in 1915 after the freehold of the property was transferred to the Crown by its owner, Thomas Dibbs, to the Crown, initially for the purposes of 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 have all been subjected to changes of use over time.

The uses that are proposed for the buildings are sympathetic to them and will not result in loss of significant fabric. The uses will enable conservation works to be undertaken and enhance the heritage significance and interpretation of the place

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

A. Changes to fabric involve the removal of intrusive fabric and fabric of little heritage significance. Other changes will 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 to the buildings were undertaken.

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

A. Proposed changes to the site include demolition of the Ward Building and conceptual descriptions of three new buildings to be used for educational purposes. Graythwaite and associated outbuildings, the Stables, Coach House and Tom O'Neill Centre will be adaptively reused for administrative and educational purposes.

## **Minor additions**

Minor additions are proposed for Graythwaite and include a covered link along the western side of the courtyard on the northern side of the building and the installation of a lift, new first floor landing and stair near the south western end of the former kitchen wing. These changes are intended to facilitate disabled access and access to lavatories.

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

A. The additions are located in a section of Graythwaite that has been subjected to intrusive additions in the past. These intrusive additions are to be removed. The bulk and scale of the lift and landing is substantially less than the existing structure in this part of the building. External finishes will be detailed to harmonise with adjacent significant fabric.

The covered link will have little impact on the heritage significance of the place. It will be a lightweight glazed structure with a metal roof.

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

A. Locating the lift within the building is not practicable because of the impacts that would result on significant spaces and fabric. The proposed location of the lift and stair works, in the service area of the house, will minimise any impacts on Graythwaite.

*Q. Will the additions visually dominate the heritage item?*

A. No. The additions are located at the rear of the building and contained within the service court. The bulk and scale of the additions is far less than the 1916 additions that are to be removed.

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

A. There are no known archaeological deposits in this part of the site. However, there is the potential for archaeological deposits to exist and accordingly precautions should be undertaken in accordance with best practice guidelines should deposits be discovered in the course of the works.

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

A. The lift and covered way additions are sympathetic to Graythwaite in terms of their simple form and use of materials, which are intended to harmonise with the palette of materials associated with the House.

### **New development adjacent to a heritage item**

New development is described in the Concept Plan. It consists of three buildings identified by their location relative to the House - the East Building, which contains two basement and three upper levels, the North Building, which contains a basement and ground floor level and the West Building, which contains four levels.

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

A. The impacts of the buildings are minimised in several ways:

- The East Building replaces the 1918 Ward Building and occupies a similar footprint. Its impacts on Graythwaite are minimised by locating the building at a distance from Graythwaite and manipulating its footprint so that the southern section of the building is splayed away from the House. This device will also regain views of the House that are available from the driveway leading from Union Street. Impacts are further reduced by progressively reducing the mass of the upper levels as the building rises. Although the Concept Plan does not describe architectural resolution and materials, these can be effectively used to further minimise impacts.

Materials are discussed in a separate Planning Parameters Report prepared by P D Mayoh Architects in association with Tanner Architects.

- The impacts of the North Building are minimised because of the location of the building away from Graythwaite and by its restricted height. Although the Concept Plan does not describe architectural resolution and materials, these can be effectively used to further minimise impacts.
- The impacts of the West Building are minimised by taking advantage of the fall across this part of the site and locating the building at a distance from Graythwaite. It is proposed to control the height of the building by excavation so that some levels can be located below the existing ground levels. Although the Concept Plan does not describe architectural resolution and materials (which are dealt with in Planning Parameters Report), these can be effectively used to further minimise impacts.

In general terms the placement and configuration of the buildings, as described in the Concept Plan, demonstrate compliance with the relevant policies contained within the Conservation Management Plan.

Impacts on heritage items listed by North Sydney Council on the Shore School site are minimised by the height and scale of the buildings and by their distance from the items:

- Graythwaite is in the vicinity of heritage items and contributory items along Bank and Union Streets. The impact of the proposed development on heritage listed properties in the vicinity of the site in Union Street will be negligible because of the distance between the buildings and these items and the landscaping across the southern section of the site.
- Items on the eastern side of Bank Street will be screened by trees and consolidated planting and the proposed buildings will not be visible from vantage points along Bank Street. Impacts are also minimised by the design of the West Building, which takes advantage of site contours to control building height.
- 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 on the substantial setback from the boundary.

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

A. The Sydney Church of England Grammar School acquired the Graythwaite site to increase available land. It is intended to make Graythwaite an integral part of the school. The new development is required to augment and upgrade the teaching facilities at the School, and to effectively interface Graythwaite and Shore School. The buildings need to be carefully integrated into the existing infrastructure to allow efficient use of the School's site.

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

A. The curtilage for the Graythwaite site is defined by its site boundaries and careful consideration of new building volumes and setbacks to respect the heritage significance of the place.

The immediate curtilage that has been allowed 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.

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

A. The plan footprint of the East Building is splayed so that views to the House along the driveway are regained. The footprint minimises the inclusion of the building into the open space of the Graythwaite site. The new buildings are located to the north, east and west of the House so that the significant views of the building and its relationship to its open site are retained.

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

A. The site has the potential to contain archaeological deposits. Accordingly any proposed building or landscaping works that require excavation should be preceded by an assessment of the excavation's potential to impact on the site's historical archaeological resources. In the event that excavation, ground disturbance or vegetation removal is to take place in the less developed parts of the site to the south and west of the House, then the Metropolitan Local Aboriginal Land Council should be contracted so that a representative can monitor the work.

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

A. The new development proposed by the Concept Plan is sympathetic to Graythwaite in terms of its placement on the site and building form. Impacts can be further minimised in the future by the detailed resolution of the buildings' appearance and materials to be used in their construction.

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

A. Additions to the existing buildings described in the Project Application will not dominate them. The majority of proposed works are internal, while the external additions to the House (the lift and associated stairs, the new covered way) are situated at the rear of the building. The presentation of all of the buildings to the site is not dominated by the proposed works.

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

A. Yes. The new development is sited away from Graythwaite and associated structures and is not connected physically to them. The interpretation of the buildings in terms of their historical relationships and to the site will still be available to users and visitors to the site.

## **Repainting**

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

A. Repainting of the buildings is to be based on the evidence of original paint schemes and decoration that remain in place (for instance, on the first floor level of Graythwaite House). In the absence of firm physical evidence colour tones will be based on available photographic evidence of early paint schemes and actual colours based paint schemes that would have been used during the last quarter of the nineteenth century.

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

A. Repainting will assist in conserving the fabric of all of the House and outbuildings, Stables, Coach House and Tom O'Neill Centre. Necessary repairs will be undertaken prior to repainting and surfaces that are to be repainted will be protected from further deterioration.

## **Re-roofing/re-cladding**

New slate is to be installed on the roofs of Graythwaite House and outbuildings and the Stables.

The Coach House roof is to be re-lined with corrugated galvanised steel.



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

A. The proposed re-roofing 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?*

A. Early photographs show the House to have had slate roofing.

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

A. 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 heritage significance of the place.

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

A. The detailing of fabric associated with re-roofing works will be consistent with the age and appearance of the buildings.

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

A. The proposed works form part of documentation prepared by Tanner Architects, recognised heritage consultants.

## **New Services**

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

A. New services will be located as much as possible in locations currently taken by existing services and in wall, floor and ceiling cavities. Wall surfaces will not be chased to take new services. Plant and equipment associated with air conditioning and heating will be situated in discrete locations that will not impact on the appearance of buildings or their contribution to the place.

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

A. Existing services are understood to have little heritage significance, reflecting processes of change and modification undertaken during hospital and aged care use.

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

A. All works associated with services will be documented in conjunction with Tanner Architects, recognised heritage practitioners.

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

A. Graythwaite does not feature any known Aboriginal sites nor is it considered to have potential to contain previously unidentified sites. The site is also not considered to have any Aboriginal heritage significance. Nevertheless, the Metropolitan Local Aboriginal Land Council 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. This action should be followed in the event that new services need to be located in these parts of the site.

As a place of State heritage significance, historical archaeological relics at Graythwaite are protected under the *Heritage Act 1977* (NSW). Any proposed excavation or ground disturbance will therefore require approval under the Act.

## **New Landscape works and features**

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

A. The proposed location of the new buildings on the site has been carefully considered so as to reinforce the landscape setting of Graythwaite. This is achieved through the 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 Graythwaite through existing and proposed planting. The location of the East Building is on the site of the former Ward Building, which has been identified as having moderate heritage significance. The building will be partially screened by new planting that will reinforce the immediate landscape curtilage of the house and reinforce the hierarchy of landscaped spaces across the site that has become marginalised over time.

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

A. 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 19<sup>th</sup> 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?*

A. Craig Burton of CAB Consulting prepared the historical outline and landscape conservation policies that form part of the Conservation Management Plan for the site. He 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 been engaged to provide advice to the client. He is a recognised heritage practitioner and has prepared a number of important heritage and conservation strategies for sites of national, state and local heritage significance. He has also been involved in conservation plans such as the Conservation Management and Cultural Tourism Plans for NPWS Lighthouses, the township of Hill End, Admiralty House, Kirribilli and the former explosives storage at Bantry Bay. His recommendations are outlined in this report. The recommendations are to be implemented.

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

Particular note has been made of the well located on site. The extent of the well has been carefully noted and is to be retained in its landscape setting. Note is made for the potential interpretative role that the well may play onsite. As noted above, the proposed works do not impede or interfere with the well and so do not affect this part of the place. Edging bricks have been noted to be retained along the drive. The terraces of the former vineyard are retained and noted on site.

Graythwaite does not feature any known Aboriginal sites nor is it considered to have potential to contain previously unidentified sites. The site is also not considered to have any Aboriginal heritage significance. Nevertheless, the Metropolitan Local Aboriginal Land Council 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.

As a place of State heritage significance, historical archaeological relics at Graythwaite are protected under the *Heritage Act 1977* (NSW). Any proposed excavation or ground disturbance will therefore require approval under the Act.

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

A. In principle, the proposed works are visually subservient to the established form and character of the place. The major proposed visual elements are the proposed building forms to the east and west of Graythwaite. However, the scale, size, shape and qualities of the buildings have been carefully structured so as to allow for the pre-eminence of Graythwaite on the site. The landscape treatment around the proposed building forms filters views from the heritage item while acknowledging the new built form. The location of the buildings to the side of the house and within the former area of the Ward Building and a service area to the north of the house do not impact on its formal south façade. The scale and character of the existing and proposed landscape is such as to reinforce the immediate curtilage of Graythwaite. This is consistent with the conservation policies because it reinforces the residential character and form of the site and house while acknowledging 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 in the open area resulting from the substantial setback from the boundary.

### **Tree removal or replacement**

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

A. All major and significant trees are to be retained on the Graythwaite site. Two figs are to be removed due to their poor health and safety, along with extensive areas of weed species.

*Q. Why is the tree being removed?*

A. The two figs are poor in structure, presenting a potential threat to people using the site. One of the figs is near the significant clump of Bamboo, obstructing views to it. Removal of the trees will enhance public safety and enhance the presentation of the Bamboo to the site.

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

A. Advice concerning removal of the trees has been provided by horticultural specialist Taylor Brammer and Earthscape Horticultural Services.

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

A. The two figs are to be replaced with similar and appropriate species to consolidate and enhance the landscaping of the site. Weed species on the site are to be eliminated and suitable shrub and ground cover replacements introduced.

### **Summary of Assessed Heritage Impact**

Based on the responses to the NSW Heritage Office guidelines for the evaluation of heritage impact and the assessment of the works against the assessed significance of the place, the following summary of assessed heritage impact can be made.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- Significant buildings including Graythwaite House, the former Stables and the Coach House, are to be retained and conserved;
- The buildings are to be reused appropriately, in ways that minimise impacts on significant fabric;
- The early landscape character of the place 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;
- The proposal complies with the policies contained in the Graythwaite Conservation Management Plan.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The proposed East, North and West Buildings have the potential to negatively impact on the site and on heritage items, including Graythwaite House. However, they have been designed to conform to the policies for development contained in the Conservation Management Plan;
- The impacts of the East Building have been minimised by regulating its height, siting the building well away from Graythwaite House and carefully aligning its plan so that its footprint regains views along the driveway that are presently lost because of the Ward Building. The building provides a positive heritage benefit by providing underground car parking, thus saving the site from the visual intrusion of above ground car parking areas
- The North Building has been designed so that it has only one floor above ground level. It is sited well away from Graythwaite House and other significant buildings;
- Impacts of the West Building have been minimised by designing the building to take advantage of the sloping topography in this part of the site, which allows a stepped building form. It is also sited well away from Graythwaite and other heritage items;
- The siting of the proposed buildings will allow Graythwaite House and other significant buildings on the site to remain as free standing buildings enhanced by a landscaped curtilage;
- The placement of the proposed buildings on the site, along with proposed planting in landscaped areas, will minimise their impacts on the conservation area and heritage items in the vicinity of the site;
- The impact of the proposed buildings on the Shore school site is minimised because of their low overall heights and screening by existing buildings on that part of the site that abuts Graythwaite.

### **Alternative Design Considerations**

The following sympathetic solutions were considered during the selection of the preferred project proposals:

The history of Graythwaite is one of evolution and quite dramatic changes of use, reflected in buildings and grounds. According to Section 6.5 of the CMP:

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

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

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

Graythwaite House and its grounds have been long identified as being of heritage significance and of public interest- as a late Victorian gentleman's residence set in extensive grounds - and, as such, a rare survivor of the private estate in the Sydney Metropolitan area. The house and grounds, while intact, are in very poor condition following at least a decade of neglect.

Primary heritage concerns are:

- Conservation of Graythwaite House and its Coach House, incorporating compatible uses;
- Conservation of those parts of the grounds which provide landscaped open space, and a relevant setting for Graythwaite House.

Shore School is a major Sydney educational institution whose primary campus adjoins Graythwaite. Indeed the early history of the school is closely linked with the Dibbs family, who were the builders of Graythwaite. Shore School is a large enterprise with over 1,400 students plus academic and support staff, with a strong community base on Sydney's North Shore.

Schools are amongst the few institutions in our society who can realistically value open space and retain it for useful purposes. Shore School, as an historic entity in its own right, and as both a day and boarding institution, appreciates the importance of heritage buildings and landscaped open space.

The school also appreciates and values the heritage of both the School and its broader setting. In allocating administration and meetings roles to Graythwaite House, it recognizes that these roles can ensure the building's conservation, less intrusive uses and its long-term well-being.

It has been determined that more intensive uses for Graythwaite House such as classrooms, laboratories, student dining areas, etc., would damage the nineteenth century fabric of the house, which incorporates easily damaged plaster and cedar detailing. Accordingly such intensive and intrusive uses of the house are not envisaged. Major alterations to the house are also not envisaged, however, the introduction of a lift for disabled access and also new service areas is essential.

Within the grounds of Graythwaite House an early Conservation Management Plan (2000) proposed new housing – in essence town houses – along the Union Street frontage. While this proposal simply extended the established housing pattern found in much of Union Street, it would have effectively 'land-locked' the Graythwaite Estate, and removed general public visibility of the place. The open grassed character of this part of the site, if drained and its landscape enhanced, can provide a suitable area for informal recreation and student play. Accordingly, use of this area for new buildings is not preferred.

Similarly a large area of level land, once used for tennis courts and now generally referred to as the Middle Terrace, could readily accommodate new construction. It, too, would block the general connection between Union Street and Graythwaite House, and also inhibit the traditional panoramic outlook from Graythwaite House to Sydney Harbour and southern Sydney. Accordingly it has been determined to leave this area as landscaped open space, suitable for informal recreation.

Graythwaite House was designed to be viewed as a free-standing stone building and hence it has been determined that it should not be the subject of extensive modern additions. A new building for classrooms north of Graythwaite House, near Edward Street, was considered at one stage, but the impact was too great and it was not pursued further. In its stead, a more modest small building potentially for museum/archive use in conjunction with the House was proposed.

New construction (apart from new, subsidiary elements) is best situated away from the volume of the house, so that it's "in the round" design can continue to be appreciated. 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 to be retained.

The Coach House is to be used for modest administration and caretaking roles. Its interiors were much altered in recent years. The original external features are to be retained.

Studies undertaken by Tanner Architects and PD Mayoh Architects identified sites to the east and west of Graythwaite House that did not involve existing built or landscape elements of high significance and were sufficiently detached from Graythwaite House for it to retain its key public presentation to the south and north, from Union Street and from Edward Street. The development of these sites would, it was determined, have least impact on established character and setting. Location and height controls have been determined to ensure a satisfactory scale and context for the new buildings. These principles are incorporated in the 2010 Conservation Management Plan.

Another important aspect of the Graythwaite site is its ability to reinforce the collegiate nature of the enlarged Shore School campus. Shore School is currently focused on its chapel and can in future be focused on both the chapel and Graythwaite House. Shore School traditionally turned its back on Graythwaite Hospital, and the acquisition of Graythwaite means that the School's buildings can be revised and amended to engage and interface with both the Victorian architecture of Graythwaite House and the retained park landscape of its grounds.

The above considerations mean that Graythwaite House and its park-like setting will be retained and conserved, and used and maintained as a integral part of the Shore School campus.

## 7.2 CONSERVATION MANAGEMENT PLAN

The proposal has been assessed against the following relevant conservation policies extracted from the Conservation Management Plan.

CONSERVATION POLICY	COMPLIANCE COMMENTS
<b>Best Practice Heritage Management</b>	
<i>Policy 8: All conservation works should be undertaken in consultation with qualified and experienced conservation professionals acting within the guidelines of the CMP.</i>	Documentation for the adaptive reuse of existing buildings accompanying the Stage 1 Project Application has been prepared in the office of Tanner Architects.
<b>Assessing Heritage Impacts</b>	
<i>Policy 16: Proposals for change at Graythwaite should be subject to an assessment of the potential impacts (both adverse and positive) on the heritage significance of the place.</i>	This Statement of Heritage Impacts evaluates the impacts of the works described in the Concept Plan and Project Application for the Graythwaite site.
<b>Heritage Conservation</b>	
<p><i>Policy 20: Heritage conservation at Graythwaite should:</i></p> <ul style="list-style-type: none"> <li><i>Adopt a holistic approach and extend to all significant aspects of Graythwaite ... including cultural landscape features, buildings and structures, collections, records, traditions, practices, memories, meanings and associations;</i></li> <li><i>Aim to retain significant components, spaces, elements and fabric of the place consistent with their assessed level of significance and in accordance with specific actions identified within [the] CMP;</i></li> <li><i>Make use of all available expertise and knowledge and will adopt an evidence-based approach to materials conservation; and</i></li> <li><i>Ensure that the authenticity of original elements and fabric is respected and maintained.</i></li> </ul>	<p>The works that have been documented for the Concept Plan and the Project Application have been based on a well researched and thorough understanding of the history and the heritage significance of the Graythwaite site. This knowledge is reflected in the Conservation Management Plan for the site, which has formed the basis for the Concept Plan and the Project Application.</p> <p>The Concept Plan has been developed to enable sympathetic development on the site that has minimal heritage impacts on the site itself and the important buildings occupying its northern section.</p> <p>The Project Application has been developed so that the fabric and significant spaces of significant buildings are conserved and adapted for reuse in ways that do not impact on their heritage significance.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
<b>The Cultural Landscape</b>	
<p><i>Policy 24: Retain an understanding of the original residential nature of Graythwaite while acknowledging its long-term institutional function.</i></p>	<p>Compliance with this policy is achieved by the conservation and adaptive reuse works forming the Project Application, which retain significant spaces and fabric within the House.</p> <p>The location of new development described in the Project Application will allow interpretation of Graythwaite as a significant nineteenth century mansion set in substantial landscaped grounds.</p> <p>Institutional functions will be interpreted by retention of fabric such as commemorative plaques and by interpretive devices integrated into the final development.</p> <p>Through a thorough analysis of the site's history and development, the residential nature of Graythwaite has been reinforced through the careful reconstruction of the detailed planting areas where appropriate and the restoration of the garden acknowledging the institutional uses over time.</p>
<p><i>Policy 25: The significant physical and visual character of the significant cultural landscape at Graythwaite (as identified in Section 4 of [the] HMP) should be maintained by:</i></p> <ul style="list-style-type: none"> <li><i>Retaining and conserving original fabric and fabric from the late Victorian and Federation periods;</i></li> <li><i>Providing an appropriate setting for the House complex reflecting its location, scale and massing;</i></li> <li><i>Retaining and conserving the balance of grassed open space and paved open space with areas of mass planting largely represented by informal copses of trees dominated by Ficus species;</i></li> <li><i>Retaining the made landform of generally grassed terracing with mass planted embankments;</i></li> <li><i>Limiting mass plantings to the steep slopes and generally small areas of land; and</i></li> <li><i>Extending grassed surfaces to open up spaces and improve ease of connectivity throughout the property.</i></li> </ul>	<p>The original fabric of the cultural landscape where identified on site has been conserved and retained on site. The setting for the house has been diminished over time and through careful analysis of the garden, appropriate landscape planting strategies have been put in place to restore the garden to an appropriate form and character that highlights the values of the significant cultural landscape of the place. This has been achieved by the recognition of the appropriate landscape character and qualities that will enhance the house complex in its setting of a late Victorian and early 20<sup>th</sup> century character. These values have been incorporated into landscape strategy that recognises the layering of the landscape over time and the accommodation of the cultural landscape as an educational environment.</p>



CONSERVATION POLICY	COMPLIANCE COMMENTS
The Cultural Landscape	
<i>Policy 26: The character of the remnant tree planting associated with the Dibbs family in the late Victorian period and Federation period (1871-1915) should be retained and conserved together with the grassed terraces and former remnant orchard paddock.</i>	The dominant character of the landscape of the Dibbs family represented by the Fig trees is retained on site by the retention of the planted fig trees and the removal of discordant and weed species that diffuse the characteristic of the figs as the dominant treed identity of the site, contrasting to grassed terraces and supplementary landscape planting.
<i>Policy 27: Significant landscape features, including pathways, gardens and the existing alignment of the entry driveway should be retained and conserved.</i>	The pathways, gardens and driveway alignment are all retained and conserved as noted on the landscape concept plan for the site.
<i>Policy 28: Recognise the property as a site with panoramic views over Sydney Harbour to the south. Opportunities to re-instate original/early views and vistas to and from the site particularly from Union Street and from the upper level of the site should be considered. Removal of weeds and some later plantings to restore significant views and vistas from the house to the south and southwest is envisaged.</i>	The location of the site and the position of the house in relation to the topography of the site and the opportunities for panoramic views has been recognised by the removal or re location of inappropriate tree and palm species that conflict with the understanding of the siting of the house within the landscape character of the regional and sub regional setting.
<b>Existing Buildings and Structures</b>	
<p>The House</p> <p><i>Policy 30: The House is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:</i></p> <ul style="list-style-type: none"> <li><i>The external form and architectural detailing of the house as presented to the Garden (East, south and west elevations);</i></li> <li><i>The external form and architectural detailing of the house as presented to the Service Courtyard (north elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;</i></li> <li><i>The external form and architectural detailing of the roof of the house. The pre-1916 form of the roof should be reconstructed when the opportunity arises;</i></li> <li><i>The façade stonework and ironwork. The fabric should be retained intact and maintained in accordance with [the] CMP;</i></li> <li><i>The historic layout of the living rooms and bedrooms, which are largely intact;</i></li> </ul>	<p>The House is to be retained and conserved. The scope of conservation works is included in the Project Plan and includes reconstruction of missing fabric and altered elements. Repairs to the house will prevent animals and birds entering the roof spaces and building interiors so that damage to building fabric caused by their presence and activities can be prevented.</p> <p>The House is to be adapted for reuse as an administrative building for the Sydney Church of England Grammar School. The historic layout of the building's interiors is to be retained and significant building fabric retained and conserved.</p> <p>Evidence of Red Cross era occupation is to be retained where possible.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
Existing Buildings and Structure	
<p>The House: Policy 30 continued</p> <ul style="list-style-type: none"> <li>• <i>Window and door hardware and furniture installed prior to the 1910s;</i></li> <li>• <i>The fireplace surrounds;</i></li> <li>• <i>Evidence of the system of servant bells; and</i></li> <li>• <i>Evidence of the Red Cross era, where possible, and where it would not impact on elements, spaces or fabric of greater significance.</i></li> </ul>	
<p>The Kitchen Wing</p> <p><i>Policy 33: The Kitchen Wing is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:</i></p> <ul style="list-style-type: none"> <li>• <i>The external form and architectural detailing of the Kitchen Wing as presented to the Garden (east, north and south elevations);</i></li> <li>• <i>The external form and architectural detailing of the Kitchen Wing as presented to the Service Courtyard (west elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;</i></li> <li>• <i>The external form and architectural detailing of the roof of the Kitchen Wing. The pre-1916 form of the roof should be reconstructed when the opportunity arises;</i></li> <li>• <i>The façade stonework. ...;</i></li> <li>• <i>The historic upper floor layout, which is largely intact.</i></li> </ul>	<p>The Kitchen Wing is to be retained and conserved. It forms part of the Project Application. The conservation and reconstruction works recommended in the Conservation Management Plan form part of the scope of works in the Stage 1 Project Application.</p> <p>The first floor layout is to be retained and intrusive fabric removed.</p>
<p>The Stables Building</p> <p><i>Policy 34: The Stables Building is a component of Exceptional heritage significance and should be retained and conserved. Of particular importance are:</i></p> <ul style="list-style-type: none"> <li>• <i>The external form and architectural detailing of the Stables Building as presented to the Garden (east, north and west elevations);</i></li> <li>• <i>The external form and architectural detailing of the Stables Building as presented to the Service Courtyard (south elevation). Reconstruction of missing/altered elements and fabric should be undertaken when the opportunity arises;</i></li> </ul>	<p>The Stables Building is to be retained and conserved. The works form part of the Project Application. The conservation and reconstruction works recommended by the Conservation Management Plan are included in the scope of works.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
Existing Buildings and Structures	
<p>The Stables Building: Policy 34 continued</p> <ul style="list-style-type: none"> <li>• <i>The external form and architectural detailing of the roof of the Stables Building; and</i></li> <li>• <i>The upper floor layout; and</i></li> <li>• <i>The façade stonework</i></li> </ul> <p><i>Policy 35: The west and south walls should be restored and/or reconstructed when the opportunity arises.</i></p>	
<p>The Massage Room/Doctors Room and Link</p> <p><i>Policy 36: The Massage Room/Doctors Room may be retained, adapted or demolished as necessary.</i></p> <p><i>Policy 37: Adaptation of the building for a new use should include retention of its overall form as well as evidence of its former fabric, in particular its ceiling.</i></p> <p><i>Policy 39: Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that elements, spaces and fabric of heritage significance are not damaged.</i></p>	<p>The Massage Room/Doctors Room is to be retained and adapted for reuse. It is intended to retain its overall form and evidence of early fabric.</p> <p>The Link structure is to be removed and damaged fabric repaired and reconstructed as required.</p>
<p>The Coach House</p> <p><i>Policy 40: The Coach House is of High significance and should be retained and conserved. Some adaptation is possible to accommodate new uses.</i></p>	<p>The Coach House is to be retained and conserved. Its adaptive reuse forms part of the Project Application and consists of office functions on the ground floor and residential functions on the first floor, neither of which will detract from its heritage significance nor hinder interpretation.</p>
<p>The Tom O'Neill Centre</p> <p><i>Policy 41: The Tom O'Neill Centre may be retained, adapted or demolished as necessary.</i></p> <p><i>Policy 42: Adaptation of the building should include retention of its overall form as well as evidence of its former fabric and uses. The interior has been sufficiently altered over time as to make further changes acceptable.</i></p>	<p>The retention and adaptive reuse of the Tom O'Neill Centre forms part of the Project Application.</p> <p>The overall form of the building is to be retained. Internal alterations are minor in scope so that evidence of former fabric and uses will be retained.</p> <p>The demolition of the Tom O'Neill Centre will be required as part of the eventual Stage 3, which will involve construction of new buildings to the west of Graythwaite. Demolition is consistent with this policy.</p>
<p>The Ward Building and Link</p> <p><i>Policy 44: The Ward Building may be retained, adapted or demolished as necessary.</i></p>	<p>The proposal to demolish the Ward Building and the Link is included in the Project Application. It is anticipated that an archival recording will be undertaken prior to demolition taking place.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
Existing Buildings and Structures	
<p>The Ward Building and Link: continued</p> <p><i>Policy 46: Demolition of the building is acceptable provided that it is preceded by an archival recording consistent with the policies at section 6.2.5 [of the CMP]. New buildings on this site will need to have a carefully considered relationship with both Graythwaite House and the Shore School Buildings.</i></p> <p><i>Policy 47: Demolition of the Link should be undertaken when the opportunity arises. Demolition should ensure that significant elements, spaces and fabric of the House are not damaged.</i></p>	<p>Demolition of the Link will not result in damage to significant elements, spaces and fabric of the House and will provide the opportunity to repair and reconstruct damaged and missing fabric.</p>
Interpretation	
<p><i>Policy 58: Interpretation of the heritage significance of Graythwaite should be undertaken in accordance with an interpretation plan prepared for the place.</i></p> <p><i>Policy 60: Measures to enhance interpretation of the heritage significance of Graythwaite should be incorporated into proposals for change at the site based on the concepts and strategies contained within an interpretation plan. These concepts and strategies should also form part of any decision about future uses for the place and potential redevelopment.</i></p> <p><i>Policy 61: Interpretation should seek to communicate with a wide variety of people through a range of communication methods, responsive to the needs of potential audiences within the Shore School and within the local and wider community.</i></p>	<p>An interpretation strategy will be prepared for the site as part of the future application/approval process.</p>
<b>Masterplanning</b>	
<p><i>Policy 74: Masterplanning should be undertaken for the whole of the Graythwaite site to guide future development in the short to longer term.</i></p> <p><i>Masterplanning should:</i></p> <ul style="list-style-type: none"> <li>• <i>Include the restoration and reconstruction of the House Complex and Coach House as a priority;</i></li> <li>• <i>Retain the significant built form and landscape elements of the site;</i></li> <li>• <i>Guide the removal of intrusive fabric and elements;</i></li> </ul>	<p>The Concept Plan is essentially a master plan for future development on the Graythwaite site. Its key features include:</p> <p>Conservation, restoration (where applicable) and appropriate adaptive reuse of the house complex and Coach House, which are also the subject of the project Application;</p> <p>Retention of significant built form and landscape elements;</p> <p>Removal of intrusive elements;</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
<b>Masterplanning</b>	
<p>Policy 74 continued</p> <ul style="list-style-type: none"> <li>Propose new development which is consistent with the redevelopment policies identified above.</li> </ul>	<p>Proposed controls for new development to the east, north and west of the House Complex. Building footprints, overall massing and height are controlled so that impacts on the heritage significance of the site can be minimised.</p>
<b>Adaptive Re-use</b>	
<p><i>Policy 75: The long-term management of Graythwaite including its adaptation for new uses should be undertaken with a full appreciation of the significance of the place as an item of State heritage significance.</i></p> <p><i>Policy 76: Future uses for Graythwaite should be consistent with the following:</i></p> <ul style="list-style-type: none"> <li>New uses should be compatible with the nature and significance of the place and its significant components;</li> <li>New uses should be selected on the basis that they 'fit' the existing spaces within significant buildings and structures. Substantial alteration and/or removal of significant fabric to suit the requirements of a new use should be avoided;</li> <li>Future adaptation of the interiors of significant buildings and structures should ensure that original spaces, elements and fabric are retained and conserved;</li> <li>The detailed requirements of future new uses should not require undue changes to the significant spaces, elements and fabric that cannot be reversed;</li> <li>Future subdivision of internal spaces, where appropriate, should be undertaken in a 'subserving' manner, using partitions that can be easily removed and which would not impact on the existing significant wall, ceiling and floor finishes;</li> </ul>	<p>The conservation and adaptive reuse of Graythwaite forms part of the Project Application for the site.</p> <p>It is proposed to adaptively reuse the building for the School's administrative purposes. This use is an appropriate one because it conserves the building's significant spaces and fabric and does not require alterations to its planning or the introduction of new openings in external and internal walls. A good 'fit' is achieved between user requirements and the existing spaces. Intensive typical school uses are not proposed, to assist the well-being of the building.</p> <p>Original spaces, elements and fabric will be retained and conserved. The nature of the proposed new uses is such that any changes to the building that may occur can be reversible.</p> <p>A limited number of spaces in the northern (service) sections of the House are to be subdivided. Partitions will be designed so that their installation will not impact on significant building fabric.</p> <p>Proposed additions include the installation of a lift and new stairs and a covered way to accommodate differences in existing floor levels and to facilitate disabled access. The additions are located in a section of Graythwaite that has been subjected to intrusive additions in the past. These intrusive additions are to be removed. The bulk and scale of the lift and stair addition will be substantially less than the existing structure in this part of the building. External finishes will be detailed to harmonise with adjacent significant fabric.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
Adaptive Re-use	
<p>Policy 76 continued</p> <ul style="list-style-type: none"> <li>• <i>External alterations to significant buildings and structures to suit new uses must avoid adverse visual and physical impact. Minor changes to meet access and other functional requirements are likely to be permitted provided that these are subservient to the primary architectural features of the building or structure; and</i></li> <li>• <i>External alterations to the rear (north) side of the House, within the Service yard require the restoration / reconstruction of the rear elevation of the House. The introduction of a new lift and some adjustments of floor levels is required for disabled access; the design and materiality of the lift, while modern, is to respect the architecture of the House, Kitchen Wing, Stables Building and service Yard. is required for disabled</i></li> </ul>	
Alterations and Additions	
<p>Policy 78: Any additions to significant buildings and structures or new buildings at Graythwaite should:</p> <ul style="list-style-type: none"> <li>• <i>Have sufficient setback (design relationship) to allow appreciation of significant facades and envelopes and ensure that significant buildings and structures retain their sense of separation or connection;</i></li> <li>• <i>Respond to the original design and program of significant buildings and structures within their setting;</i></li> <li>• <i>Retain and enhance the significant views of the house and associated buildings from the driveway and central terrace;</i></li> <li>• <i>Remove the clutter of obsolete services from significant buildings and structures to enhance the appreciation of their external form;</i></li> <li>• <i>Re-instate the original/early functioning of the house and associated outbuildings;</i></li> <li>• <i>Re-instate the original/early functioning of the house and associated outbuildings;</i></li> </ul>	<p>The major addition that is proposed is the lift at the rear of Graythwaite.</p> <p>The additions are located in a section of Graythwaite that has been subjected to intrusive additions in the past. These intrusive additions are to be removed. The bulk and scale of the lift and landing is substantially less than the existing structure in this part of the building. External finishes will be detailed to harmonise with adjacent significant fabric.</p> <p>The lift installation will have no impact on significant views to the building, will assist in the re-activation of internal functions within the House and will not affect the structural integrity of the House.</p> <p>In general terms, all of the buildings forming the subject of the Stage 1 Project Application will be reactivated as a result of the proposal.</p> <p>The removal of the 1916 accretions on the northern side of the House will enhance interpretation of the building and enhance its heritage significance. It will also expedite reconstruction of the window to the main stair.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
Alterations and Additions	
<p><i>Policy 78 continued</i></p> <ul style="list-style-type: none"> <li>• <i>Allow for the re-instatement/reconstruction of the window on the main stair;</i></li> <li>• <i>Retain the structural integrity of significant buildings and structures.</i></li> </ul>	
The House Complex	
<p><i>Policy 79: Maintain an understanding of the House as a detached building.</i></p> <p><i>Policy 80: Retain an understanding of the House as the central focus of the Graythwaite Lands.</i></p> <p><i>Policy 81: No new structures or landscape elements should be erected in the vicinity of the House Complex which will have an adverse impact on its setting and on identified views to and from the complex.</i></p> <p><i>Policy 82: Retain the landscaped setting of the House including individually significant plantings, landscaped areas and spatial structure. Removal of weeds and some later plantings to restore significant views and vistas from the House to the south and southwest is envisaged.</i></p>	<p>The House will remain as a detached building. There are no linking structures to other buildings proposed in either Concept Plan or Project Application.</p> <p>The House will retain its status as the central focus of the site. This is achieved by restricting new development to the east close to the site boundary and restricting the locations of development to the north and west of the House. It will in effect become the focal point of development on the Graythwaite site.</p> <p>Existing significant trees, landscape and spatial structure across the site south of Graythwaite are to be retained.</p>
North-west Area	
<p><i>Policy 83: New development within the north-west area is acceptable provided that:</i></p> <ul style="list-style-type: none"> <li>• <i>The height of new buildings does not exceed the height of the first floor cornice moulding of the House (the exterior moulding approximately in line with the first floor level of the House);</i></li> <li>• <i>New buildings do not project forward (south) of the western bay window of the House;</i></li> <li>• <i>An appropriate curtilage (and setting) is maintained around the Coach House; and</i></li> <li>• <i>New buildings are sited clear of the canopy and root zones of significant trees on the site boundaries and on the terraced embankment.</i></li> </ul>	<p>The footprint and overall form of the West Building is described in the Concept Plan.</p> <p>The overall height of the building does not exceed the cornice moulding or string course marking the change between the ground and first floor levels on the exterior of the House.</p> <p>No part of the building projects forward of the western bay window of the House.</p> <p>The placement of the building on the site establishes a sufficient curtilage and setting for the Coach House.</p> <p>The site of the West Building is comprised of later fill. Its siting is not likely to impact on the canopies and root zones of significant trees, which are located on site boundaries and the embankment to the south of the proposed building.</p>

CONSERVATION POLICY	COMPLIANCE COMMENTS
<b>Area between the Coach House and the House</b>	
<p><i>Policy 84: No major new development should occur between the Coach House and the House.</i></p> <p><i>Policy 86: The view of the southern gable end of the Coach House from the southeast along the drive to the House is to be retained.</i></p>	<p>Major development between the Coach House and House is not proposed.</p> <p>Views from the southeast along the driveway will not be affected by the proposed development.</p>
<b>Area to the east of the House Complex</b>	
<p><i>Policy 87: New development to the east of the House Complex should be consistent with the policies for new development contained within ... this CMP and be:</i></p> <ul style="list-style-type: none"> <li><i>Sited to retain the primary vista of the House from the entry driveway;</i></li> <li><i>Deferential in scale and height to the House Complex;</i></li> <li><i>Designed to respect and complement the House complex in its character, scale, form, siting, use of materials and colour and architectural detailing.</i></li> </ul>	<p>The proposed East Building, the overall form and footprint of which is described in the Concept Plan, is consistent with new development policies contained in the Conservation Management Plan.</p> <p>The siting of the building leaves a wide space between it and Graythwaite, while splaying the southern sections of the building pulls it away from the existing driveway and thus regains the vista of the House from the driveway.</p> <p>The building is deferential because its scale is modulated by breaking its mass into two parts and reducing the plan foot print as the building rises above ground level.</p> <p>Considerations of materials, colour and detailing will form part of a future Project Application.</p>
<b>Area to the north of the House Complex</b>	
<p><i>Policy 88: New development within the area to the north of the House Complex should be consistent with policies for new development contained within ... this CMP and:</i></p> <ul style="list-style-type: none"> <li><i>Allow sufficient separation from the House Complex, including the Kitchen Wing and Stables Building to enable the House Complex to continue to be understood as a distinct detached form;</i></li> <li><i>Be no more than two storeys in height;</i></li> <li><i>Be designed to respect and complement the House Complex in its character, scale, form, siting, use of materials and colour and architectural detailing; and</i></li> <li><i>Does not negatively impact on significant trees in the vicinity.</i></li> </ul>	<p>New development to the north of the House Complex is described in the Concept Plan. It consists of a two storey building, one level of which is a basement.</p> <p>The space separating the North Building from the Stables allows the House Complex to be understood as a distinct detached form.</p> <p>The building will be a single storey above ground level.</p> <p>The overall scale of the building in terms of its footprint is consistent with the footprint of the Kitchen Wing and Stables while its siting demonstrates respect for the Complex. Considerations of materials, colour and detailing will form part of a future Project Application.</p> <p>The siting of the North Building will not have a negative impact on trees in this area of the site or on the adjacent School site.</p>



CONSERVATION POLICY	COMPLIANCE COMMENTS
<b>Integration of Graythwaite and Shore School</b>	
<i>Policy 89: Subdivision of the Graythwaite site for sale to others should not occur; considered integration with the Shore School site is presumed.</i>	The Concept Plan complies with this policy. The proposed development integrates the Graythwaite site into the overall Shore School site.
<b>Demolition/Removal</b>	
<p><i>Policy 90: Demolition/removal of buildings and structures that make a High or Exceptional contribution to the heritage significance of Graythwaite (primarily the House, Kitchen Wing, Stables Building and Coach House) should not occur.</i></p> <p><i>Policy 91: Demolition/removal of buildings and structures that make only a Little or Moderate contribution to the heritage significance of Graythwaite may occur provided that there is no substantial adverse impact on the heritage significance of the site.</i></p> <p><i>Policy 92: Demolition/removal of intrusive structures is encouraged and should occur when the opportunity arises.</i></p> <p><i>Policy 93: the impacts associated with demolition/removal should be assessed in conjunction with the impacts associated with replacement development. The combined impacts should be considered when determining the overall impact of a proposal.</i></p> <p><i>Policy 94: Demolition/removal should be preceded by an archival recording consistent with the recommendations for archival recording [in] this CMP.</i></p>	<p>Both the Concept Plan and Project Application comply with this policy. Graythwaite, the Kitchen Wing, Stables Building and Coach House are to be retained. The Project Application describes proposed adaptive reuse of these buildings.</p> <p>The Concept Plan proposes the demolition of the Ward block. Demolition of this building is consistent with the policies contained within the CMP. Impacts caused by its removal will be ameliorated by interpretation devices explaining its heritage significance.</p> <p>The intrusive elements on the northern side of Graythwaite and link structures attached to the building's eastern and western sides are to be removed.</p> <p>Archival recording should be undertaken as a matter of course prior to any demolition works on any part of the site taking place and in accordance with the recommendations of the Conservation Management Plan.</p>
<b>New landscaping</b>	
<i>Policy 95: New landscaping should be consistent with the objective of maintaining a balance of open space with detail garden areas associated with the House Complex to interpret the landscape setting during the Dibbs family occupation of the site.</i>	The aims and objectives of this policy are achieved in the landscaping works.

CONSERVATION POLICY	COMPLIANCE COMMENTS
New Landscaping	
<i>Policy 96: The wider setting of Graythwaite should be considered in the future planning of new works. This is particularly relevant for the 'borrowed' landscape of the adjacent Shore school lands including existing built forms, open space and vegetation. Trees planted in the late Victorian and Federation periods within the School grounds also contribute to the strong visual and associational relationship between the two places.</i>	The aims and objectives of this policy is achieved in the landscaping works.
<b>Excavation/Ground disturbance</b>	
<p><i>Policy 100: Excavation/ground disturbance at Graythwaite should be minimised as much as possible. Removal of large areas of soil should only be undertaken where there is no viable alternative (It is noted that new buildings will require excavation).</i></p> <p><i>Policy 102: Excavation/ground disturbance to the west and south of the House should also be undertaken in accordance with the recommendations for management of Aboriginal heritage contained in ... this CMP.</i></p> <p><i>Policy 103: Excavation/ground disturbance within areas of historical archaeological potential should be undertaken in accordance with the recommendations for management contained [in] this CMP.</i></p>	<p>Excavation is proposed for all of the new buildings. The North and East Buildings will have basement areas while the bulk of the West Building is reduced by locating parts of it below ground level. These measures assist in minimising the heritage impact of the buildings on the site.</p> <p>The procedures recommended in the Conservation Management Plan for the management of Aboriginal and historical archaeology should be incorporated into subsequent approvals for the works.</p>
<b>Union Street Entry Driveway</b>	
<i>Policy 104: The alignment and original character of the existing driveway from Union Street should be retained and conserved.</i>	The proposal complies. The alignment of the driveway is to be retained and conserved, and enhanced by landscape works.
<b>Car Parking</b>	
<p><i>Policy 105: The existing car parking areas to the south and east of the House Complex (including their bitumen surfaces) should be removed.</i></p> <p><i>Policy 106: Extensive car parking should not be permitted directly in front of the House. Opportunities should be investigated to reinstate the former turning circle in front of the house, including set-down areas.</i></p>	<p>Removal of car parking in these locations, along with is part of the Concept Plan. It is proposed to provide two levels of below-ground car parking in the East Building.</p> <p>It is not proposed to provide permanent parking space in front of the House. The open area around the House is only suited to short-term parking, including disabled parking, for visitors to the House or as a drop-off point.</p>

### 7.3 NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN 2001

Heritage provisions are contained in Part 4 of the Local Environmental Plan. Compliance with the relevant provisions is outlined in the following table.

LEP Provision	Compliance Comments
<p><b>44. Heritage conservation objectives</b>  <i>The specific objectives of the heritage conservation controls are to:</i>  <i>(c) ensure the conservation of heritage items (and their curtilages) and conservation areas, and</i>  <i>(d) ensure that development does not adversely affect the heritage significance of heritage items and conservation areas.</i></p>	<p>The Concept Plan and Project Application are based on the application of policies contained within the Graythwaite Conservation Management Plan.</p> <p>The Graythwaite site is accorded consideration in the DCP as a special area within the Lavender Bay planning area.</p> <p>Compliance is achieved because of the application of controls set out in the CMP policies, which have determined the placement and overall form of the development described in the Concept Plan so that impacts on heritage items are minimised. The works described in the Project Application conserve the House and associated outbuildings.</p>
<p><b>45 Consent requirements</b>  <i>The following development must not be carried out without development consent:</i>  <i>(c) demolishing or moving a heritage item or a building, work or place within a conservation area</i></p>	<p>It is proposed to demolish the Ward Building, which is one of the outbuildings associated with Graythwaite. This Statement of Heritage Impacts evaluates the ramifications of demolition in terms of the building's heritage significance and the policies of the Conservation Management Plan.</p>
<p><b>46. Aboriginal sites and relics</b>  <i>(2) Aboriginal sites and relics controls</i>  <i>Consent must not be granted to development on an Aboriginal site unless the consent authority:</i>  <i>(a) has considered a statement of heritage impact showing how the proposed development would affect the conservation of the site, and any relic known or likely to be located at the site and an assessment of cultural impacts, and</i>  <i>(b) has considered any submission made by the relevant Aboriginal community about the Aboriginal cultural significance of the site and the impact of the proposed development on the cultural significance of that site.</i></p>	<p>An assessment of the Aboriginal heritage significance of the Graythwaite site is included in the Conservation Management Plan. The assessment included a site survey undertaken with a representative of the Metropolitan Aboriginal Land Council. It also included a review of the Aboriginal Heritage Information Management Service (AHIMS) - no registered Aboriginal heritage sites exist on the site or in its vicinity.</p> <p>Although the area would have been used by the Cammeraygal people for many thousands of years, no evidence of their occupation appears to remain on the Graythwaite site, which has been extensively modified since European settlement of the area, in particular, the creation of the terraces in the southwest area of the site.</p> <p>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.</p>

LEP Provision	Compliance Comments
<p><b>47. Archaeological resources</b></p> <p><i>(2) Archaeological resources controls.</i></p> <p><i>Consent must not be granted to development on land that contains an archaeological resource unless the consent authority:</i></p> <p><i>(a) has considered archaeological assessment that evaluates:</i></p> <p><i>(i) the probable extent, nature and integrity of the archaeological resource at a site, and</i></p> <p><i>(ii) the significance of that resource, and</i></p> <p><i>(iii) the appropriate management for that resource, having regard to its significance and any statutory requirements.</i></p>	<p>According to the assessment prepared to accompany the Conservation Management Plan, the Graythwaite site does have potential to contain historical archaeological remains to the east, north and west of the House Complex.</p> <p>The Conservation Management Plan contains policies and recommendations for archaeology. Generally, as a place of State heritage significance, historical archaeological relics at Graythwaite are protected under the <i>Heritage Act 1977</i> (NSW). Any proposed excavation or ground disturbance will require approval under the Act. If the works are minor then they may be undertaken under a standard exemption subject to Heritage Council approval. An application for approval to disturb relics will be accompanied by a Research Design which will identify appropriate excavation or ground disturbance methodologies to further minimise or mitigate impacts. The Research Design may identify the need for archaeological investigation. The results of any investigation will be documented and reported to the Heritage Council.</p>
<p><b>48. Heritage items</b></p> <p><i>(2) Heritage item controls.</i></p> <p><i>When determining whether or not to grant consent to a development application in respect of a heritage item, the consent authority must consider the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item concerned.</i></p> <p><i>(3) The consent authority's consideration under subclause (2) must include (but is not limited to) consideration of:</i></p> <p><i>(a) the heritage significance of the item as part of the environmental heritage of North Sydney, and</i></p> <p><i>(b) the impact that the proposed development will have on the heritage significance of the item and its setting, including any landscape or horticultural features, and</i></p> <p><i>(c) the measures proposed to conserve the heritage significance of the item and its setting, and</i></p> <p><i>(d) the extent, if any, to which the carrying out of the proposed development would affect the form of an historic subdivision.</i></p>	<p>This statement of Heritage Impact has been written to assist the consent authority in determining the affects of the Concept Plan and Project Application on the heritage significance of the Graythwaite site and listed items in the Sydney Church of England Grammar school site.</p> <p>The various considerations outlined in the subclause are addressed by this Statement of Heritage Impact. Impacts are discussed in detail in Sections 7.1 to 7.7 above.</p> <p>Graythwaite is in the vicinity of heritage items and contributory items along Bank and Union Streets. The impact of the proposed development on heritage listed properties in the vicinity of the site in Union Street will be negligible because of the distance between the buildings and these items and the landscaping across the southern section of the site. Items on the eastern side of Bank Street will be screened by trees and consolidated planting and the proposed buildings will not be visible from vantage points along Bank Street. 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 on the substantial setback from the boundary.</p>

LEP Provision	Compliance Comments
<p><i>48. Heritage items</i></p> <p><i>(4) Required documentation: heritage items</i>  <i>Before determining whether or not to grant consent to a development application in respect of a heritage item, consent authority may require the submission of:</i></p> <ul style="list-style-type: none"> <li><i>(a) a statement of heritage impact or a conservation management plan, and</i></li> <li><i>(b) a structural engineer's report.</i></li> </ul>	<p>This statement of Heritage Impact has been written to assist the consent authority in determining the effects of the Concept Plan and Project Application on the heritage significance of the Graythwaite site and listed items in the Sydney Church of England Grammar School site.</p>
<p><i>50. Development in the vicinity of heritage items</i>  <i>(2) Development in vicinity controls</i></p> <p><i>When determining a development application relating to land in the vicinity of a heritage item the consent authority must consider the likely effect of the proposed development on the heritage significance of the heritage item and its curtilage.</i></p> <p><i>(3) Before determining a development application relating to land in the vicinity of a heritage item, the consent authority may require the submission of a statement of heritage impact on the heritage item and its curtilage.</i></p>	<p>The historical research and assessment of the heritage significance of Graythwaite suggests that the existing heritage curtilage of the place, identified in the State Heritage Register listing as the current lot boundaries would continue to adequately contain the heritage significance of the place and its key elements.</p> <p>There is already development adjacent to Graythwaite within the curtilage boundary. The immediate curtilage that has been allowed for the House ensures that it will retain its status as a free standing building and will 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.</p> <p>Graythwaite is in the vicinity of heritage items and contributory items along Bank and Union Streets. The impact of the proposed development on heritage listed properties in the vicinity of the site in Union Street will be negligible because of the distance between the buildings and these items and the landscaping across the southern section of the site.</p> <p>Items on the eastern side of Bank Street will be screened by trees and consolidated planting and the proposed buildings will not be visible from vantage points along Bank Street. Impacts are also minimised by the design of the West Building, which takes advantage of site contours to control building height. 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 on the substantial setback from the boundary.</p>

## 7.4 NORTH SYDNEY DEVELOPMENT CONTROL PLAN 2002

Section 8.8 of the DCP contains specific clauses relating to heritage items and heritage conservation areas. The clauses provide guidance in the application of the provisions contained in this section.

Section 8.8 Application	Compliance Comments
<p><i>a. The heritage significance of curtilages is identified and protected</i></p> <p><i>i. identify curtilage in heritage impact assessment.</i></p> <p><i>ii. maintain visual and physical relationships between significant elements of the place.</i></p> <p><i>iii. Maintain historical boundaries.</i></p> <p><i>iv. maintain the relationship between the building or place and its setting.</i></p>	<p>The curtilage for the Graythwaite site is identified in the State Heritage Register as the current lot boundaries. The Concept Plan does not propose to alter this curtilage.</p> <p>The visual and physical relationships between significant site elements is to be retained, as is the relationship between buildings, particularly the House and outbuildings, and the important setting formed by the southern section of the site.</p>
<p><i>d. Significant landscape features and trees are retained and reflected in new development.</i></p> <p><i>i. retain garden settings and any horticultural features which relate to the heritage significance of the heritage item or conservation area.</i></p>	<p>Significant trees and landscape features are being retained. The site's landscape qualities will be enhanced by proposed consolidating planting.</p>
<p><i>f. Buildings respond to characteristic historic building alignments.</i></p>	<p>The alignments of the proposed East Building and West Building that are described in the Project Application are carefully related to the House and in accordance with policy recommendations contained in the Conservation Management Plan.</p>
<p><i>g. Fences and gates are in character with and do not compromise the heritage significance of the building, streetscape or conservation area.</i></p>	<p>The proposed fencing on the Union Street boundary, described in the Project Application, is based on documentary evidence provided by early photographs of the site and on examples of extant fencing that are contemporary with the early fence. The proposed fencing will enhance the presentation of the site to Union Street, allow views from the public realm into the site and enhance the heritage significance of the locality.</p>
<p><i>h. Maintain the massing, form and scale of heritage items and buildings in conservation areas and ensure that alterations and additions are consistent with the original building character</i></p> <p><i>i. locate alterations away from principal elevations of the building, position them to the side or rear of the dwelling and behind and below the principal ridge line.</i></p>	<p>i. The majority of alterations are confined to the interiors of buildings and conservation works to their exteriors. The proposed lift addition to the House is located at the rear of the building. The overall height of the lift enclosure is well below that of the lookout above the roof of the House.</p>

Section 8.8 Application	Compliance Comments
<p>h. continued</p> <p><i>ii. massing, form and scale of elements is consistent with those characteristics of the conservation area, represented by contributory items in the vicinity.</i></p> <p><i>vi. Storey height of new buildings and additions in conservation areas is the same as contributory items in the vicinity having regard for topography.</i></p>	<p>ii. The massing and scale of the proposed North, East and West Buildings is consistent with the buildings located across the Shore School site. Their architectural expression will be contemporary but developed in consideration of the close proximity of Graythwaite House and other significant buildings on the Graythwaite site.</p> <p>iv. The storey height of the proposed buildings is generally consistent with nearby buildings on the School site. In the case of the West Building height has been controlled by exploiting the fall across that part of the site.</p> <p>Part of the East Building is intended to connect to the Shore School's West Wing, which was constructed during the late 1930s. Although not individually listed as a heritage item, mention is made of the building in the heritage listing for the Shore School Group. The detailed resolution of the junction between the two buildings should be carefully addressed in any subsequent application for the East Building. The proposed works will have no impact on other buildings on the Shore School site because of their distance away from them.</p> <p>Graythwaite is in the vicinity of heritage items and contributory items along Bank and Union Streets. The impact of the proposed development on heritage listed properties in the vicinity of the site in Union Street will be negligible because of the distance between the buildings and these items and the landscaping across the southern section of the site. Items on the eastern side of Bank Street will be screened by trees and consolidated planting and the proposed buildings will not be visible from vantage points along Bank Street. 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 on the substantial setback from the boundary.</p>
<p><i>i. Maintain characteristic roof forms and roofing materials.</i></p>	<p>Details of the proposed buildings' roof form and materials will be the subject of future applications.</p>
<p><i>p. Maintain significant internal features of heritage items in their original form.</i></p>	<p>The proposed internal works are described in the Project Application. All significant internal features in all of the buildings are to be retained and conserved.</p>

Graythwaite is situated in the Lavender Bay Planning Area, described in the Area Character Statements associated with the Development Control Plan, and is identified as a landmark building within the character area identified as the Graythwaite Neighbourhood (Section 5.5 of the DCP). Compliance with the Environmental criteria contained in Section 5.5 is achieved:

- Distant views from Graythwaite to Sydney's central Business District and Sydney Harbour will be maintained and reinforced.
- Significant trees in the Graythwaite site are to be retained.

Section 5.6 of the Character Statement specifically relates to Graythwaite.

Character Statement Outcome	Compliance Comment
<p><i>Function</i></p> <p><i>a. Building typology</i></p> <p><i>ii Additional uses</i></p> <p><i>a.a. Archaeology</i></p>	<p>The proposed uses for the site do not conform to those listed in this section of the DCP. It is intended to use existing and proposed buildings for educational and administrative purposes. These uses are sympathetic to the significant buildings on the site and will allow conservation and adaptation without the loss of significant spaces and fabric.</p> <p>Any excavation or site disturbance that is to be undertaken should comply with the relevant policies for Aboriginal and non-indigenous archaeology contained in the Conservation Management Plan</p>
Environmental Criteria	
<p><i>b. Views</i></p> <p><i>i. Distant views of CBD and Sydney Harbour</i></p> <p><i>ii. Views of the mansion and substantial landscaping from Union Street.</i></p> <p><i>c. Natural Features</i></p> <p><i>i. Trees in grounds of Graythwaite.</i></p>	<p>Existing southerly views to the CBD and Sydney Harbour from the Graythwaite site will be retained.</p> <p>Views of the House and grounds from Union Street will be maintained and enhanced through proposed landscaping works. Proposed fencing will provide a high level of transparency while ensuring site security.</p> <p>All significant trees and important planting within the Graythwaite site are to be retained.</p>
Quality Built Form	
<p><i>d. Subdivision</i></p> <p><i>i. The grounds for the curtilage to the mansion and should not be subdivided. Do not break up or separate the landscaped terraces and their relationship to the mansion.</i></p> <p><i>e. Siting</i></p> <p><i>i. New buildings are located to the north east and north west of Graythwaite Mansion.</i></p>	<p>The Concept Plan does not include a proposal for subdivision. The existing relationship between the landscaped terraces and the House will be retained.</p> <p>Proposed new buildings to the north, east and west of the House are described in the Concept Plan.</p>



Character Statement Outcome	Compliance Comment
<b>Quality Built Form</b>	
<p><i>ii. View corridors of Sydney Harbour, Parramatta River to Parramatta are retained.</i></p> <p><i>f. Fences</i></p> <p><i>i. Fences are no higher than 1 metre to provide views of Graythwaite from Union Street.</i></p> <p><i>ii. Fencing include open picket fences, low brick or stone wall or a h</i></p> <p><i>g. Gardens</i></p> <p><i>i. Historic plantings and significant trees are retained, including figs, pines and remnant vineyards.</i></p> <p><i>ii. The lower, middle landscaped terraces are retained as open space for public access.</i></p> <p><i>h. Form, Massing and Scale</i></p> <p><i>i. New buildings are subordinate to massing and scale of Graythwaite Mansion, are lower in height and have a smaller footprint.</i></p> <p><i>i. Roofs</i></p> <p><i>i. Roofs are pitched between 30-45 degrees made of either slate or terracotta tiles.</i></p> <p><i>j. Windows and doors</i></p> <p><i>i. Windows are timber framed with traditional vertical proportions.</i></p> <p><i>k. Materials, Colours, Detail</i></p> <p><i>i. Buildings are constructed of either face brick, masonry, timber and/or stone.</i></p> <p><i>ii. Colours used are browns, greens, grey.</i></p> <p><i>iii. Architectural detail, external finishes of any new building are compatible with the Graythwaite Mansion but not a copy.</i></p>	<p>View corridors to Sydney Harbour to the south and the Parramatta River to the south west are retained.</p> <p>Proposed fencing along the Union Street boundary is part of the Project Application. The fencing is to be 1.8 metres high. However, it is to be constructed with timber pickets mounted above a low sandstone plinth. The use of pickets will allow the site to be viewed from Union Street.</p> <p>Historic plantings and significant trees are to be retained, as are the lower and middle landscaped terraces. The terraces will not be available for general public access because the site is in private ownership, and because of the School's responsibility for the well-being of its pupils.</p> <p>The height and massing of the proposed East, North and West Buildings have been designed in recognition of the importance of Graythwaite House. The overall height of the East Building is substantially lower than the roof of Graythwaite and its mass has been broken up into to distinct parts modulated by a splayed plan footprint. The North Building is one storey only above ground level and is comparable in footprint to the service wings of the mansion. The height and footprint of the West Building is controlled by its height being related to the slope of the land and containing its height within a limit specified in the Conservation Management Plan.</p> <p>Resolution of roof form and materials, fenestration, materials, colours and general detailing will be the subject of a separate future application. Reference should also be made to the Planning Parameters Report.</p>

Character Statement Outcome	Compliance Comment
Quality Urban Environment	
<p><i>l. Car Accommodation</i></p> <p><i>i. Car spaces or underground parking is available to accommodate cars.</i></p> <p><i>m. Public Access</i></p> <p><i>i. Public access is maintained through the site from Edward to Union Street. Access should be maintained during daylight hours and should not be restricted by keyed access.</i></p> <p><i>ii. Public access is retained to open space on lower, middle and upper terraces.</i></p> <p><i>iii. Property is retained in public ownership, and some buildings are retained for community use.</i></p>	<p>Two levels of underground parking are included in the basement levels of the proposed East Building described in the Concept Plan. The only permanent above-ground parking space is to be situated near the front of the Coach House. This part of the site is already paved and it is proposed to retain paving. The parking space will not have further impact on the building.</p> <p>Shore intends to extend the school campus across the Graythwaite site. The safety of students and staff is a primary concern of the School and therefore an upgrade of the security measures along the Union Street boundary and at the Edward Street entry will be required.</p>

## 7.5 Landscape – assessment of heritage impact

The proposed landscaping works comply with the policies contained within the Graythwaite CMP. Historical photography has been used to assess the age, intent and character of the site's late 19<sup>th</sup> 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 new buildings on the site has been carefully positioned so as to reinforce the landscape setting for Graythwaite through the retention and clarification of 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. It is screened from Graythwaite through existing and proposed planting. The East Building will be partially screened by new planting that will reinforce the immediate landscape curtilage of the House and reinforce the hierarchy of landscape spaces across the site that have 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.

## 8 DIRECTOR-GENERAL'S REQUIREMENTS

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The Director-General's Requirements are:

### Concept Plan

- The EA shall include a Conservation Management Plan endorsed by the Heritage Council of NSW; and
- The EA shall consider any potential heritage impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual. The statement of significance shall have regard to the Conservation Management Plan.

### Project Application:

- The EA shall consider any potential heritage impacts on existing heritage items, including the preparation of a statement of significance and an assessment of the impact of the proposal on the heritage significance of these items in accordance with the guidelines of the NSW Heritage Manual. The statement of significance shall have regard to the Conservation Management Plan.

This report has followed the guidelines set out in the NSW Heritage Office's publication *Statements of Heritage Impacts*, which provides model questions to assist in determining what impacts a development may have on a heritage item or place.

The Director General's requirements for heritage have been addressed in the following ways:

- A Conservation Management Plan has been prepared for the site and has been lodged with the Heritage Council for endorsement;
- This Statement of Heritage Impact provides a detailed evaluation of any impacts that the development may have on the significance of the site. It has identified the impacts that will be made on the heritage significance and setting of Graythwaite House and associated buildings, its immediate surrounds and site, and heritage items in the vicinity of the site;
- The Concept Plan and Project Application have been assessed against the model questions included in the NSW Heritage Branch guideline *Statements of Heritage Impact* - refer to Sections 7.1 to 7.12 inclusive above;
- The Concept Plan and Project Application have been assessed against the Conservation Policies of the Conservation Management Plan for Graythwaite – refer to Section 7.13 above
- The future use of Graythwaite as an administrative centre for the Sydney Church of England Grammar School is an appropriate use for the building. Adaptive reuse will be accompanied by conservation and reconstruction works, which will regain aspects of the building's heritage significance, and it will be extended as needed in a sympathetic manner;
- There will be few, if any cumulative impacts of works following from the approval and implementation of the Concept Plan. This is because consideration of heritage issues has been an integral part of the design process.

## 9 CONCLUSION

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It is concluded that the proposed Concept Plan and Project Application for the Graythwaite site is consistent with the Heritage Act 1977, the State Heritage Register Listing and the Conservation Policies of the Graythwaite Conservation Management Plan (2010). Compliance with Heritage Branch guidelines for Statements of Heritage Impact and North Sydney Council planning instruments is also achieved.

The Concept Plan presents building envelopes, landscaping and site works and promotes views to and from the heritage items that are appropriate from a heritage perspective. A high level of compliance with the conservation policies of the Conservation Management Plan is achieved. The development complies with a majority of the aims and objectives of North Sydney Council's planning instruments.

The proposal described in the Project Application is not considered to adversely impact on the heritage significance of Graythwaite and associated buildings, the Coach House and the Tom O'Neill Centre. The Project Application describes conservation works that will remove intrusive fabric from all buildings, enhance their heritage significance through conservation and reconstruction works, and provide appropriate adaptive reuses that will ensure the continuing viability of all buildings.